



## City Council Meeting MAY 1, 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. Amana Academy Presentation
  - B. Older Americans Month Proclamation
- V. CONSENT AGENDA
  - A. Council Meeting Minutes (Meeting of 4/17/2017)
  - B. Financial Management Report: Month Ending March 31, 2017
- VI. PUBLIC HEARING
  - A. PH-17-11/V-17-11 EA Homes/Kevin Norton  
Consideration of a request to change previous conditions of zoning to allow for the conversion of 17 'For-Sale' townhome units to 'For-Sale' Detached units. The property is located on the north side of Thompson Street, just west of Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.
- VII. OLD BUSINESS
  - A. MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/Fuqua Development / Peridot  
**This item was tabled by City Council on Monday, April 17, 2017. It will need to be removed from the table in order to be considered.**  
Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200-room hotel. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.
  - B. PH-17-12 UDC Text Amendments **(2nd Reading)**  
Consideration of text amendments to the Unified Development Code addressing 'Hotel' definitions and associated modifications to the list of permitted uses, reduce front setback requirements for certain North Main Street properties, Site Grading and Land Disturbance, as well as other miscellaneous amendments.

- C. PH-17-02 Historic Preservation Incentive Zoning **(2nd Reading)**  
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.
- D. PH-16-12 Tree and Landscape Ordinance Amendments  
**This item was tabled by City Council on Monday, April 17, 2017. It will need to be removed from the table in order to be considered.**  
Consideration of text amendments to the UDC to consolidate landscape and tree requirements into one location within the UDC, clarify and simplify certain requirements to provide for ease of use and implementation, and provide incentives and options to save trees during land development.
- E. Alcohol Code Amendments **(1st reading)**  
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

**VIII. NEW BUSINESS**

- A. Kimball Bridge Road at Rock Mill Road Roundabout - Design Services
- B. FY 2017 Demolition Phase I, Bid Number 17-008

**IX. WORKSHOP**

- A. Presentation and Discussion of the Recommended Fiscal Year 2018 Budget (operations/capital)

**X. PUBLIC COMMENT**

**XI. REPORTS**

**XII. ADJOURNMENT TO EXECUTIVE SESSION**



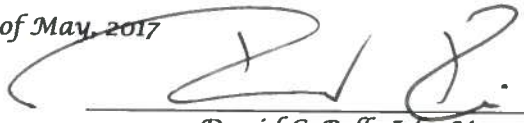


**A PROCLAMATION BY THE MAYOR AND COUNCIL  
OF THE CITY OF ALPHARETTA, GA.  
"OLDER AMERICANS MONTH"**

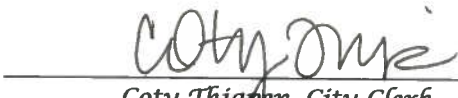
- WHEREAS:** Older Americans are among our greatest treasures providing invaluable links to the past and wise council for the future; and
- WHEREAS:** The gift of longevity will ensure that today's and tomorrow's seniors will continue making significant contributions to our families by giving of themselves freely and by sharing their wisdom and experience; and
- WHEREAS:** It is important to acknowledge the contributions older individuals have made to our economic well-being, in our communities and in the workplace, through civic leadership and mentoring; and
- WHEREAS:** The seniors of tomorrow will be increasingly multi-cultural and multi-generational; more diverse socially, ethnically and economically than past generations; and
- WHEREAS:** An expanding elder population will profoundly impact every facet of our lives - redefining our ideas of work, retirement and leisure, altering our housing and living arrangements, challenging our health care systems, reshaping our economy; and altering social and public policy; and
- WHEREAS:** The opportunities and challenges that await us as we begin a new chapter in human history require our continued commitment to the goal of ensuring that the senior citizens may enjoy active, productive and healthy lives, and do so independently, safely and with dignity for as long as they choose; and
- WHEREAS:** It is appropriate the City of Alpharetta designate the month of May as a time to celebrate the contributions of older Americans and to rededicate our efforts to better serve American elders.

**NOW THEREFORE,** We, the Mayor and City Council of the City of Alpharetta, do hereby proclaim the month of May to be "OLDER AMERICANS MONTH" in the City of Alpharetta, and urge all citizens to honor older adults during this month; and to promote and participate in activities and services that contribute to the health, welfare and independence of our older citizens.

Proclaimed this 1<sup>st</sup> day of May, 2017

  
\_\_\_\_\_  
David C. Belle Isle, Mayor

ATTEST:

  
\_\_\_\_\_  
Coty Thigpen, City Clerk





OFFICIAL MINUTES OF  
COUNCIL MEETING ON  
**APRIL 17, 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 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 6:30 P.M.*

**II. ROLL CALL**

- Council Members
  - Mayor David Belle Isle
  - 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
  - John Robison, Director of Public Safety
  - Pete Sewczwicz, Director of Public Works

- Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

A. V-17-08 Shamoun/1021 Colony Drive Setback Variance (Council Only)

Consideration of a variance request to reduce the rear and side yard setbacks for a residential accessory structure from 10' to 4' at the rear and 5' on the side to allow for a storage shed and pavilion structure. The property is located at 1021 Colony Drive and is legally described as being located in Land Lot 1129, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-17-10 Gutman/Canton Street Road Abandonment (Council Only)

Consideration of a request to abandon a remnant portion of the Canton Street right-of-way adjacent to 401 Canton Street. The property is legally described as being located in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Mr. Gutman came forward to ask for Council's favorable consideration
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Resolution*

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

C. MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/FUQUA DEVELOPMENT/PERIDOT

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot with the following conditions:

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

1. The ~~62.47~~-acre property shall be zoned MU. Site shall be developed substantially similar to

plans by Wakefield Beasley & Associates, dated 9/28/16 (SP-2), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A. Subject to approved conditions. Applicant shall work to add additional features to activate the lake; such as, hardscape, restaurants or other commercial uses as approved by Staff.

2. Development regulations shall be as follows:
  - a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 2/21/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less.
  - b. Up to 63 'For-Sale' townhome units and up to 104 'For-Sale' stacked townhomes shall be permitted in up to 4-story buildings with a maximum height of 50'. In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line 'For-Sale' detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants.
  - c. Retail –Maximum of 26,100 square feet and height of 2 stories or 35', whichever is less. Permitted retail square footage shall include a 9,600 square foot food hall/market. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. No more than 3 free standing retail buildings shall be permitted. No more than 2 free-standing 'Bank or Savings and Loan' buildings shall be permitted and shall be a minimum of 2 stories, or 24', and shall have significant architectural features as approved by Staff. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.
  - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 7 stories shall be permitted. Hotel may not be an extended stay facility.
  - e. Restaurant – Maximum of 29,400 square feet and height of 2 stories or 35', whichever is less. A maximum of 3 free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. An open air "special event facility" shall be permitted adjacent to the lake with a maximum of 20,000 square feet. One jewel box building shall be permitted in the central park as depicted on the site plan.
  - f. 'For-Rent' Residential – After March 27, 2018, 220 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 5 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with retail, 25% 'For-Sale' units and a minimum 60,000 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is

- not issued by March 27, 2019 residential units shall revert to 'For-Sale' only.
- g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
    - a. office
    - b. retail
    - c. restaurant (no drive thru)
    - d. hotel
    - e. residential
  4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
    - a. Art Gallery
    - b. Bakery
    - c. Barber Shop
    - d. Beauty Shop
    - e. Book Store
    - f. Bowling Entertainment Venue (with approval of a conditional use permit)
    - g. Computer Supply Store
    - h. Copy Center/Print Shop
    - i. Drug Store (not to exceed 2,000 SF)
    - j. Dry Cleaning Pick-up Station
    - k. Fitness Studio
    - l. Florist, Retail without Greenhouse
    - m. Gourmet Food Store
    - n. Office Supply Store (not to exceed 2,000 SF)
    - o. Package Shipping/Mail Box Store
    - p. Restaurant (no drive-thru)
    - q. Retail Sales and Services Establishment
    - r. Shop or Studio, Craftsman/Artist
    - s. School, Commercial
    - t. Spa Services (with approval of a conditional use permit)
  5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
  6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
  7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.



8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
9. A minimum 12.35 acres of park land is required for the proposed development with at least 6.18 acres required to be passive park area. A minimum 6.25 acres of public space shall be required. 29.36 acres of open/green space shall be provided as depicted on the 2/21/2017 zoning plan. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated public space as approved by Staff.

Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, as described in paragraph 2.g. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, as described in paragraph 2.g.
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.
15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.

19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
  - Approved specifications and standards identified for each use within the total development.
  - Pedestrian network.
  - Overall planned green space areas.
27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16- 19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer,

- except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
  34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
  35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
  36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
  37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site, around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of paver material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail.
  38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
  39. The 37,505 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
  40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
  41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
  42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout is recommended at site driveway
    2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff.
  43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not



issued for office use by 3/27/2019.

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use

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

45. Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of 4 site driveways on Lakeview Parkway.
- Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
- Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

46. Pedestrian Facilities

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

47. Road Improvements to GRTA Notice of Decision:

Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway

- Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
- Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
- All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

- This item was heard at the November 3, 2016 Planning Commission meeting. The applicant requested a deferral. After discussion, the Planning Commission recommended to defer the request. Vote (7-0)
- This item was heard at the March 2, 2017 Planning Commission meeting. Citizens spoke both for and against the request. Planning Commission recommended that the lake be activated by bringing non-residential uses closer to the lake and moving the townhomes and/or stacked townhomes away from the lake, which is consistent with the site layout reflected on the 2011 site plan. After discussion, the Planning Commission recommended to approve the request subject to staff conditions with a few amendments, including a change to the site plan in order to activate the lake. Vote (6-1)
- The applicant provided a revised site plan for the purpose of addressing concerns

raised by the Planning Commission. The new site plan depicts a lake side plaza with seating and area for food trucks. However, the site plan shows both the townhome and stacked townhome product next to the lake, which is contrary to the site plan recommended for approval by the Planning Commission. Staff has reviewed the new site plan and believes that it does not adequately address the concerns raised about activating the lake. The site plan referenced in the Planning Commission recommendation (SP-2, dated 9/28/16) depicts an office building next to the lake. Planning Commission recommended approval of this site plan because it included non-residential uses closer to the lake and more closely resembled the site layout on the 2011 plan. There were concerns that people would be reluctant to use the trail due to its close proximity to the residential product. Planning Commission suggested that the office building near the lake include a restaurant and that the dock and lake side plaza include an active use to draw visitors down to the lake.

- The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street. If developed as submitted, the development would consist of 55,500 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 320 'For-Rent' units and 167 'For-Sale' townhome and stacked flat units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.
- The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, 167 'For-Sale' townhome and stacked flat units, 320 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is 7.80 dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.
- The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The 62.47 acres is bounded to the north by Lakeview Parkway, to the west by Honda Motor Corp., to the south by Georgia 400, and Haynes Bridge Road to the east.
- The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'Dwelling, 'For-Rent' use and 'Bank, Savings and Loan' use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings

on a Storefront Street.

- A conceptual development plan for the assembled tract was submitted in August 2007 at which time Staff submitted the application to the Department of Community Affairs for a Development of Regional Impact Review. On January 24, 2008, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance. The 2011 master plan amendment did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. A master plan amendment was approved in 2015, which included changes to previous conditions of zoning as reflected in the attachment labeled Exhibit A.
- The applicant requests a conditional use to allow 320 'For-Rent' units in a 4-story building with a parking deck. One (1) side of the building will contain 1<sup>st</sup> floor retail and/or office uses along the street frontage. The building will include studio, 1-bedroom and 2-bedroom units with rents from \$1,145 for 540 – 610 square foot studios, \$1,400 – \$1,500 for 700 – 800 square foot 1-bedroom units, and 2-bedroom units will be 1,048 – 1,175 square feet and with rents from \$2,000 – \$2,250. Residents will have access to parking and a variety of amenities, including a pool, fitness center, dog park, cyber café, game room and business center
- The applicant is requesting 167 'For-Sale' units, which represents a reduction of 303 'For-Sale' units from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides a greater mix of 'For-Sale' vs. 'For-Rent' residential product as compared to the mixed-use developments at Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%. Staff recommends that the project provide a minimum of 25% 'For-Sale' units.
- The applicant's site plan depicts 63 'For-Sale' townhome units and 104 'For-Sale' stacked condominium units. The applicant is requesting flexibility to allow for zero lot line single-family detached units in lieu of the stacked condominiums. Townhome units will range from 2,200 – 2,800 square feet with a price point between \$400,000 – \$600,000. Stacked condominiums will range from 1,250 – 1,700 square feet with price points beginning in the high \$200,000's. If single-family detached units are constructed, homes will be 2,000 – 3,000 square feet with a price point between \$500,000 – \$700,000.
- The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two (2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant's request is approved, a total of 916,853 square feet of office could be constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet

on 86 acres.

- The request includes a 12-story, 300,000 square foot office building near the existing lake, a six (6) story, 150,000 square foot office building along Morrison Parkway and a three (3) story, 60,000 square foot loft-style flex office building near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.
- The development proposes 55,500 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. This represents a 44,535 square foot reduction in retail/restaurant uses from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 16,500 square feet of retail space, 29,400 square feet of restaurant space, 400 square foot retail jewel box and 9,600 square foot market/food hall building surrounding the town center green and on the first floor of the 'For-Rent' building. A minimum 3,000 square foot neighborhood grocery will be provided within the requested entitlement of 55,500 square feet of retail/restaurant use. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.
- The applicant proposes one (1) boutique or full-service hotel with a maximum of 200 rooms and seven (7) stories. A boutique hotel is defined as a small hotel that typically has between 10 to 100 rooms in unique settings with upscale accommodations and design. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. The applicant has indicated that the number of hotel rooms constructed will likely be less than the 200 rooms requested.
- The applicant's site plan depicts 3.74 acres of park land, a 9.83-acre lake, a 4.5-acre wetland area, and 3.16 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as public/park space, if improvements such as boardwalks, walkways, or educational amenities are included.
- The 37,505 square foot town center green will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the town center green will offer places for diners to sit and eat. The town center green will also include an outdoor band stand. Five (5) small park areas, totaling 0.57 acres, are depicted in the area of the townhomes and stacked flats. The lakeside park is shown to be 95,100 square feet.
- A 9.83-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations and exercise stations. The path around the lake will become part of the City's Alpha Loop system and shall be a minimum 12-feet wide.
- A 12' multi-use path will be provided through the subject property and connecting

into the City's Alpha Loop system. The applicant's site plan depicts the multi-use path beginning at Morrison Parkway and running along Lakeview Parkway and Haynes Bridge Road. The path is also shown around the lake and on the south side of the lake. A future multi-use path easement is depicted running through the Georgia 400 buffer. Staff recommends that the developer provide an easement and construct the 12' multi-use path from Morrison Parkway, running along Lakeview Parkway before entering the site through the townhome portion of the development, continuing around the lake and running east and west along the south side of the property.

- The MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The total park space goal in the MU zoning district is one (1) acre of parkland per 100 population. Based on the table below, the applicant's proposed development will generate a population of 1,235 people. Therefore, 12.35 acres of parkland is required for the proposed development, of which at least 50%, or 6.18 acres, shall be passive park area
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.
- Kathy Zickert, attorney for the applicant, came forward to provide a brief summary of their request

#### Public Comment

- Shawn Doughtie, 1030 Arborhill Lane, Alpharetta, GA came forward to speak on this item
- John Monson, 121 Arrowood Court, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Kennedy offered a motion to table MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/Fuqua Development/Peridot until the April, 24, 2017 Council Meeting*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

#### D. PH-16-12 Tree and Landscape Ordinance Amendments



- City Arborist, David Shostak, came forward to present this item on behalf of staff
- City Codes, Ordinances, and portions of the Unified Development Code (UDC) pertaining to tree protection, landscaping, and buffer plantings have been reviewed for consistency, simplicity and relevance. Landscape Architects from Kimley-Horn and Associates were commissioned with reviewing our current ordinances, organizing pertinent information from the City's Code and sections throughout the UDC into one section of the UDC, and adding current best-practices as well as additional guidance where necessary.
- Staff has incorporated input from the consultants and have produced a strikethrough version of the UDC Update. Modifications to the Unified Development Code are being proposed in order to achieve the following:
  - Consolidate the various planting, landscape, and tree requirements in one location within the Alpharetta Unified Development Code;
  - Clarify the City's requirements with simpler language;
  - Make the ordinance easier to understand and implement (for both applicants and staff); and,
  - Provide more incentives and options to save existing trees during land development.
  - Some of the specific items identified for significant change include:
    - Changing "Density Units" to "Inches" of tree caliper;
    - Provide additional differentiation of Specimen Trees to recognize quick growing species;
    - Provide better incentives for preservation of significant clusters of trees (other than specimen trees); and,
    - Not require a tree removal permit for dead trees.
- In addition to the UDC Code Revisions, Staff has proposed additional measures to assist the development community and City's residents in the form of administrative initiatives:
  - Development of a "guidance document" (included in packet) that contains specific tree information such as appropriate locations for types of trees that may need to be updated from time and time.
  - Development of a "Preferred Vendor List" for residential tree removal that would allow the resident to contract with a preferred vendor and not have to submit for a tree removal permit. The vendor would be allowed to perform the work, but would also be required to input the application for the City records.

**Public Comment**

None

- ❖ *Council Member Owens offered a motion to table until the May 1, 2017 Council Meeting to allow for time to bring back a revised version showing the changes since the first reading*

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

**V. NEW BUSINESS**

**A. Alcohol Ordinance Amendments**

*This item was amended to be a workshop item and was heard for discussion purposes only*

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO MODIFY THE DEFINITION OF "DOWNTOWN DISTRICT" SET FORTH IN SECTION 3-181; TO DELETE, MODIFY AND ADD PROVISIONS PERTAINING TO THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES IN CERTAIN PUBLIC PARKS LOCATED IN THE DOWNTOWN DISTRICT; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

- City Clerk, Coty Thigpen, came forward to provide a brief explanation of the proposed amendments to the Alcohol Ordinance.
- City Attorney, Sam Thomas, provided further details regarding questions posed by Council

**VI. PUBLIC COMMENT**

None

**VII. REPORTS**

- Assistant City Administrator, James Drinkard announced that the City has added information regarding City Bond projects on the City's website so that citizens can track the progress for each project

**VIII. ADJOURNMENT TO EXECUTIVE SESSION**

❖ *Council Member Mitchell offered a motion to adjourn into Executive Session*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 6-1; Kennedy no*

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Coty Thigpen". The signature is fluid and cursive, with the first name "Coty" and last name "Thigpen" clearly distinguishable.

Coty Thigpen, City Clerk



# City Council Meeting STAFF REPORT

Submitting Department: Finance  
Submitted By: Thomas Harris  
Meeting Date: May 1, 2017

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**I. AGENDA ITEM TITLE:** FINANCIAL MANAGEMENT REPORT: MONTH ENDING MARCH 31, 2017

**II. RECOMMENDATION:**

Approve the Financial Management Reports for the month ending March 31, 2017 (period 9 of Fiscal Year 2017).

**III. 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.

**IV. ALTERNATIVES:**

**V. ATTACHMENTS:**

Financial Management Reports (March 2017)

# Financial Management Reports

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for the month ending  
**March 31, 2017**  
(Period 9 of 12 - unaudited)

# Financial Management Reports

## Fiscal Year 2017

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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: MAY 1, 2017  
RE: FINANCIAL MANAGEMENT REPORTS AS OF MARCH 31, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending March 31, 2017.

### 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 March 31, 2017, actual revenue collections total 86% or \$53 million.

Early collection trends indicate a net gain over budget of \$2 million. The revenue account detail is as follows:

|                                    |                |
|------------------------------------|----------------|
| • Insurance Premium Taxes:         | \$ 198,813     |
| • Building Permit Fees:            | 895,000        |
| • Business and Occupational Taxes: | 180,000        |
| • Court Fines:                     | 175,000        |
| • Hotel Taxes (City portion):      | 375,000        |
| • Motor Vehicle Title Fee:         | (250,000)      |
| • Franchise Taxes:                 | (314,123)      |
| • Other:                           | <u>763,841</u> |

Estimated Gain: \$2,023,531

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 ("Board of Assessors"), currently totals \$4.4 billion (net of all

MAYOR  
DAVID BELLE ISLE

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

CITY ADMINISTRATOR  
ROBERT J. REGUS

exemptions/motor vehicle values). This figure is net of all exemptions/motor vehicle values and assumes a 12%<sup>1</sup> write-down of appealed property values.

As detailed in the chart below, property tax collections at an estimated write-down trend of 12% on appealed properties would result in additional property tax collections of \$200,000.

| General Fund                                                          |                   |                     |              |
|-----------------------------------------------------------------------|-------------------|---------------------|--------------|
|                                                                       | FY 2016<br>Budget | FY 2016<br>Estimate | Variance     |
| Digest                                                                | 4.4 billion       | 4.4 billion         | (44 million) |
| Est. Revenue at:                                                      |                   |                     |              |
| 97% Budgeted Collection Rate                                          | ✓                 |                     |              |
| 99% Historical Collection Rate                                        |                   | ✓                   |              |
| Property Tax Collections                                              | \$19.9 million    | \$20.1 million*     | \$ 200,000   |
| * Based on assessment (including appeals) write-down estimate of 12%. |                   |                     |              |

The budgetary estimate for FY 2017 property tax collections will remain at \$19.9 million pending further 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.

Franchise Tax collections for electricity (Georgia Power and Suwanee) total \$4.6 million in FY 2017 (\$4.9 million was collected in FY 2016) which is \$314,123 less than budget. According to Georgia Power, energy sales growth trailed forecasts at less than 1% and contributed to the revenue decline.

Building Permit Fee collections is trending 27% higher than FY 2016 and is conservatively estimated to total \$2.3 million by year-end (\$2.5 million was collected in FY 2016) which is \$895,000 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.

Business and Occupational tax collections is trending 5% higher than FY 2016 and is estimated to total \$1.1 million by year-end (\$1.1 million was collected in FY 2016) which is \$180,000 greater than budget.

Municipal Court Fine collections is trending 4% higher than FY 2016 and is estimated to total \$2.2 million by year-end (\$2.2 million was collected in FY 2016) which is \$175,000 greater than budget.

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 reduced the local share during 2016 from 45% to

<sup>1</sup> Appealed property values for FY 2017 currently total \$770 million with 79% (\$608 million) of these values included in the billable digest and the remaining 21% (\$162 million) representing the city's buffer. The current write-down trend of appealed properties has totaled 12%, which is within the city's buffer.

41%. Starting January 1, 2017, the local share increased to 45%, which will improve collections moving forward.

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 March 31, 2017, city departments (not including General Government<sup>2</sup>) have encumbered and expensed 72%, or \$40 million, of their FY 2017 budget appropriations.

**Contingency:** The General Fund contingency balance as of March 31, 2017 totals \$524,163.

### **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 March 31, 2017, the city has collected 76% or \$4.5 million (eight months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending higher than FY 2016 and is estimated to total \$7 million by year-end (\$6.4 million was collected in FY 2016) which is \$1 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 March 31, 2017, the city has collected 58% or \$2.1 million (eight months of collections including the 1<sup>st</sup> and 2<sup>nd</sup> quarterly payments under the Milton IGA).

Expenditures/encumbrances during the same time period total \$3.5 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.

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<sup>2</sup> General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

## Debt Service Fund

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

FY 2017 revenues are budgeted at \$5.5 million (net of carryforward fund balance totaling \$814,052). As of March 31, 2017, actual revenue totaled 97% of budget or \$5.4 million.

The FY 2017 budget for current year property taxes (non-motor vehicle) totals \$5.4 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 \$4.8 billion (net of all exemptions/motor vehicle values). This figure is net of all exemptions/motor vehicle values and assumes a 12%<sup>3</sup> write-down of appealed property values.

As detailed in the chart below, property tax collections at an estimated write-down trend of 12% on appealed properties would result in property tax collections trailing budget by (\$15,000).

| Debt Service Fund                                                     |                   |                     |              |
|-----------------------------------------------------------------------|-------------------|---------------------|--------------|
|                                                                       | FY 2016<br>Budget | FY 2016<br>Estimate | Variance     |
| Digest                                                                | 4.9 billion       | 4.8 billion         | (95 million) |
| Est. Revenue at:                                                      |                   |                     |              |
| 97% Budgeted Collection Rate                                          | ✓                 |                     |              |
| 99% Historical Collection Rate                                        |                   | ✓                   |              |
| Property Tax Collections                                              | \$5.4 million     | \$5.4 million*      | \$ (15,000)  |
| * Based on assessment (including appeals) write-down estimate of 12%. |                   |                     |              |

The budgetary estimate for FY 2017 property tax collections will remain at \$5.4 million pending further 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 \$114,053 and represents unencumbered/unspent project appropriations of \$94,624 and a non-allocated reserve for future projects (grant matches) of \$19,429.

**Capital Grants Fund (Fund 340):** Available funding totals \$265,900 and represents unencumbered/unspent capital project appropriations of \$58,223 and a non-allocated reserve for future capital projects (grant matches) of \$207,677.

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<sup>3</sup> Appealed property values for FY 2017 currently total \$770 million with 79% (\$608 million) of these values included in the billable digest and the remaining 21% (\$162 million) representing the city's buffer. The current write-down trend of appealed properties has totaled 12%, which is within the city's buffer.

## 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 \$17.6 million and represents unencumbered/unspent capital project appropriations of \$17.2 million and a non-allocated reserve for future capital projects of \$416,004.

Available ABC (Alpharetta Business Community) funding totals \$429,967 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

**Stormwater Capital Fund (Fund 302):** Available funding totals \$328,960 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 \$48.1 million and represents unencumbered/unspent capital project appropriations.

**TSPLOST Capital Project Fund (Fund 335):** This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that goes into effect on April 1, 2017. Available funding totals \$1.7 million (non-allocated reserve).

## 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 March 31, 2017, the city has collected \$3.3 million, which represents the 1<sup>st</sup>-4<sup>th</sup> quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$3.3 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. Any budget variances will be minor and coverable through fund balance.

## 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 March 31, 2017 are as follows:

|                          | Budget   | Expenditures<br>(year-to-date) | Available<br>Balance |
|--------------------------|----------|--------------------------------|----------------------|
| Mayor: David Belle Isle  | \$ 9,000 | \$ 3,047                       | \$ 5,953             |
| Post #1: Donald Mitchell | \$ 5,000 | \$ 2,004                       | \$ 2,996             |
| Post #2: Mike Kennedy    | \$ 5,000 | \$ 861                         | \$ 4,139             |
| Post #3: Chris Owens     | \$ 5,000 | \$ -                           | \$ 5,000             |
| Post #4: Jim Gilvin      | \$ 5,000 | \$ 1,084                       | \$ 3,916             |
| Post #5: Jason Binder    | \$ 5,000 | \$ 659                         | \$ 4,341             |
| Post #6: Dan Merkel      | \$ 5,000 | \$ 1,169                       | \$ 3,831             |

## Development Authority<sup>4</sup> (Component Reporting Unit)

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

As of March 31, 2017, the Development Authority has \$63,723 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

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<sup>4</sup> 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.



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# GENERAL FUND

## Revenue Report



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 General Fund (Unaudited)  
Revenue Summary and Collection Comparison  
 For the month ended March 31, 2017

|                                | Current Fiscal Year  |                      |                |                      |                     | Prior Fiscal Year    |                      |                |
|--------------------------------|----------------------|----------------------|----------------|----------------------|---------------------|----------------------|----------------------|----------------|
|                                | 2017<br>Budget       | 2017<br>YTD          | %<br>Collected | 2017<br>Estimated    | Variance            | 2016<br>Actual       | 2016<br>YTD          | %<br>Collected |
| <b>Top 10 Revenues:</b>        |                      |                      |                |                      |                     |                      |                      |                |
| Property Taxes                 |                      |                      |                |                      |                     |                      |                      |                |
| Current Year                   | \$ 19,900,000        | \$ 19,431,604        | 97.6%          | \$ 19,900,000        | \$ -                | \$ 20,393,409        | \$ 20,267,623        | 99.4%          |
| Delinquent                     | 259,000              | 256,285              | 99.0%          | 324,420              | 65,420              | 404,543              | 350,633              | 86.7%          |
| Motor Vehicle Tax              | 250,000              | 176,385              | 70.6%          | 250,000              | -                   | 390,577              | 283,607              | 72.6%          |
| Motor Vehicle Title Fee        | 1,000,000            | 550,979              | 55.1%          | 750,000              | (250,000)           | 1,132,961            | 866,972              | 76.5%          |
| Local Option Sales Tax         | 15,100,000           | 10,105,501           | 66.9%          | 15,100,000           | -                   | 14,953,985           | 9,956,586            | 66.6%          |
| Franchise Tax                  | 6,725,000            | 5,627,373            | 83.7%          | 6,410,877            | (314,123)           | 6,630,390            | 5,901,059            | 89.0%          |
| Insurance Premium Tax          | 3,390,000            | 3,588,813            | 105.9%         | 3,588,813            | 198,813             | 3,313,175            | 3,313,175            | 100.0%         |
| Alcohol Beverage Excise Tax    | 2,015,000            | 1,359,673            | 67.5%          | 2,015,000            | -                   | 2,053,173            | 1,335,916            | 65.1%          |
| Building Permit Fees           | 1,405,000            | 1,767,272            | 125.8%         | 2,300,000            | 895,000             | 2,542,159            | 1,389,982            | 54.7%          |
| Business and Occupational Tax  | 950,000              | 1,057,300            | 111.3%         | 1,130,000            | 180,000             | 1,112,259            | 1,006,699            | 90.5%          |
| Municipal Court Fines          | 2,025,000            | 1,760,485            | 86.9%          | 2,200,000            | 175,000             | 2,209,710            | 1,688,558            | 76.4%          |
| Recreation/Special Event Fees  | 2,423,900            | 1,975,552            | 81.5%          | 2,513,365            | 89,465              | 2,677,690            | 1,949,209            | 72.8%          |
| Hotel/Motel Tax (City portion) | 2,250,000            | 1,702,038            | 75.6%          | 2,625,000            | 375,000             | 2,429,994            | 1,501,278            | 61.8%          |
| subtotal                       | \$ 57,692,900        | \$ 49,359,258        | 85.6%          | \$ 59,107,475        | \$ 1,414,575        | \$ 60,244,026        | \$ 49,811,297        | 82.7%          |
| <b>Other Revenues</b>          | 4,091,192            | 3,788,009            | 92.6%          | 4,700,149            | 608,957             | 4,848,356            | 3,361,195            | 69.3%          |
| <b>Total Revenues</b>          | <b>\$ 61,784,092</b> | <b>\$ 53,147,266</b> | <b>86.0%</b>   | <b>\$ 63,807,623</b> | <b>\$ 2,023,531</b> | <b>\$ 65,092,382</b> | <b>\$ 53,172,492</b> | <b>81.7%</b>   |
| 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 March 31, 2017

|                                    | Current Fiscal Year  |                      |                      |                      |                |              | Prior Fiscal Year    |                      |              |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------|--------------|----------------------|----------------------|--------------|
|                                    | 2017<br>Budget       | 2017<br>Encumbrances | 2017<br>Exp. (YTD)   | Funds<br>Available   | %<br>Enc./Exp. | %<br>Exp.    | 2016<br>Exp. (Total) | 2016<br>Exp. (YTD)   | %<br>Exp.    |
| <b>Expenditures by Department:</b> |                      |                      |                      |                      |                |              |                      |                      |              |
| Mayor & Council                    | \$ 360,977           | \$ 331               | \$ 231,613           | \$ 129,033           | 64.3%          | 64.2%        | \$ 321,095           | \$ 238,971           | 74.4%        |
| City Administration                | 2,037,438            | 66,360               | 1,424,642            | 546,436              | 73.2%          | 69.9%        | 1,893,792            | 1,374,119            | 72.6%        |
| Finance                            | 3,199,142            | 67,032               | 2,409,364            | 722,746              | 77.4%          | 75.3%        | 3,087,059            | 2,412,408            | 78.1%        |
| City Attorney                      | 650,000              | -                    | 308,787              | 341,213              | 47.5%          | 47.5%        | 726,165              | 503,596              | 69.4%        |
| Information Technology             | 1,599,441            | 5,728                | 1,157,767            | 435,946              | 72.7%          | 72.4%        | 1,520,628            | 1,137,598            | 74.8%        |
| Human Resources                    | 401,756              | 7,186                | 261,245              | 133,325              | 66.8%          | 65.0%        | 393,603              | 281,597              | 71.5%        |
| Municipal Court                    | 1,092,257            | 71,925               | 694,066              | 326,266              | 70.1%          | 63.5%        | 955,841              | 697,827              | 73.0%        |
| Public Safety                      | 26,496,171           | 414,355              | 18,874,870           | 7,206,946            | 72.8%          | 71.2%        | 24,672,611           | 18,767,582           | 76.1%        |
| Public Works                       | 7,907,543            | 265,525              | 5,279,392            | 2,362,626            | 70.1%          | 66.8%        | 7,364,018            | 5,366,418            | 72.9%        |
| Recreation & Parks                 | 8,747,988            | 670,711              | 5,819,507            | 2,257,770            | 74.2%          | 66.5%        | 8,127,231            | 5,685,514            | 70.0%        |
| Community Development              | 2,782,412            | 68,085               | 1,944,196            | 770,131              | 72.3%          | 69.9%        | 2,345,022            | 1,727,837            | 73.7%        |
| subtotal                           | \$ 55,275,125        | \$ 1,637,239         | \$ 38,405,448        | \$ 15,232,438        | 72.4%          | 69.5%        | \$ 51,407,064        | \$ 38,193,467        | 74.3%        |
| <b>General Government:</b>         |                      |                      |                      |                      |                |              |                      |                      |              |
| 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              | -                    | 480,000              | 160,000              | 75.0%          | 75.0%        | 607,000              | 455,250              | 75.0%        |
| 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           | -                    | 7,912,393            | 2,637,464            | 75.0%          | 75.0%        | 8,943,236            | 6,707,427            | 75.0%        |
| Contingency                        | 605,000              | 4,654                | 76,184               | 524,163              | 13.4%          | 12.6%        | 84,663               | 13,771               | 16.3%        |
| subtotal                           | \$ 12,576,797        | \$ 4,654             | \$ 8,537,047         | \$ 4,035,097         | 67.9%          | 67.9%        | \$ 9,970,239         | \$ 7,246,618         | 72.7%        |
| <b>Total Expenditures</b>          | <b>\$ 67,851,922</b> | <b>\$ 1,641,893</b>  | <b>\$ 46,942,495</b> | <b>\$ 19,267,534</b> | <b>71.6%</b>   | <b>69.2%</b> | <b>\$ 61,377,304</b> | <b>\$ 45,440,085</b> | <b>74.0%</b> |



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**CITY OF ALPHARETTA**  
Financial Management Reports  
General Fund (unaudited)  
Expenditure Summary by Category  
For the month ended March 31, 2017

|                                  | Current Fiscal Year |                      |                    |                    |                |           | Prior Fiscal Year    |                    |           |
|----------------------------------|---------------------|----------------------|--------------------|--------------------|----------------|-----------|----------------------|--------------------|-----------|
|                                  | 2017<br>Budget      | 2017<br>Encumbrances | 2017<br>Exp. (YTD) | Funds<br>Available | %<br>Enc./Exp. | %<br>Exp. | 2016<br>Exp. (Total) | 2016<br>Exp. (YTD) | %<br>Exp. |
| <b>Expenditures by Category:</b> |                     |                      |                    |                    |                |           |                      |                    |           |
| Salaries & Benefits:             |                     |                      |                    |                    |                |           |                      |                    |           |
| (1) Regular Salaries             | \$ 25,121,988       | \$ -                 | \$ 17,588,660      | \$ 7,533,328       | 70.0%          | 70.0%     | \$ 24,084,319        | \$ 17,642,539      | 73.3%     |
| Overtime                         | 1,045,000           | -                    | 790,649            | 254,351            | 75.7%          | 75.7%     | 1,174,251            | 868,592            | 74.0%     |
| Group Insurance                  | 7,573,002           | -                    | 5,141,195          | 2,431,807          | 67.9%          | 67.9%     | 6,528,813            | 5,044,718          | 77.3%     |
| FICA and Social Security         | 1,997,108           | -                    | 1,320,250          | 676,858            | 66.1%          | 66.1%     | 1,812,614            | 1,323,654          | 73.0%     |
| 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          | 1,482,671           | -                    | 1,195,771          | 286,900            | 80.6%          | 80.6%     | 1,481,319            | 1,128,919          | 76.2%     |
| (2) Other                        | 791,126             | -                    | 576,984            | 214,142            | 72.9%          | 72.9%     | 778,040              | 583,215            | 75.0%     |
| subtotal                         | \$ 40,398,560       | \$ -                 | \$ 29,001,174      | \$ 11,397,386      | 71.8%          | 71.8%     | \$ 38,135,826        | \$ 28,868,108      | 75.7%     |
| Maintenance & Operations:        |                     |                      |                    |                    |                |           |                      |                    |           |
| Professional Services            | \$ 2,358,273        | \$ 455,160           | \$ 1,519,918       | \$ 383,196         | 83.8%          | 64.5%     | \$ 2,197,742         | \$ 1,431,037       | 65.1%     |
| Legal Services                   | 650,000             | -                    | 308,787            | 341,213            | 47.5%          | 47.5%     | 726,165              | 503,596            | 69.4%     |
| Vehicle Fuel/Maintenance         | 1,109,715           | 12,359               | 618,594            | 478,762            | 56.9%          | 55.7%     | 888,211              | 653,010            | 73.5%     |
| Maintenance Contracts            | 2,279,562           | 553,199              | 1,092,522          | 633,841            | 72.2%          | 47.9%     | 1,694,974            | 1,133,822          | 66.9%     |
| IT Professional Services         | 1,396,932           | 196,437              | 1,109,816          | 90,679             | 93.5%          | 79.4%     | 1,297,004            | 1,064,119          | 82.0%     |
| General Supplies                 | 988,868             | 71,905               | 622,094            | 294,869            | 70.2%          | 62.9%     | 950,800              | 706,118            | 74.3%     |
| Utilities                        | 2,629,810           | 1,908                | 1,584,177          | 1,043,725          | 60.3%          | 60.2%     | 2,482,835            | 1,667,422          | 67.2%     |
| Other                            | 2,681,754           | 331,564              | 1,833,805          | 516,385            | 80.7%          | 68.4%     | 2,423,265            | 1,608,922          | 66.4%     |
| subtotal                         | \$ 14,094,914       | \$ 1,622,532         | \$ 8,689,713       | \$ 3,782,668       | 73.2%          | 61.7%     | \$ 12,660,996        | \$ 8,768,047       | 69.3%     |
| 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                            | 73,109              | 14,707               | 6,023              | 52,379             | 28.4%          | 8.2%      | 70,799               | 17,870             | 25.2%     |
| subtotal                         | \$ 781,651          | \$ 14,707            | \$ 714,561         | \$ 52,383          | 93.3%          | 91.4%     | \$ 610,242           | \$ 557,313         | 91.3%     |
| 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             | -                    | 480,000            | 160,000            | 75.0%          | 75.0%     | 607,000              | 455,250            | 75.0%     |
| 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          | -                    | 7,912,393          | 2,637,464          | 75.0%          | 75.0%     | 8,943,236            | 6,707,427          | 75.0%     |
| Contingency                      | 605,000             | 4,654                | 76,184             | 524,163            | 13.4%          | 12.6%     | 84,663               | 13,771             | 16.3%     |
| subtotal                         | \$ 12,576,797       | \$ 4,654             | \$ 8,537,047       | \$ 4,035,097       | 67.9%          | 67.9%     | \$ 9,970,239         | \$ 7,246,618       | 72.7%     |
| Total Expenditures               | \$ 67,851,922       | \$ 1,641,893         | \$ 46,942,495      | \$ 19,267,534      | 71.6%          | 69.2%     | \$ 61,377,304        | \$ 45,440,085      | 74.0%     |

**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 March 31, 2017

|                      |                                           |                                   | Project Snapshot            |                                         | FY 2017             |                        |              |                              |              |            |  |
|----------------------|-------------------------------------------|-----------------------------------|-----------------------------|-----------------------------------------|---------------------|------------------------|--------------|------------------------------|--------------|------------|--|
|                      |                                           |                                   | Total Project Authorization | Prior Year Collections/<br>Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget | Collections/<br>Expenditures | Encumbrances | Remaining  |  |
| Account #            | Project                                   |                                   |                             |                                         |                     |                        |              |                              |              |            |  |
| Revenues             |                                           |                                   |                             |                                         |                     |                        |              |                              |              |            |  |
| Public Safety        |                                           |                                   |                             |                                         |                     |                        |              |                              |              |            |  |
| 22031150-371000-     | G1407                                     | BAC Pedal Car Walmart 2013        | \$ 2,500                    | \$ 2,500                                | \$ -                | \$ -                   | \$ -         | \$ -                         |              | \$ -       |  |
| 22031150-331110-     | C1617                                     | 2015 Bulletproof Vest Grant (DOJ) | 29,586                      | 4,242                                   | 7,319               | 18,025                 | 25,344       | -                            |              | 25,344     |  |
| 22031150-3311150-    | G1701                                     | 2017 Bicycle Safety Grant (GOHS)  | 26,985                      | -                                       | -                   | 26,985                 | 26,985       | 4,360                        |              | 22,625     |  |
| 22031150-3311110-    | G1702                                     | 2017 Electronic Crime Taskforce   | 7,000                       | -                                       | -                   | 7,000                  | 7,000        | -                            |              | 7,000      |  |
| 22031150-3311110-    | G1703                                     | 2016 Homeland Security Grant      | 17,497                      | -                                       | -                   | 17,497                 | 17,497       | 6,300                        |              | 11,197     |  |
| subtotal             |                                           |                                   | \$ 83,568                   | \$ 6,742                                | \$ 7,319            | \$ 69,507              | \$ 76,826    | \$ 10,660                    |              | \$ 66,166  |  |
| 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    | \$ 15,000                    |              | \$ 5,000   |  |
| 22090200-395000      | Carryforward Fund Balance                 |                                   |                             |                                         | 49,593              | -                      | 49,593       | -                            |              | 49,593     |  |
| subtotal             |                                           |                                   |                             |                                         | \$ 49,593           | \$ 20,000              | \$ 69,593    | \$ 15,000                    |              | \$ 54,593  |  |
|                      |                                           |                                   |                             |                                         |                     |                        |              |                              |              |            |  |
| Total                |                                           |                                   |                             |                                         | \$ 57,212           | \$ 105,007             | \$ 162,219   | \$ 41,160                    |              | \$ 121,059 |  |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Grant Funds  
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)  
 As of March 31, 2017

|                      |         |                                   |  | 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-     | G1407   | BAC Pedal Car Walmart 2013        |  | \$ 2,500                    | \$ 687                               | \$ 1,813            | \$ -                   | \$ 1,813     | \$ -                      | \$ -         | \$ 1,813   |  |
| 22031150-542100      | C1617   | 2015 Bulletproof Vest Grant (DOJ) |  | 55,920                      | 12,354                               | 7,517               | 36,049                 | 43,566       | 7,517                     | -            | 36,049     |  |
| 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        | 3,067                     | -            | 793        |  |
| 22031150-523700      | G1701   | 2017 Bicycle Safety Grant (GOHS)  |  | 3,150                       | -                                    | -                   | 3,150                  | 3,150        | 950                       | -            | 2,200      |  |
| 22031150-531100      | G1701   | 2017 Bicycle Safety Grant (GOHS)  |  | 2,550                       | -                                    | -                   | 2,550                  | 2,550        | 2,500                     | -            | 50         |  |
| 22031150-531600      | G1701   | 2017 Bicycle Safety Grant (GOHS)  |  | 656                         | -                                    | -                   | 656                    | 656          | 485                       | -            | 171        |  |
| 22031150-542100      | G1701   | 2017 Bicycle Safety Grant (GOHS)  |  | 16,344                      | -                                    | -                   | 16,344                 | 16,344       | -                         | 16,344       | -          |  |
| 22031150-531600      | G1702   | 2017 Electronic Task Force        |  | 7,000                       | -                                    | -                   | 7,000                  | 7,000        | -                         | -            | 7,000      |  |
| 22031150-531100      | G1703   | 2016 Homeland Security            |  | 10,579                      | -                                    | -                   | 10,579                 | 10,579       | 7,884                     | 2,696        | -          |  |
| 22031150-531600      | G1703   | 2016 Homeland Security            |  | 6,918                       | -                                    | -                   | 6,918                  | 6,918        | 6,300                     | -            | 618        |  |
|                      |         | subtotal                          |  | \$ 109,902                  | \$ 13,041                            | \$ 9,330            | \$ 87,531              | \$ 96,861    | \$ 29,127                 | \$ 19,040    | \$ 48,695  |  |
| 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    |  |                             |                                      | \$ 17,453           | \$ 1,976               | \$ 19,429    | \$ -                      | \$ -         | \$ 19,429  |  |
|                      |         | subtotal                          |  |                             |                                      | \$ 17,453           | \$ 1,976               | \$ 19,429    | \$ -                      | \$ -         | \$ 19,429  |  |
|                      |         |                                   |  |                             |                                      |                     |                        |              |                           |              |            |  |
|                      |         | Total                             |  |                             |                                      | \$ 57,212           | \$ 105,007             | \$ 162,219   | \$ 29,127                 | \$ 19,040    | \$ 114,053 |  |

**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 March 31, 2017

|                      |         |                                               | Project Snapshot            |                                      | FY 2017             |                        |                |                           |              |                |
|----------------------|---------|-----------------------------------------------|-----------------------------|--------------------------------------|---------------------|------------------------|----------------|---------------------------|--------------|----------------|
|                      |         |                                               | Total Project Authorization | Prior Year Collections/ Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget   | Collections/ Expenditures | Encumbrances | Remaining      |
| Account #            | Project |                                               |                             |                                      |                     |                        |                |                           |              |                |
| Revenue              |         |                                               |                             |                                      |                     |                        |                |                           |              |                |
| Public Works         |         |                                               |                             |                                      |                     |                        |                |                           |              |                |
| 34041100-331350-     | C0005   | Encore Pkwy Greenway Connection (TE Grant)    | \$ 780,795                  | \$ 68,108                            | \$ 712,687          | \$ -                   | \$ 712,687     | \$ 121,804                |              | \$ 590,883     |
| 34041100-331351-     | C0005   | Encore Pkwy Greenway Connection (GDOT)        | 7,600,000                   | 878,922                              | 6,721,078           | -                      | 6,721,078      | 3,198,852                 |              | 3,522,226      |
| 34041100-336001-     | C0005   | Encore Pkwy Greenway Connection (NFCID SRTA)  | 1,000,000                   | 337,013                              | 662,987             | -                      | 662,987        | 662,987                   |              | 0              |
| 34041100-336002-     | C0005   | Encore Pkwy Greenway Connection (NFCID)       | 3,262,757                   | 601,956                              | 2,660,801           | -                      | 2,660,801      | 1,538,119                 |              | 1,122,682      |
| 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                    |              | 0              |
| 34090200-371000-     | G1109   | Encore Pkwy Improvements (Cousins Properties) | 54,469                      | 54,469                               | -                   | -                      | -              | -                         |              | -              |
| 34041100-334310-     | C1620   | Northwinds Parkway                            | 1,869,353                   | 1,869,353                            | -                   | -                      | -              | -                         |              | -              |
|                      |         | subtotal                                      | \$ 17,342,727               | \$ 6,009,271                         | \$ 11,333,456       | \$ -                   | \$ 11,333,456  | \$ 6,097,663              |              | \$ 5,235,793   |
| Recreation and Parks |         |                                               |                             |                                      |                     |                        |                |                           |              |                |
| 34061150-331350-     | C1539   | LWCF Big Creek Drainage Improvement           | \$ 80,000                   | \$ 72,167                            | \$ 7,833            | \$ -                   | \$ 7,833       | \$ -                      |              | \$ 7,833       |
|                      |         | subtotal                                      | \$ 80,000                   | \$ 72,167                            | \$ 7,833            | \$ -                   | \$ 7,833       | \$ -                      |              | \$ 7,833       |
| 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                                         |                             |                                      | \$ 9,054,954        | \$ -                   | \$ 9,054,954   | \$ 6,097,663              |              | \$ 2,957,291   |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Grant Funds  
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)  
 As of March 31, 2017

|                      |         |                                      | Project Snapshot               |                                            | FY 2017                |                           |              |                              |              |           |    |           |    |           |    |           |    |   |         |
|----------------------|---------|--------------------------------------|--------------------------------|--------------------------------------------|------------------------|---------------------------|--------------|------------------------------|--------------|-----------|----|-----------|----|-----------|----|-----------|----|---|---------|
|                      |         |                                      | Total Project<br>Authorization | Prior Year<br>Collections/<br>Expenditures | Carryforward<br>Budget | FY 2017<br>Appropriations | Total Budget | Collections/<br>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 | \$ | 4,316,984 | \$ | 3,626,925 | \$ |   | 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                   |              | -                            |              | -         |    | -         |    | -         |    | -         |    |   | -       |
| 34041100-541410-     | C1620   | Northwinds Parkway                   |                                | 1,287,941                                  |                        | 983,053                   |              | 304,888                      |              | -         |    | 304,888   |    | 107,349   |    | 193,787   |    |   | 3,752   |
| 34041100-541410-     | G1109   | Encore Pkwy Improvements (LCI Grant) |                                | 54,469                                     |                        | -                         |              | 54,469                       |              | -         |    | 54,469    |    | -         |    | -         |    |   | 54,469  |
|                      |         | subtotal                             | \$                             | 16,739,421                                 | \$                     | 7,892,144                 | \$           | 8,847,277                    | \$           | -         | \$ | 8,847,277 | \$ | 4,968,341 | \$ | 3,820,712 | \$ |   | 58,223  |
| Recreation and Parks |         |                                      |                                |                                            |                        |                           |              |                              |              |           |    |           |    |           |    |           |    |   |         |
| 34061150-541510-     | C1539   | LWCF Big Creek Drainage Improvement  | \$                             | 160,000                                    | \$                     | 160,000                   | \$           | -                            | \$           | -         | \$ | -         | \$ | -         | \$ | -         | \$ | - | -       |
|                      |         | subtotal                             | \$                             | 160,000                                    | \$                     | 160,000                   | \$           | -                            | \$           | -         | \$ | -         | \$ | -         | \$ | -         | \$ | - | -       |
| Non-Allocated        |         |                                      |                                |                                            |                        |                           |              |                              |              |           |    |           |    |           |    |           |    |   |         |
| (1) 34090200-579000  |         | Reserve for City Grant Matches       |                                |                                            |                        |                           | \$           | 207,677                      | \$           | (25,000)  | \$ | 182,677   | \$ | -         | \$ | -         | \$ |   | 182,677 |
|                      | (2)     | North Point Activity Center LCI      |                                |                                            |                        |                           |              | -                            |              | 25,000    |    | 25,000    |    | -         |    | -         |    |   | 25,000  |
|                      | (3)     | FY 2017 Multimodal Safety Program    |                                |                                            |                        |                           |              | -                            |              | -         |    | -         |    | -         |    | -         |    |   | -       |
|                      |         | subtotal                             | \$                             | 207,677                                    | \$                     | -                         | \$           | 207,677                      | \$           | -         | \$ | -         | \$ | -         | \$ | -         | \$ |   | 207,677 |
|                      |         |                                      |                                |                                            |                        |                           |              |                              |              |           |    |           |    |           |    |           |    |   |         |
|                      |         | Total                                | \$                             | 9,054,954                                  | \$                     | -                         | \$           | 9,054,954                    | \$           | 4,968,341 | \$ | 3,820,712 | \$ |           | \$ |           | \$ |   | 265,900 |

**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).
- (3) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$161,500 (\$1113,050 GDOT grant; \$48,450 City match through Major Intersection Improvements account in the Capital Project Fund account# 30141100-541410-C1606).



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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    | \$ 18,503    | \$ -         | \$ 62,522       |
| 30113230-542400-       | C1222   | Records Management                             | 5,000                       | -                       | 5,000               | -                      | 5,000        | 1,575        | 850          | 2,575           |
| 30113230-544100-       | C1300   | Economic Development Initiatives               | 93,160                      | 42,373                  | 787                 | 50,000                 | 50,787       | 45,575       | -            | 5,212           |
| 30113230-544300-       | C1501   | Alpharetta History Room Design Svcs (City Ctr) | 303,500                     | 9,500                   | 44,000              | 250,000                | 294,000      | 44,912       | 244,780      | 4,308           |
| 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       | 5,500        | 5,500        | (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       | 10,000       | 15,000       | -               |
| 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   | \$ 226,065   | \$ 266,130   | \$ 271,062      |
| 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       | 19,790       | 8,656        | 1,885           |
| 30115150-542400-       | C1141   | Tyler ERP System                               | 805,001                     | 749,284                 | 55,717              | -                      | 55,717       | 12,183       | 5,000        | 38,534          |
|                        |         | subtotal                                       | \$ 919,973                  | \$ 828,116              | \$ 91,857           | \$ -                   | \$ 91,857    | \$ 31,973    | \$ 13,656    | \$ 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      | 200,854      | -            | 65,715          |
| 30117400-542400-       | C1313   | Technology Replacement (recurring)             | 1,362,365                   | 913,886                 | 148,479             | 300,000                | 448,479      | 89,030       | 195,692      | 163,757         |
| 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       | 934          | -            | 64,813          |
| 30117400-542400        | C1725   | City Fiber Relocation                          | 30,000                      | -                       | -                   | 30,000                 | 30,000       | -            | -            | 30,000          |
|                        |         | subtotal                                       | \$ 3,446,167                | \$ 2,287,569            | \$ 408,598          | \$ 750,000             | \$ 1,158,598 | \$ 297,242   | \$ 202,410   | \$ 658,947      |



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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  |                                                                        |                             |                         |                     |                        |              |              |              |                 |
| Public Safety    |          |                                                                        |                             |                         |                     |                        |              |              |              |                 |
| 30131150-542200- | C1202    | Public Safety Fleet (recurring)                                        | \$ 6,883,463                | \$ 6,605,761            | \$ (22,298)         | \$ 300,000             | \$ 277,702   | \$ 256,523   | \$ -         | \$ 21,179       |
| 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      | -            | -               |
| 30131150-541300  | C1241    | Fire Truck                                                             | 3,323,333                   | -                       | -                   | 3,323,333              | 3,323,333    | 992,808      | -            | 2,330,525       |
| 30131150-542100- | C1315    | Cardiac Monitor Replacement                                            | 372,115                     | -                       | -                   | 372,115                | 372,115      | -            | 372,114      | 1               |
| 30131150-542100  | C1401    | PS Equipment Replacement                                               | 449,971                     | 232,154                 | 32,317              | 185,500                | 217,817      | 136,326      | 79,204       | 2,287           |
| 30131150-541300  | C1609    | PS Headquarters Improvements                                           | 289,000                     | 67,110                  | 153,890             | 68,000                 | 221,890      | 36,216       | 7,975        | 177,699         |
| 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 |                                                                        | \$ 12,525,182               | \$ 6,956,520            | \$ 225,737          | \$ 5,342,925           | \$ 5,568,662 | \$ 1,614,228 | \$ 521,121   | \$ 3,433,313    |
| Public Works     |          |                                                                        |                             |                         |                     |                        |              |              |              |                 |
| 30141100-541410- | C0005    | Encore Parkway Greenway Connection                                     | \$ 804,462                  | \$ 369,138              | \$ 435,324          | \$ -                   | \$ 435,324   | \$ 308,612   | \$ 122,206   | \$ 4,506        |
| 30141100-541410- | C0041    | Traffic Signal Interconnect                                            | 958,596                     | 708,595                 | 250,001             | -                      | 250,001      | -            | -            | 250,001         |
| 30141100-541200- | C0910    | Tree Replacement Fund                                                  | 966,498                     | 469,693                 | 496,805             | -                      | 496,805      | 10,156       | 115,166      | 371,484         |
| 30141100-541200- | C1008    | Cemetery Authority - Maintenance                                       | 517,567                     | 122,728                 | 394,839             | -                      | 394,839      | 7,431        | 16,830       | 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       | 13,000       | 151,588         |
| 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      | 118,160      | 78,687       | 129,639         |
| 30141100-541430- | C1216    | Storm/Drainage Repair & Maintenance (recurring)                        | 893,689                     | 865,345                 | 28,344              | -                      | 28,344       | 27,442       | 272          | 630             |
| 30141100-541410- | C1217    | Traffic Calming Equipment/Intersection Safety Improvements (recurring) | 515,166                     | 468,239                 | 11,927              | 35,000                 | 46,927       | 11,900       | 4,975        | 30,052          |
| 30141100-541410- | C1218    | Traffic Signal System Maintenance (recurring)                          | 328,108                     | 247,860                 | 5,248               | 75,000                 | 80,248       | 35,273       | 5,248        | 39,727          |
| 30141100-541410- | C1219    | Milling & Resurfacing (recurring)                                      | 14,311,900                  | 12,292,506              | 19,394              | 2,000,000              | 2,019,394    | 937,485      | 968,553      | 113,356         |
| 30141100-541410- | C1220    | Traffic Control Equipment (recurring)                                  | 1,489,000                   | 1,375,591               | 38,409              | 75,000                 | 113,409      | 52,521       | 43,927       | 16,961          |
| 30141100-541410- | C1221    | Design Services (recurring)                                            | 796,119                     | 653,575                 | 27,544              | 115,000                | 142,544      | 46,320       | 19,614       | 76,610          |
| 30141100-542200  | C1223    | Fleet Replacement                                                      | 426,946                     | 232,565                 | (619)               | 195,000                | 194,381      | 170,443      | -            | 23,938          |
| 30141100-541200- | C1302    | Tree Planting & Landscaping Improvements (recurring)                   | 475,001                     | 338,304                 | 61,697              | 75,000                 | 136,697      | 9,265        | 50,120       | 77,313          |
| 30141100-541430  | C1308    | Pipe/Storm Structure Replacement                                       | 746,920                     | 577,313                 | 169,607             | -                      | 169,607      | 169,148      | -            | 459             |
| 30141100-541200- | C1311    | Downtown Improvements                                                  | 110,001                     | 87,421                  | -                   | 22,580                 | 22,580       | 3,119        | -            | 19,461          |
| 30141100-541410- | C1324    | Charlotte Drive @ Rucker Rd Intersection Improvements                  | 25,000                      | -                       | 25,000              | -                      | 25,000       | -            | -            | 25,000          |





**CITY OF ALPHARETTA**  
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General Capital Project Fund Detail (Fund 301; life-to-date for active projects)  
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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      | 217,843      | 51,015       | 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      | 70,259       | 54,301       | -               |
| 30141100-541410- | C1507 Rucker Rd Corridor Improvements (ROW)        | 50,000                      | 19,100                  | 30,900              | -                      | 30,900       | -            | -            | 30,900          |
| 30141100-541420- | C1512 Sidewalk Improvements                        | 824,799                     | 354,155                 | 470,644             | -                      | 470,644      | 273,228      | -            | 197,416         |
| 30141100-541430- | C1513 Stormwater Inventory & GIS Update            | 449,999                     | 306,421                 | 143,578             | -                      | 143,578      | 141,132      | 2,445        | 1               |
| 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       | 19,335       | -            | -               |
| 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)                   | 689                         | 689                     | -                   | -                      | -            | -            | -            | -               |
| 30141100-542100- | C1608 Lowboy Trailer                               | 60,000                      | 27,820                  | 32,180              | -                      | 32,180       | 12,901       | 17,130       | 2,149           |
| 30141100-541430- | C1616 Stormwater Ordinance                         | 80,257                      | 64,257                  | 16,000              | -                      | 16,000       | 16,000       | -            | -               |
| 30141100-541300- | C1620 Northwinds Parkway                           | 508,727                     | 334,938                 | 173,789             | -                      | 173,789      | 31,891       | -            | 141,898         |
| 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 Garages/Lot Land                | 1,003,580                   | 1,000,000               | -                   | 3,580                  | 3,580        | 3,579        | -            | 1               |
| 30141100-541300- | C1632 West Parking Garages/Lot Construction        | 122,191                     | 11,653                  | -                   | 110,538                | 110,538      | 20,743       | 48,794       | 41,001          |
| 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      | 114          | 36,820       | 63,066          |
| 30141100-541300  | C1639 Pole Barn Extension                          | 40,055                      | -                       | 5,055               | 35,000                 | 40,055       | -            | 40,055       | -               |
| 30141100-541410  | C1700 Northwinds St/Ped Lights                     | -                           | -                       | -                   | -                      | -            | -            | -            | -               |
| 30141100-541410  | C1701 Pedestrian Intersection Imp                  | 60,000                      | -                       | -                   | 60,000                 | 60,000       | -            | -            | 60,000          |
| 30141100-541300  | C1704 West Parking Garages                         | 6,142,250                   | -                       | -                   | 6,142,250              | 6,142,250    | -            | -            | 6,142,250       |
| 30141100-541300  | C1705 Old City Hall Brick Wall                     | 25,000                      | -                       | -                   | 25,000                 | 25,000       | 3,745        | -            | 21,255          |
| 30141100-541410  | C1720 Temporary Traffic Signal Northwinds          | 21,690                      | -                       | -                   | 21,690                 | 21,690       | -            | -            | 21,690          |
| 30141100-541430  | C1721 Mayfield Road Culvert                        | 420,000                     | -                       | -                   | 420,000                | 420,000      | -            | -            | 420,000         |
| 30141100-541410  | C1722 Traffic Signal Improvements                  | 290,000                     | -                       | -                   | 290,000                | 290,000      | -            | -            | 290,000         |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Capital Project Funds  
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)  
 As of March 31, 2017

| Account #                    | Project                                        | Project Snapshot            |                         | FY 2017             |                        |               |              |              | Funds Available |
|------------------------------|------------------------------------------------|-----------------------------|-------------------------|---------------------|------------------------|---------------|--------------|--------------|-----------------|
|                              |                                                | Total Project Authorization | Prior Year Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget  | Expenditures | Encumbrances |                 |
| 30141100-541410              | C1723 Teasley Street Improvements              | 18,075                      | -                       | -                   | 18,075                 | 18,075        | -            | -            | 18,075          |
| 30141100-541200              | C1724 Bagwell Parking Lot                      | 94,488                      | -                       | -                   | 94,488                 | 94,488        | -            | -            | 94,488          |
| 30141100-541420              | C1726 Sidewalks 2017 Phase 1                   | 175,201                     | -                       | -                   | 175,201                | 175,201       | -            | -            | 175,201         |
|                              | subtotal                                       | \$ 40,324,709               | \$ 25,170,019           | \$ 4,561,288        | \$ 10,593,402          | \$ 15,154,690 | \$ 3,276,609 | \$ 1,721,017 | \$ 10,157,064   |
| <b>Recreation and Parks</b>  |                                                |                             |                         |                     |                        |               |              |              |                 |
| 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        | 28,244       | 10,834       | 25,410          |
| 30161150-541500-             | C1225 Athletic Scoreboards (maint/replacement) | 180,052                     | 167,635                 | 11,318              | 1,099                  | 12,417        | 740          | -            | 11,677          |
| 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       | -            | 56,105       | 47,750          |
| 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        | 34,228       | -            | 20,661          |
| 30161150-541430-             | C1422 Webb Bridge Park Erosion & Repaving      | 534,025                     | 534,024                 | 1                   | -                      | 1             | -            | -            | 1               |
| 30161150-541500-             | C1424 Wills Park Pool Renovation               | 1,340,451                   | 28,460                  | 11,991              | 1,300,000              | 1,311,991     | 501          | -            | 1,311,491       |
| 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        | 25,983       | 23,917       | 5,100           |
| 30161150-541500-             | C1613 Wills Park Batting Pavilion              | 271,401                     | 8,150                   | 16,850              | 246,401                | 263,251       | 162,670      | 100,581      | 1               |
| 30161150-541510-             | C1636 Greenway Repair and Maintenance          | 44,500                      | 39,081                  | 5,419               | -                      | 5,419         | 3,250        | -            | 2,169           |
| 30161150-541500              | C1641 Park Master Plans                        | 68,000                      | -                       | -                   | 68,000                 | 68,000        | 3,473        | 34,978       | 29,550          |
| 30161150-541500              | C1642 Webb Br Pk Spectator Seating             | 135,000                     | -                       | -                   | 135,000                | 135,000       | 104,085      | 20,497       | 10,418          |
| 30161150-541300              | C1710 Log Cabin Relocation                     | 50,000                      | -                       | -                   | 50,000                 | 50,000        | -            | -            | 50,000          |
|                              | subtotal                                       | \$ 5,273,497                | \$ 2,038,236            | \$ 1,223,761        | \$ 2,011,500           | \$ 3,235,261  | \$ 452,943   | \$ 246,912   | \$ 2,535,407    |
| <b>Community Development</b> |                                                |                             |                         |                     |                        |               |              |              |                 |
| 30174150-544100-             | C0019 Downtown Parking Fund                    | \$ 263,250                  | \$ 160,030              | \$ 103,220          | \$ -                   | \$ 103,220    | \$ 35,521    | \$ 67,698    | \$ 1            |
| 30174150-542400              | C1222 Records Management                       | 50,001                      | 8,082                   | 41,919              | -                      | 41,919        | 6,466        | 850          | 34,603          |
| 30174150-542200-             | C1433 Fleet Replacement                        | 145,001                     | 85,613                  | 9,388               | 50,000                 | 59,388        | 46,395       | -            | 12,993          |
| 30174150-541410              | C1602 Lilly Garden Terrace                     | 40,000                      | 27,750                  | 12,250              | -                      | 12,250        | -            | 11,000       | 1,250           |
| 30174150-541410              | C1603 Design Services                          | 123,037                     | 29,827                  | 18,210              | 75,000                 | 93,210        | 24,538       | 40,230       | 28,443          |
| 30174150-521200              | C1634 TSPL0ST Project Consultant               | 35,000                      | 30,793                  | 4,207               | -                      | 4,207         | -            | 2,407        | 1,800           |
|                              | subtotal                                       | \$ 656,289                  | \$ 342,095              | \$ 189,194          | \$ 125,000             | \$ 314,194    | \$ 112,920   | \$ 122,184   | \$ 79,090       |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Capital Project Funds  
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)  
 As of March 31, 2017

|                                                 |         |                         | 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 | \$         | 822,436 | \$        | 320,387 | \$        | 54,318  |            |
| 30176100-541420-                                | C1442   | Main St. Improvements   |                             | 1,812,724               |                     | 1,774,772              |              | 37,952       |              | -               |            | 37,952    |            | -       |           | -       |           | 37,952  |            |
| 30176100-541420-                                | C1712   | City Trail (Loop)       |                             | 388,769                 |                     | -                      |              | 237,879      |              | 150,890         |            | 388,769   |            | 37,696  |           | 13,377  |           | 337,697 |            |
|                                                 |         | subtotal                | \$                          | 3,906,494               | \$                  | 2,282,632              |              | \$           | 1,472,972    | \$              | 150,890    | \$        | 1,623,862  | \$      | 860,131   | \$      | 333,764   | \$      | 429,967    |
| Non-Departmental                                |         |                         |                             |                         |                     |                        |              |              |              |                 |            |           |            |         |           |         |           |         |            |
| 30190200-579000                                 |         | Non-Allocated           |                             |                         |                     |                        |              | \$           | -            | \$              | 416,004    | \$        | 416,004    | \$      | -         | \$      | -         | \$      | 416,004    |
|                                                 |         | subtotal                |                             |                         |                     |                        |              | \$           | -            | \$              | 416,004    | \$        | 416,004    | \$      | -         | \$      | -         | \$      | 416,004    |
|                                                 |         |                         |                             |                         |                     |                        |              |              |              |                 |            |           |            |         |           |         |           |         |            |
|                                                 |         | Total                   | \$                          | 68,173,040              | \$                  | 40,262,659             |              | \$           | 8,386,664    | \$              | 19,939,721 | \$        | 28,326,385 | \$      | 6,872,111 | \$      | 3,427,193 | \$      | 18,027,081 |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Capital Project Funds  
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)  
 As of March 31, 2017

| Account #             | Project                                 | Project Snapshot            |                         | FY 2017             |                        |              |              |              |                 |
|-----------------------|-----------------------------------------|-----------------------------|-------------------------|---------------------|------------------------|--------------|--------------|--------------|-----------------|
|                       |                                         | Total Project Authorization | Prior Year Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget | Expenditures | Encumbrances | Funds Available |
| Administration        |                                         |                             |                         |                     |                        |              |              |              |                 |
| 30241100-541000-C1100 | Land Acquisition (Stormwater)           | \$ 60,842                   | \$ -                    | \$ -                | \$ 60,842              | \$ 60,842    | \$ 60,841    | \$ -         | \$ 1            |
| 30241100-541430-C1216 | Stormwater Drainage Maintenance         | 89,428                      | -                       | -                   | 89,428                 | 89,428       | 32,972       | 13,467       | 42,989          |
| 30241100-541430-C1308 | Stormwater Pipe & Structure Maintenance | 1,090,054                   | -                       | -                   | 1,090,054              | 1,090,054    | 639,291      | 444,793      | 5,970           |
| 30241100-541430-C1604 | Stormwater Inspections                  | 83,420                      | -                       | -                   | 83,420                 | 83,420       | 31,918       | 51,502       | -               |
| 30241100-541430-C1721 | Mayfield Road Culvert                   | 280,000                     | -                       | -                   | 280,000                | 280,000      | -            | -            | 280,000         |
| 30261150-541430-C1521 | Wills Park Water Quality Improvement    | 36,496                      | -                       | -                   | 36,496                 | 36,496       | 30,226       | 6,270        | -               |
| 30261150-541430-C1640 | Wills Park Drainage Improvement         | 34,760                      | -                       | -                   | 34,760                 | 34,760       | 27,808       | 6,952        | -               |
|                       | Total                                   | \$ 1,675,000                | \$ -                    | \$ -                | \$ 1,675,000           | \$ 1,675,000 | \$ 823,056   | \$ 522,984   | \$ 328,960      |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Capital Project Funds  
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)  
 As of March 31, 2017

|                       |                                         | 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 | \$ 7,179,026 | \$ 16,391,393 |                 | \$ 1       |
| 31613230-541300-C1619 | Conference Center (Consulting)          | 234,829                     | -                       | 234,829             | -                      | 234,829       | 8,529        | 23,629        |                 | 202,670    |
| 31690200-579000       | Non-Allocated                           | 12,083                      | -                       | 12,083              | -                      | 12,083        | -            | -             |                 | 12,083     |
| 31690200-584000       | Conference Center Issuance Cost         | -                           | -                       | -                   | -                      | -             | -            | -             |                 | -          |
|                       | Total                                   | \$ 23,817,332               | \$ -                    | \$ 23,817,332       | \$ -                   | \$ 23,817,332 | \$ 7,187,555 | \$ 16,415,023 |                 | \$ 214,754 |



**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 March 31, 2017

|                  |                                      | Project Snapshot            |                         | FY 2017             |                        |               |              |              |                 |
|------------------|--------------------------------------|-----------------------------|-------------------------|---------------------|------------------------|---------------|--------------|--------------|-----------------|
|                  |                                      | Total Project Authorization | Prior Year Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget  | Expenditures | Encumbrances | Funds Available |
| Account #        | Project                              |                             |                         |                     |                        |               |              |              |                 |
| Administration   |                                      |                             |                         |                     |                        |               |              |              |                 |
| 31741100-541410- | C1410 Rucker Road Corridor Design    | \$ 14,850,000               | \$ -                    | \$ 14,850,000       | \$ -                   | \$ 14,850,000 | \$ 79,270    | \$ 131,344   | \$ 14,639,386   |
| 31741100-541420- | C1512 Sidewalk Improvements          | 5,563,002                   | -                       | 6,000,000           | (436,998)              | 5,563,002     | 156,907      | 41,610       | 5,364,485       |
| 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     | 222,194      | 264,905      | 8,512,901       |
| 31741100-541410- | C1703 Windward Pkwy Improvements     | 2,000,000                   | -                       | 2,000,000           | -                      | 2,000,000     | -            | -            | 2,000,000       |
| 31741100-541420  | C1726 Sidewalks 2017 Phase 1         | 436,998                     | -                       | -                   | 436,998                | 436,998       | -            | -            | 436,998         |
| 31761150-541000- | C1100 Park Land Acquisition          | 4,000,000                   | -                       | 4,000,000           | -                      | 4,000,000     | 2,530,810    | 350          | 1,468,840       |
| 31761150-541500- | C1424 Wills Park Pool Design         | 2,700,000                   | -                       | 2,700,000           | -                      | 2,700,000     | 261,957      | 133,269      | 2,304,774       |
| 31761150-541500- | C1611 Mayfield Arts Center           | 1,500,000                   | -                       | 1,500,000           | -                      | 1,500,000     | 357          | -            | 1,499,643       |
| 31761150-541300- | C1708 Greenway Ext to Forsyth County | 6,500,000                   | -                       | 6,500,000           | -                      | 6,500,000     | 70,861       | 3,730        | 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 | \$ 3,683,658 | \$ 575,208   | \$ 48,123,821   |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
 Capital Project Funds  
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)  
 As of March 31, 2017

|                 |                                              | Project Snapshot            |                         | FY 2017             |                        |              |              |              |                 |
|-----------------|----------------------------------------------|-----------------------------|-------------------------|---------------------|------------------------|--------------|--------------|--------------|-----------------|
|                 |                                              |                             |                         |                     |                        |              |              |              |                 |
| Account #       | Project                                      | Total Project Authorization | Prior Year Expenditures | Carryforward Budget | FY 2017 Appropriations | Total Budget | Expenditures | Encumbrances | Funds Available |
| Administration  |                                              |                             |                         |                     |                        |              |              |              |                 |
| 33541100-541410 | Roadway Improvements                         | \$ 1,720,381                | \$ -                    | \$ -                | \$ 1,720,381           | \$ 1,720,381 | \$ -         | \$ -         | \$ 1,720,381    |
| 33541100-541410 | C1713 Kimball Br Rd Operational Improvements | 462,929                     | -                       | -                   | 462,929                | 462,929      | -            | 462,929      | -               |
|                 | Bethany Rd @ Mid-Broadwell Rd                |                             |                         |                     |                        |              |              |              |                 |
| 33541100-541410 | C1714 Intersection Improvements              | 163,004                     | -                       | -                   | 163,004                | 163,004      | 16,375       | 146,629      | -               |
|                 | Bethany Rd @ Mayfield Rd Intersection        |                             |                         |                     |                        |              |              |              |                 |
| 33541100-541410 | C1715 Improvements                           | 159,505                     | -                       | -                   | 159,505                | 159,505      | 7,220        | 152,285      | -               |
| 33541100-541410 | C1716 Morris Rd Operational Improvements     | 207,234                     | -                       | -                   | 207,234                | 207,234      | 43,940       | 163,294      | -               |
| 33541100-541410 | C1717 Old Milton Pkwy Capacity Improvements  | 83,556                      | -                       | -                   | 83,556                 | 83,556       | -            | 83,556       | -               |
|                 | Windward Pkwy Business Dist/Union Hill       |                             |                         |                     |                        |              |              |              |                 |
| 33541100-541410 | C1718 Rd Capacity Improvements               | 203,391                     | -                       | -                   | 203,391                | 203,391      | 1,700        | 201,691      | -               |
|                 | Total                                        | \$ 3,000,000                | \$ -                    | \$ -                | \$ 3,000,000           | \$ 3,000,000 | \$ 69,234    | \$ 1,210,385 | \$ 1,720,381    |



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# OTHER REPORTS

Payments \$5,000 and Greater



**CITY OF ALPHARETTA**  
 Financial Management Reports  
Listing of Payments \$5,000 and greater  
 for the month ended March 31, 2017

| Vendor                                  | Description                                                                   | Department             | \$ Amount       |
|-----------------------------------------|-------------------------------------------------------------------------------|------------------------|-----------------|
| Ace American Insurance Company          | Monthly Worker Comp Claims/Judgements and PLDF Paid Loss Deposit              | Risk Management        | \$ 48,231.41    |
| Ace American Insurance Company (EFT)    | Large Loss Claim                                                              | Risk Management        | \$ 19,067.72    |
| AECOM Technical Services Inc.           | Kimball Bridge Road Congestion and Rucker Road Bridge/Roundabout Improvements | Public Works           | \$ 166,509.15   |
| AECOM Technical Services Inc.           | Mayfield Culvert                                                              | Public Works           | \$ 27,000.00    |
| AFLAC                                   | January 2016 Premiums                                                         | Finance                | \$ 10,431.99    |
| AFLAC                                   | February 2016 Premiums                                                        | Finance                | \$ 10,443.56    |
| Alpharetta Convention & Visitors Bureau | Hotel/Motel Tax for March 2017                                                | Finance                | \$ 236,838.80   |
| Alpharetta Technology Commission Inc.   | April 2017 ATC Operational Funding                                            | Development Authority  | \$ 10,416.66    |
| Alta Planning + Design                  | Alpharetta Parks and Trails WO2                                               | Recreation & Parks     | \$ 17,215.81    |
| American Facility Services Inc.         | February 2017 Janitorial Services                                             | Public Works           | \$ 8,694.42     |
| Ashley Banan                            | March 2017 Team Gymnastics and February 2017 Late Ads/Optional Practice       | Recreation & Parks     | \$ 11,834.07    |
| AT&T                                    | March 2017 GLS                                                                | Information Technology | \$ 5,354.50     |
| AT&T/Bellsouth @ 85 Annex               | 2/11 thru 3/10/17 Phone Service                                               | Public Safety          | \$ 23,021.48    |
| AT&T/Bellsouth @ 85 Annex               | February 2017 GLS                                                             | Information Technology | \$ 5,354.50     |
| AT&T/Bellsouth @ 85 Annex               | 3/11 thru 4/10/17 Phone Service                                               | Public Safety          | \$ 23,021.54    |
| Avalon Hotel Associates LLC (EFT)       | Alpharetta Conference Center and Hotel Avalon Funding Request                 | Finance                | \$ 1,781,011.13 |
| Azteca Systems Inc.                     | Annual Enterprise License Maintenance Agreement                               | Information Technology | \$ 64,000.00    |
| B & T Shavings Inc.                     | Premium Flake                                                                 | Recreation & Parks     | \$ 5,460.00     |
| Belco Plumbing Services Inc.            | Rheem ES120-54 Water Heater at the Jail                                       | Public Works           | \$ 8,135.00     |
| Bovis Kyle and Burch LLC                | Professional Services thru December 2016                                      | Legal Services         | \$ 43,629.90    |
| Carl Black Buick GMC                    | Vehicle Repairs                                                               | Risk Management        | \$ 6,056.22     |
| Carl Black Buick GMC                    | 2016 GMC Sierra 2500                                                          | Public Safety          | \$ 29,425.08    |
| Cigna (wire)                            | Monthly Premium                                                               | Finance                | \$ 33,345.77    |
| Cigna (wire)                            | Monthly Premium                                                               | Finance                | \$ 36,385.40    |
| Cigna (wire)                            | Monthly Premium                                                               | Finance                | \$ 112,894.00   |
| CMES Inc.                               | Retainage Released - Mayfield Road Sidewalk Improvements                      | Public Works           | \$ 40,652.16    |
| Comfort by Design                       | B2 Compressor at Wills Park Gym                                               | Public Works           | \$ 6,627.11     |
| CW Matthews Contracting Co Inc.         | Encore Parkway Streetscapes                                                   | Public Works           | \$ 420,622.41   |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
Listing of Payments \$5,000 and greater  
 for the month ended March 31, 2017

| Vendor                                | Description                                                            | Department             | \$ Amount     |
|---------------------------------------|------------------------------------------------------------------------|------------------------|---------------|
| CW Matthews Contracting Co Inc.       | Encore Parkway Streetscapes                                            | Public Works           | \$ 296,354.25 |
| D Filipowicz LLC                      | Downtown Facade & Improvement Grant                                    | City Administration    | \$ 16,753.05  |
| Data Media Associate Inc.             | Property Tax/Sanitation Bills and False Alarm Invoices                 | Finance                | \$ 10,454.26  |
| Deere & Company                       | PR15 Gator TS and Cargo Box Power Lift Kit                             | Recreation & Parks     | \$ 6,603.04   |
| DigitalStakeout Inc.                  | Annual Iscout Web Software                                             | Public Safety          | \$ 6,000.00   |
| Doraiswami Anup                       | Sanitation Refund                                                      | Finance                | \$ 5,242.05   |
| Ed Castro Landscape Inc.              | Webb Bridge Park Spectator Seating                                     | Recreation & Parks     | \$ 72,355.13  |
| ESIS (wire)                           | Claim Payment                                                          | Finance                | \$ 19,067.72  |
| Fulton County Board of Commissioners  | February 2017 LVAP Fund Disbursements                                  | Municipal Court        | \$ 9,231.75   |
| Fulton County Board of Education      | February 2017 Fuel Bill                                                | Finance                | \$ 27,760.08  |
| Fulton County Finance Department      | January 1 thru June 30, 2017 Animal Control Services                   | Public Works           | \$ 21,569.18  |
| Georgia Bureau of Investigation       | February 2017 Alcohol/Liquor Licenses                                  | Public Safety          | \$ 8,760.75   |
| Georgia Power Co                      | Power Bill                                                             | Finance                | \$ 140,242.43 |
| Georgia Superior Court Clerks         | February 2017 State Reports                                            | Municipal Courts       | \$ 40,555.04  |
| Highwoods Realty LTD                  | Tax Refund                                                             | Finance                | \$ 11,900.16  |
| Highwoods Realty LTD                  | Tax Refund                                                             | Finance                | \$ 6,117.59   |
| Holland & Knight LLP                  | City Center Outparcel Development                                      | Public Works           | \$ 18,812.50  |
| Houser Walker Architecture LLC        | Alpharetta Arts Center Design                                          | Recreation & Parks     | \$ 40,829.20  |
| JJ Soccer LLC                         | Soccer Referee                                                         | Recreation & Parks     | \$ 5,623.40   |
| Konark Software Solutions LLC         | Annual Manage Engine                                                   | Information Technology | \$ 7,511.00   |
| L-3 Communications Mobile-Vision Inc. | Dell Power Edge Server                                                 | Information Technology | \$ 8,898.32   |
| Landair Surveying Co of GA            | Sidewalk Improvement Projects and Brierfield Road Surveying Services   | Public Works           | \$ 9,960.00   |
| Landair Surveying Co of GA            | Lantern Ridge Court                                                    | Public Works           | \$ 8,395.00   |
| LD Gymnastics Inc.                    | LD Gymnastics Inc.                                                     | Recreation & Parks     | \$ 9,378.29   |
| Martin-Robbins Fence Co Inc.          | Webb Bridge Road @ Big Creek Bridge Guard Rails and Bridge Maintenance | Public Works           | \$ 10,412.50  |
| Mass Services Inc.                    | February 2017 Wills Park Equestrian Stall Cleaning                     | Recreation & Parks     | \$ 11,677.52  |
| Media Frenzy Global                   | Public Relations March 2017                                            | City Administration    | \$ 10,714.29  |
| Meer Electrical Contractors Inc.      | Parks Lighting Maintenance and Repairs                                 | Recreation & Parks     | \$ 10,939.20  |



**CITY OF ALPHARETTA**  
 Financial Management Reports  
Listing of Payments \$5,000 and greater  
 for the month ended March 31, 2017

| Vendor                                      | Description                                                                           | Department             | \$ Amount     |
|---------------------------------------------|---------------------------------------------------------------------------------------|------------------------|---------------|
| Morris, Shannon & Patricia                  | Land Purchase for ROW                                                                 | Public Works           | \$ 10,500.00  |
| Peace Officers Annuity & Benefit Fund of GA | February 2017 State Reports                                                           | Municipal Courts       | \$ 9,091.25   |
| Peek Pavement Marking LLC                   | Pavement Marking Services                                                             | Public Works           | \$ 7,774.61   |
| Pond & Company                              | Webb Bridge Road Environmental Impact Studies & Pre-Demo Survey                       | Public Works           | \$ 6,772.36   |
| Pond & Company                              | Alpharetta Greenway Extension Survey and Concept Development                          | Recreation & Parks     | \$ 18,390.50  |
| Pond & Company                              | Morris Road Operational Improvement Project                                           | Public Works           | \$ 41,405.00  |
| Premier Events LLC                          | Deposit - 2017 Taste of Alpharetta Management Fee                                     | Recreation & Parks     | \$ 11,500.00  |
| Pro Grass LLC                               | Replace Wills Park Batters Circle                                                     | Recreation & Parks     | \$ 6,890.00   |
| Reinhardt University                        | Spring Tuition for Employee Training                                                  | Public Safety          | \$ 6,580.00   |
| Republic Services #800                      | February 2017 Waste Services                                                          | Finance                | \$ 265,709.80 |
| Riley Contracting Inc.                      | Wills Park Batting Pavilion                                                           | Recreation & Parks     | \$ 44,018.10  |
| Riley Contracting Inc.                      | Wills Park Batting Pavilion                                                           | Recreation & Parks     | \$ 46,928.70  |
| Ruppert Landscape                           | February 2017 Landscape Maintenance                                                   | Public Works           | \$ 27,496.92  |
| Sawnee Electric Membership Corp             | Power Bills                                                                           | Finance                | \$ 24,178.19  |
| Southern Hydro Vac Inc.                     | Hydrovac Truck Services                                                               | Public Works           | \$ 11,687.50  |
| Southern Hydro Vac Inc.                     | Hydrovac Truck Services                                                               | Public Works           | \$ 6,783.25   |
| Stevens & Wilkinson                         | Wills Park Pool Renovation                                                            | Recreation & Parks     | \$ 116,101.50 |
| Stevens & Wilkinson                         | Wills Park Pool Renovation                                                            | Recreation & Parks     | \$ 95,860.50  |
| SunTrust Pcard                              | Procurement Card Payment                                                              | Finance                | \$ 141,115.25 |
| Sustainable Water Planning & Engineering    | Stormwater Infrastructure Pipeline/Structure Inspections                              | Public Works           | \$ 13,456.00  |
| Tetra Tech                                  | Intersection Improvement and Stormwater Studies                                       | Public Works           | \$ 41,280.81  |
| Tetra Tech                                  | Drainage Improvement/Maintenance and Water Quality Improvement                        | Various                | \$ 25,631.22  |
| The Gates at Northpoint LLC                 | Release - Erosion and Tree Bond                                                       | Community Development  | \$ 22,100.00  |
| Tri Scapes Inc.                             | February 2017 Landscape Maintenance                                                   | Recreation & Parks     | \$ 26,768.92  |
| Veristor Systems Inc.                       | Software Maintenance and Support                                                      | Information Technology | \$ 17,608.00  |
| Verizon Wireless Services LLC               | 1/13/17 thru 2/12/17 Cellular MiFi Service/Datacards/Cellphone/iPhone & iPad Services | Information Technology | \$ 19,049.76  |
| Verizon Wireless Services LLC               | 2/13/17 thru 3/12/17 Cellular MiFi Service/Datacards/Cellphone/iPhone & iPad Services | Information Technology | \$ 20,759.61  |



# 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 March 31, 2017

| Purchase Order # | Vendor                            | Department             | Purchase Order Amt. | Description                                                              |
|------------------|-----------------------------------|------------------------|---------------------|--------------------------------------------------------------------------|
| 17000443         | American Facility Services Inc.   | Recreation and Parks   | \$ 11,980.00        | Cleaning of the park restrooms for March - June 2017                     |
| 17000445         | Allan Vigil Ford Lincoln Inc.     | Recreation and Parks   | \$ 24,839.00        | (1) 2017 Ford F250 Truck                                                 |
| 17000446         | Digital Stakeout Inc.             | Public Safety          | \$ 6,000.00         | Social media monitoring software                                         |
| 17000447         | Comfort by Design                 | Public Works           | \$ 6,627.11         | B2 compressor for Wills Park Recreation Center Gym                       |
| 17000448         | OnePath Systems LLC               | Public Works           | \$ 16,705.00        | (6) 46" commercial grade LCD displays for traffic volume monitoring      |
| 17000450         | DC Pool Service                   | Recreation and Parks   | \$ 14,825.00        | Lights and controller for interactive fountain on the City Green         |
| 17000451         | A3 Communications Inc.            | Public Safety          | \$ 8,350.00         | (10) wireless access points for Police and Fire Stations                 |
| 17000453         | Hamby's Automotive                | Recreation and Parks   | \$ 12,359.22        | Repairs for 2000 International Water Truck                               |
| 17000457         | Echols Welding                    | Recreation and Parks   | \$ 6,640.00         | Greenway guardrail repairs                                               |
| 17000459         | Robert Half International         | Finance                | \$ 7,595.00         | Temporary hire for accounting vacancy                                    |
| 17000461         | Five Oaks Fence                   | Recreation and Parks   | \$ 9,787.50         | 725' Privacy fence repair at Cogburn Park                                |
| 17000462         | Pyramid Remedial Systems Inc.     | Public Works           | \$ 23,130.00        | Demolition of buildings at 90/92 Milton Avenue                           |
| 17000466         | Reinhardt University              | Public Safety          | \$ 6,580.00         | Police Academy tuition for S Pennington                                  |
| 17000468         | Benchmark Design PC               | Community Development  | \$ 29,500.00        | Design services for downtown parking decks                               |
| 17000470         | Laser Products LLC                | Recreation and Parks   | \$ 33,500.00        | Webb Bridge Park and North Park turfplaning field repairs                |
| 17000475         | Allan Vigil Ford Lincoln Inc.     | Recreation and Parks   | \$ 31,266.00        | (1) 2017 Ford Explorer                                                   |
| 17000477         | Pond & Company                    | Community Development  | \$ 36,820.00        | Design services for Webb Bridge Road bike/pedestrian improvements        |
| 17000478         | Municipal Emergency Services Inc. | Public Safety          | \$ 6,748.14         | (6) Scott SCBA bottles                                                   |
| 17000479         | AECOM Technical Services Inc.     | Public Works           | \$ 13,000.00        | Bridge maintenance and repair design work                                |
| 17000480         | Pond & Company                    | Public Works           | \$ 9,600.00         | Design services for pedestrian safety enhancements at multiple locations |
| 17000481         | Veristor Systems Inc.             | Information Technology | \$ 13,762.00        | Replacement server                                                       |
| 17000482         | One Diversified LLC               | Finance                | \$ 24,630.00        | Sound masking system for Community Development and City Administration   |
| 17000485         | Russell Engineering Inc.          | Community Development  | \$ 15,000.00        | Engineering consulting services                                          |



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# OTHER REPORTS

## Bid/RFP Status





**CITY OF ALPHARETTA**  
Financial Management Reports  
Bid/RFP Status  
for the month ended March 31, 2017

| Bid#   | RFP#                           | Department              | Description                                               | 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                 | 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                          | 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                              | 14                         | 8/1/2015             | AECOM Technical Services, Inc.; Pond & Company; Tetra Tech, Inc.                       | N/A                                                         |              |                               |                              |
|        | <del>Re-Issue 16-109 RFP</del> | <del>Public Works</del> | <del>On-Call Storm Structure &amp; Drainage Repair</del>  | <del>5</del>               | <del>7/18/2016</del> | <del>Georgia Earth and Pipe, LLC; Cancelled 10-20-16</del>                             | <del>\$ 200,000.00</del>                                    | <del>2</del> | <del>8/3/2016</del>           | <del>17000150</del>          |
|        | Re-Issue 16-109 RFP            | Public Works            | On-Call Storm Structure & Drainage Repair                 | 5                          | 11/14/2016           | Butch Thompson Enterprises, Inc.                                                       | \$ 200,000.00                                               | 2            | 1/6/2017                      | 17000365                     |
|        | 16-111 RFP                     | Public Works            | On-Call Pipe Lining Services                              | 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                           | 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                          | 8/12/2016            | Shortlisted 3 Bidders for RFP 17-104                                                   | N/A                                                         |              |                               |                              |
|        | 17-1002 RFQ                    | Rec/Parks               | On-Call Park Planning Services                            | 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       | 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                          | N/A                  | Shortlisted 2 Bidders for RFP 17-103                                                   | N/A                                                         |              |                               |                              |
|        | 17-1004 RFQ                    | Community Development   | Design / Build for Downtown Parking Deck                  | 10                         | N/A                  | Shortlisted 4 Bidders for RFP 17-102                                                   | N/A                                                         |              |                               |                              |
|        | 17-104 RFP                     | Rec/Parks               | Wills Park Pool Renovation                                | 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                          | 10/17/2016           | 2 Awards: TSW; Kimley-Horn                                                             | N/A                                                         |              |                               |                              |
| 17-001 |                                | Rec/Parks               | Wills Park Batting Pavilion                               | 5                          | 12/5/2016            | Riley Contracting, Inc.,                                                               | \$ 282,893.00                                               |              | 1/12/2017                     | 17000381                     |
|        | 17-1007 RFQ                    | Public Works            | Project Management Services                               | 3                          | 11/14/2016           | Atkins North America, Inc.                                                             | N/A                                                         |              |                               |                              |
|        | 17-1005 RFQ                    | Rec/Parks               | Park Landscape Maintenance Services                       | 7                          | N/A                  | Shortlisted Bidders for RFP 17-105 Parks and 17-106 City Ctr & Container Gardens       | N/A                                                         |              |                               |                              |
|        | 17-103 RFP                     | Public Works            | City-wide landscape maintenance-ROW- excluding Park lands | 2                          | 11/14/2016           | Ruppert Landscaping                                                                    | \$ 329,963.00                                               | 4            | 2/7/2017                      | 17000410                     |



**CITY OF ALPHARETTA**  
Financial Management Reports  
Bid/RFP Status  
for the month ended March 31, 2017

| Bid#   | RFP#        | Department             | Description                                                                                          | Number of Vendor Responses | Award Date | Awarded To                                               | Award Amount                | Note | Purchase Order Date | Purchase Order # |
|--------|-------------|------------------------|------------------------------------------------------------------------------------------------------|----------------------------|------------|----------------------------------------------------------|-----------------------------|------|---------------------|------------------|
| 17-003 |             | Public Works           | Northwinds Street Lighting                                                                           | 4                          | 12/12/2016 | Brooks-Berry-Haynie & Associates, Inc.                   | \$ 193,787.00               |      | 1/26/2017           | 17000395         |
|        | 17-1009 RFQ | Public Works           | Landscape Maintenance Services: SR 400 at Five Interchanges                                          | 6                          | 1/5/2017   | Shortlisted 3 Bidders for ITB 17-005                     | N/A                         |      |                     |                  |
|        | 17-105 RFP  | Rec/Parks              | Landscape Maintenance of City Parks and Athletic Fields                                              | 3                          | 2/6/2017   | Tri Scapes                                               | \$ 235,270.00               | 5    | 3/8/2017            | 17000458         |
|        | 17-106 RFP  | Rec/Parks              | Landscape Maintenance of City Center & Surrounding Area; & Maintenance of Downtown Container Gardens | 4                          | 2/6/2017   | Ed Castro Landscape, Inc.                                | \$96,427.00;<br>\$50,208.00 | 6    | 3/6/2017            | 17000454         |
| 17-004 |             | Public Works           | North Hickory Trace Storm Drain Repairs                                                              | 8                          | 2/20/2017  | Tople Construction & Engineering, Inc.                   | \$ 114,770.00               |      | 3/21/2017           | 17000473         |
| 17-005 |             | Public Works           | Landscape Maintenance Services: SR 400 at Five Interchanges                                          | 2                          | 3/20/2017  | Russell Landscape                                        | \$ 159,410.00               |      |                     |                  |
| 17-006 |             | Public Works           | Multiple Sidewalk Improvements                                                                       | 11                         | 3/20/2017  | Excellere Construction, LLC                              | \$ 706,703.63               |      | 4/7/2017            | 17000497         |
|        | 17-1010 RFQ | Rec/Parks              | Renovation of Wills Park Pool Construction                                                           | 3                          | N/A        | Shortlisted 3 Bidders for RFP 17-109                     | N/A                         |      |                     |                  |
|        | 17-107 RFP  | Public Works           | Mayfield Road Culvert Replacement                                                                    | 1                          |            |                                                          |                             |      |                     |                  |
|        | 17-1011 RFQ | Rec/Parks              | Alpharetta Arts Center Construction                                                                  | 11                         | N/A        | Shortlisted 3 Bidders for RFP 17-112                     | N/A                         |      |                     |                  |
|        | 17-1012 RFQ | Public Works           | Janitorial Services for City Facilities and Park Restrooms                                           | 6                          | N/A        | Shortlisted 3 Bidders for PW RFP 17-113 & R/P ITB 17-009 | N/A                         |      |                     |                  |
|        | 17-108 RFP  | Public Safety          | Public Safety Uniforms & Duty Gear                                                                   | 8                          |            |                                                          |                             |      |                     |                  |
|        | 17-109 RFP  | Public Works           | Renovation of Wills Park Pool Construction                                                           | 3                          |            |                                                          |                             |      |                     |                  |
| 17-007 |             | Public Works           | Mayfield Road Sidewalk Improvements- Chantilly Dr to Bates Rd                                        | 13                         |            |                                                          |                             |      |                     |                  |
|        | 17-110 RFP  | Information Technology | Telephone Maintenance & Monitoring                                                                   |                            |            |                                                          |                             |      |                     |                  |
| 17-008 |             | Public Works           | FY2017 Demolition Phase 1                                                                            |                            |            |                                                          |                             |      |                     |                  |

**Notes:**

1 Negotiations for sale of City Center Out Parcels to MidCity Real Estate Partners  
Update: 3-3-17 closing on parcels #1, #3, #4, and #7.

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 council 10-14-16.

3 On-Call Contracts for 3 different types of Pipe Lining Services with annual ap

4 Contract period begins 2-1-17

5 Contract period begins 3-1-17

6 Contract period begins 3-1-17; Two Contracts: City Center and Surrounding Areas = \$96,427.00 / year; Downtown Container Garden = \$50,208.00 / year



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# OTHER REPORTS

## GAAP Financial Statements

**City of Alpharetta  
Balance Sheet  
Governmental Funds  
March 31, 2017**

|                                                   | Major Governmental Funds |                      |                    |                      |                      |                    | Non-Major            | Total                 |
|---------------------------------------------------|--------------------------|----------------------|--------------------|----------------------|----------------------|--------------------|----------------------|-----------------------|
|                                                   | General                  | Capital              | Capital            | Conf Center          | Construction         | T-Splost           | Governmental         | Governmental          |
|                                                   | Fund                     | Project Fund         | Grant Fund         | Bond Fund            | Bond Fund            | Capital Fund       | Funds                | Funds                 |
| <b>ASSETS</b>                                     |                          |                      |                    |                      |                      |                    |                      |                       |
| Cash / Cash Equivalents / Investments             | \$ 34,582,625            | \$ 14,343,718        | \$ -               | \$ 16,723,628        | \$ 48,828,932        | \$ (69,234)        | \$ 13,668,809        | \$ 128,078,477        |
| Receivables (net of allowance for uncollectibles) |                          |                      | 482,225            |                      |                      |                    |                      | 482,225               |
| Taxes Receivable                                  |                          |                      |                    |                      |                      |                    |                      | -                     |
| Property Taxes                                    | 536,749                  | -                    |                    | -                    | -                    | -                  | 128,300              | 665,049               |
| Other Taxes                                       | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Interest                                          | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Accounts                                          | 56,114                   | 1,235,168            |                    | -                    | -                    | -                  | 10,892               | 1,302,173             |
| Due from Other Funds                              | 396,010                  | -                    | -                  | -                    | -                    | -                  | -                    | 396,010               |
| Prepaid Items                                     | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Cash - Restricted                                 | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Intergovernmental Receivable                      | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Restricted                                        | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| <b>Total Assets</b>                               | <b>35,571,497</b>        | <b>15,578,886</b>    | <b>482,225</b>     | <b>16,723,628</b>    | <b>48,828,932</b>    | <b>(69,234)</b>    | <b>13,808,001</b>    | <b>130,923,934</b>    |
| <b>LIABILITIES AND FUND BALANCES</b>              |                          |                      |                    |                      |                      |                    |                      |                       |
| <b>Liabilities</b>                                |                          |                      |                    |                      |                      |                    |                      |                       |
| <b>Current</b>                                    |                          |                      |                    |                      |                      |                    |                      |                       |
| Accounts Payable                                  | 1,433,134                | 14,050               | -                  | -                    | -                    | -                  | 7,921                | 1,455,105             |
| Retainage Payable                                 | -                        | 125,243              | 54,401             | -                    | -                    | -                  | -                    | 179,644               |
| Intergovernmental Payable                         | -                        | -                    | -                  | -                    | -                    | -                  | -                    | -                     |
| Arbitrage Payable                                 | -                        | -                    | -                  | -                    | -                    | -                  | -                    | -                     |
| Accounts payable/AR Suspense acct                 | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Claims Payable                                    | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Payroll Payable                                   | 70,625                   | -                    |                    | -                    | -                    | -                  | 5,031                | 75,656                |
| Due to Other Funds                                | -                        | -                    | -                  | -                    | -                    | -                  | 122                  | 122                   |
| Deferred Revenue                                  | 561,089                  | 1,205,463            | \$ 1,588,118       | -                    | -                    | -                  | 191,359              | 3,546,030             |
| Unearned Revenue                                  | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Teen Driving/Donation                             | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| T.A.D Payment to County                           | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Compensated Absences                              | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| <b>Non-Current</b>                                |                          |                      |                    |                      |                      |                    |                      |                       |
| Unclaimed Property                                | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Claims Payable                                    | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| <b>Total Liabilities</b>                          | <b>2,064,848</b>         | <b>1,344,756</b>     | <b>1,642,519</b>   | <b>-</b>             | <b>-</b>             | <b>-</b>           | <b>204,434</b>       | <b>5,256,557</b>      |
| <b>Fund Balances:</b>                             |                          |                      |                    |                      |                      |                    |                      |                       |
| <b>Restricted for:</b>                            |                          |                      |                    |                      |                      |                    |                      |                       |
| Capital Projects                                  | -                        | 423,166              | (1,160,294)        | 16,723,628           | 48,828,932           | (69,234)           | 4,007,732            | 68,753,930            |
| Law Enforcement                                   | -                        | -                    |                    | -                    | -                    | -                  | 1,571,823            | 1,571,823             |
| Emergency Telephone Activities                    | -                        | -                    |                    | -                    | -                    | -                  | 1,069,811            | 1,069,811             |
| Grant Projects                                    | -                        | -                    |                    | -                    | -                    | -                  | -                    | -                     |
| Debt Service                                      | -                        | -                    |                    | -                    | -                    | -                  | 5,043,298            | 5,043,298             |
| Promotion of Tourism                              | -                        | -                    |                    | -                    | -                    | -                  | 1,415,938            | 1,415,938             |
| <b>Assigned for:</b>                              |                          |                      |                    |                      |                      |                    |                      |                       |
| Grant Projects                                    | -                        |                      |                    | -                    | -                    | -                  | 58,832               | 58,832                |
| Capital Projects                                  |                          | 13,810,964           |                    |                      |                      |                    |                      | 13,810,964            |
| 2017 Fiscal year Expenditures                     | 6,049,857                | -                    |                    | -                    | -                    | -                  | -                    | 6,049,857             |
| Unassigned                                        | 27,456,792               |                      |                    | -                    | -                    | -                  | 433,194              | 27,889,985            |
| <b>Total Fund Balances</b>                        | <b>33,506,649</b>        | <b>14,234,130</b>    | <b>(1,160,294)</b> | <b>16,723,628</b>    | <b>48,828,932</b>    | <b>(69,234)</b>    | <b>13,600,626</b>    | <b>125,664,435</b>    |
| <b>Total Liabilities and Fund Balances</b>        | <b>\$ 35,571,497</b>     | <b>\$ 15,578,886</b> | <b>\$ 482,225</b>  | <b>\$ 16,723,628</b> | <b>\$ 48,828,932</b> | <b>\$ (69,234)</b> | <b>\$ 13,805,060</b> | <b>\$ 130,920,993</b> |

**City of Alpharetta**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**For the Period Ended March 31, 2017**

|                                                           | Major Governmental Funds |                      |                       |                      |                       |                    | Non-Major            | Total                 |
|-----------------------------------------------------------|--------------------------|----------------------|-----------------------|----------------------|-----------------------|--------------------|----------------------|-----------------------|
|                                                           | General Fund             | Capital Project Fund | Capital Grant Fund    | Conf Ctr Fund Fund   | S2016 Const Bond Fund | T-Splost Bond Fund | Governmental Funds   | Governmental Funds    |
| <b>REVENUES</b>                                           |                          |                      |                       |                      |                       |                    |                      |                       |
| Taxes:                                                    |                          |                      |                       |                      |                       |                    |                      |                       |
| Property Tax                                              | \$ 19,687,888            | -                    | -                     | -                    | -                     | -                  | 4,538,766            | \$ 24,226,654         |
| Local Option Sales Tax                                    | 10,105,501               | -                    | -                     | -                    | -                     | -                  | 5,363,509            | 15,469,009            |
| Other Taxes                                               | 13,473,060               | -                    | -                     | -                    | -                     | -                  | 2,123,090            | 15,596,150            |
| Licenses and permits                                      | 2,421,471                | -                    | -                     | -                    | -                     | -                  | 1,243,012            | 3,664,483             |
| Intergovernmental                                         | 407,607                  | 225,950              | 6,097,663             | -                    | -                     | -                  | 128,607              | 6,859,827             |
| Charges for services                                      | 3,255,465                | -                    | -                     | -                    | -                     | -                  | 25,660               | 3,281,124             |
| Impact Fees                                               | -                        | -                    | -                     | -                    | -                     | -                  | 500                  | 500                   |
| Fines/Forfeitures                                         | 1,770,568                | -                    | -                     | -                    | -                     | -                  | 20,918               | 1,791,486             |
| Investment earnings                                       | 70,343                   | 20,620               | (3,281)               | 74,939               | 129,904               | -                  | 2                    | 292,528               |
| Contributions and Donations                               | -                        | 1,201,166            | -                     | -                    | -                     | -                  | -                    | 1,201,166             |
| Other                                                     | 163,010                  | 5,106,479            | -                     | 18,911               | 1,527,686             | -                  | -                    | 6,816,086             |
| Total revenues                                            | <b>51,354,912</b>        | <b>6,554,215</b>     | <b>6,094,382</b>      | <b>93,850</b>        | <b>1,657,590</b>      | <b>-</b>           | <b>13,444,064</b>    | <b>79,199,013</b>     |
| <b>EXPENDITURES</b>                                       |                          |                      |                       |                      |                       |                    |                      |                       |
| Current:                                                  |                          |                      |                       |                      |                       |                    |                      |                       |
| Unallocated                                               | -                        | -                    | -                     | -                    | -                     | -                  | 1,985,711            | 1,985,711             |
| General government                                        | 6,487,484                | 555,280              | -                     | 7,187,555            | 361,301               | -                  | -                    | 14,591,620            |
| Public safety                                             | 18,874,870               | 1,613,520            | -                     | -                    | -                     | -                  | 3,518,957            | 24,007,347            |
| Public works                                              | 5,279,392                | 3,276,609            | 4,968,341             | -                    | 458,371               | 69,234             | 765,023              | 14,816,970            |
| Economic and community development                        | 1,944,196                | 112,920              | -                     | -                    | -                     | -                  | -                    | 2,057,116             |
| Alpharetta Business Community                             | -                        | 860,131              | -                     | -                    | -                     | -                  | -                    | 860,131               |
| Culture and recreation                                    | 5,819,507                | 452,943              | -                     | -                    | 2,863,985             | -                  | 218,535              | 9,354,970             |
| Debt service:                                             |                          |                      |                       |                      |                       |                    |                      |                       |
| Principal                                                 | -                        | -                    | -                     | -                    | -                     | -                  | 110,550              | 110,550               |
| Interest                                                  | 58,470                   | -                    | -                     | -                    | -                     | -                  | 1,415,778            | 1,474,248             |
| Other Costs                                               | 566,184                  | -                    | -                     | -                    | -                     | -                  | -                    | 566,184               |
| Bond issuance costs                                       | -                        | -                    | -                     | -                    | -                     | -                  | 2,350                | 2,350                 |
| Capital outlay                                            | -                        | -                    | -                     | -                    | -                     | -                  | -                    | -                     |
| Total expenditures                                        | <b>39,030,103</b>        | <b>6,871,404</b>     | <b>4,968,341</b>      | <b>7,187,555</b>     | <b>3,683,658</b>      | <b>69,234</b>      | <b>8,016,903</b>     | <b>69,827,197</b>     |
| Excess (deficiency) of revenues over (under) expenditures | 12,324,809               | (317,188)            | 1,126,041             | (7,093,705)          | (2,026,068)           | (69,234)           | 5,427,161            | 9,371,816             |
| <b>OTHER FINANCING SOURCES (USES)</b>                     |                          |                      |                       |                      |                       |                    |                      |                       |
| Transfers in                                              | 1,702,038                | 6,641,143            | -                     | -                    | -                     | -                  | -                    | 8,343,180             |
| Transfers out                                             | (7,912,393)              | -                    | -                     | -                    | -                     | -                  | (430,788)            | (8,343,180)           |
| Loan Proceeds                                             | -                        | -                    | -                     | -                    | -                     | -                  | -                    | -                     |
| Capital Leases                                            | -                        | 1,364,922            | -                     | -                    | -                     | -                  | -                    | 1,364,922             |
| Sale of capital assets                                    | 42,660                   | -                    | -                     | -                    | -                     | -                  | -                    | 42,660                |
| Sale of non-capital assets                                | 47,657                   | -                    | -                     | -                    | -                     | -                  | -                    | 47,657                |
| Insurance Proceeds                                        | -                        | -                    | -                     | -                    | -                     | -                  | -                    | -                     |
| Bond Proceeds                                             | -                        | -                    | -                     | -                    | 50,855,000            | -                  | -                    | 50,855,000            |
| Total other financing sources and (uses)                  | (6,120,038)              | 8,006,065            | -                     | -                    | 50,855,000            | -                  | (430,788)            | 52,310,239            |
| Net change in fund balances                               | 6,204,771                | 7,688,877            | 1,126,041             | (7,093,705)          | 48,828,931            | (69,234)           | 4,996,374            | 61,682,055            |
| <b>Fund balances - beginning</b>                          | <b>27,301,878</b>        | <b>6,545,253</b>     | <b>(2,286,335)</b>    | <b>23,817,332</b>    | <b>-</b>              | <b>-</b>           | <b>8,607,194</b>     | <b>63,985,322</b>     |
| <b>Fund balances - ending</b>                             | <b>\$ 33,506,649</b>     | <b>\$ 14,234,130</b> | <b>\$ (1,160,294)</b> | <b>\$ 16,723,628</b> | <b>\$ 48,828,932</b>  | <b>\$ (69,234)</b> | <b>\$ 13,603,566</b> | <b>\$ 125,667,376</b> |

**City of Alpharetta**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                   | Budget        | Actual<br>Amounts    | Variance with<br>Budget-<br>Positive<br>(Negative) |
|---------------------------------------------------|---------------|----------------------|----------------------------------------------------|
| <b>REVENUES</b>                                   |               |                      |                                                    |
| Taxes:                                            |               |                      |                                                    |
| Property Tax                                      | \$ 20,159,000 | \$ 19,687,888        | \$ (471,112)                                       |
| Local Option Sales Tax                            | 15,100,000    | 10,105,501           | (4,994,499)                                        |
| Other Taxes                                       | 15,534,500    | 13,473,060           | (2,061,440)                                        |
| Licenses and Permits                              | 1,820,550     | 2,421,471            | 600,921                                            |
| Intergovernmental                                 | 511,000       | 407,607              | (103,394)                                          |
| Charges for Service                               | 3,640,400     | 3,255,465            | (384,935)                                          |
| Fines/Forfeitures                                 | 2,404,000     | 1,770,568            | (633,432)                                          |
| Investment Earnings                               | 60,000        | 70,343               | 10,343                                             |
| Contributions and Donations                       |               |                      | -                                                  |
| Other                                             | 199,642       | 163,010              | (36,632)                                           |
| Total revenues                                    | 59,429,092    | 51,354,912           | (8,074,180)                                        |
| <b>EXPENDITURES</b>                               |               |                      |                                                    |
| Current:                                          |               |                      |                                                    |
| General government                                |               |                      |                                                    |
| City Administration                               | 2,037,438     | 1,491,002            | 546,436                                            |
| Finance                                           | 3,199,142     | 2,476,396            | 722,746                                            |
| Human Resources                                   | 401,756       | 268,431              | 133,325                                            |
| Legal                                             | 650,000       | 308,787              | 341,213                                            |
| Mayor and Council                                 | 360,977       | 231,944              | 129,033                                            |
| Municipal Court                                   | 1,092,257     | 765,992              | 326,266                                            |
| Information Technology                            | 1,599,441     | 1,163,495            | 435,946                                            |
| Non-Departmental                                  | 685,000       | 490,000              | 195,000                                            |
| Contingency                                       | 1,055,000     | 80,838               | 974,163                                            |
| Total general government                          | 11,081,011    | 7,276,885            | 3,804,126                                          |
| Public Safety                                     | 26,494,672    | 19,289,225           | 7,205,447                                          |
| Public works                                      | 7,907,543     | 5,544,917            | 2,362,626                                          |
| Economic and community development                | 2,782,412     | 2,012,281            | 770,131                                            |
| Culture and recreation                            | 8,747,988     | 6,490,218            | 2,257,770                                          |
| Debt Service                                      |               |                      |                                                    |
| Principal                                         | 170,000       | -                    | 170,000                                            |
| Interest                                          | 116,940       | 58,470               | 58,470                                             |
| Total expenditures                                | 57,300,566    | 40,671,996           | 16,628,570                                         |
| Excess (Deficiency) of revenues over expenditures | 2,128,526     | 10,682,916           | 8,554,390                                          |
| <b>OTHER FINANCING SOURCES (USES)</b>             |               |                      |                                                    |
| Transfers in                                      | 2,250,000     | 1,702,038            | (547,962)                                          |
| Transfers out                                     | (10,549,857)  | (7,912,393)          | 2,637,464                                          |
| Capital leases                                    | -             |                      | -                                                  |
| Sale of capital assets                            | 70,000        | 42,660               | (27,340)                                           |
| Sale of non-capital assets                        | 35,000        | 47,657               | 12,657                                             |
| Total other financing sources and uses            | (8,194,857)   | (6,120,038)          | 2,074,819                                          |
| Net change in fund balances                       | (6,066,331)   | 4,562,878            | 10,629,209                                         |
| <b>Fund balances - beginning</b>                  |               | <b>27,301,878</b>    |                                                    |
| <b>Fund balances - ending</b>                     |               | <b>\$ 31,864,756</b> |                                                    |
| Adjustments to GAAP basis:                        |               |                      |                                                    |
| Encumbrances                                      |               | 1,641,893            |                                                    |
| Misc adj                                          |               |                      |                                                    |
| <b>Fund balances-ending</b>                       |               | <b>\$ 33,506,649</b> |                                                    |

**City of Alpharetta**  
**Capital Project Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                               | Budget       | Actual<br>Amounts    | Variance with<br>Budget-<br>Positive<br>(Negative) |
|-----------------------------------------------|--------------|----------------------|----------------------------------------------------|
| <b>REVENUES</b>                               |              |                      |                                                    |
| Intergovernmental                             | \$ 944,397   | \$ 225,950           | \$ (718,447)                                       |
| Contributions & Donations                     | 3,179,954    | 1,201,166            | (1,978,788)                                        |
| Investment earnings                           | -            | 20,620               | 20,620                                             |
| Misc Revenue                                  | -            | -                    | -                                                  |
| Other                                         | 5,106,479    | 5,106,479            | -                                                  |
| Total revenues                                | 9,230,830    | 6,554,215            | (2,676,615)                                        |
| <b>EXPENDITURES</b>                           |              |                      |                                                    |
| Capital Outlay                                |              |                      |                                                    |
| General Government:                           |              |                      |                                                    |
| City Administration                           | 763,257      | 492,195              | 271,062                                            |
| Finance                                       | 91,857       | 45,629               | 46,228                                             |
| Information Technology                        | 1,158,598    | 499,651              | 658,947                                            |
| Non-departmental                              | 416,004      | -                    | 416,004                                            |
| Total general government                      | 2,429,716    | 1,037,475            | 1,392,241                                          |
| Public Safety                                 | 5,568,662    | 2,134,642            | 3,434,020                                          |
| Engineering & Public Works                    | 15,154,690   | 4,997,626            | 10,157,064                                         |
| Alpharetta Business Community                 | 1,623,862    | 1,193,895            | 429,967                                            |
| Economic and community development            | 314,194      | 235,104              | 79,090                                             |
| Culture and recreation                        | 3,235,261    | 699,855              | 2,535,407                                          |
| Total Capital Outlay                          | 28,326,385   | 10,298,597           | 18,027,788                                         |
| Excess (Deficiency) revenue over expenditures | (19,095,555) | (3,744,382)          | 15,351,173                                         |
| <b>OTHER FINANCING SOURCES (USES)</b>         |              |                      |                                                    |
| Transfers in                                  | 8,854,857    | 6,641,143            | (2,213,714)                                        |
| Capital leases                                | 3,695,446    | 1,364,922            | (2,330,524)                                        |
| Budgeted Fund Balance                         | -            | -                    | -                                                  |
| Total other financing sources and uses        | 12,550,303   | 8,006,065            | (4,544,238)                                        |
| Net change in fund balances                   | (6,545,252)  | 4,261,684            | 10,806,936                                         |
| <b>Fund balances - beginning</b>              |              | <b>6,545,253</b>     |                                                    |
| <b>Fund balances - ending</b>                 |              | <b>\$ 10,806,936</b> |                                                    |
| Adjustments to GAAP basis:                    |              |                      |                                                    |
| Encumbrances                                  |              | 3,427,193            |                                                    |
| Misc adj-                                     |              |                      |                                                    |
| <b>Fund balances-ending</b>                   |              | <b>\$ 14,234,130</b> |                                                    |



**City of Alpharetta**  
**Capital Grant Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                  | Budget        | Actual<br>Amounts     | Variance with Budget<br>- Positive (Negative) |
|--------------------------------------------------|---------------|-----------------------|-----------------------------------------------|
| Revenues:                                        |               |                       |                                               |
| Intergovernmental                                | \$ 11,341,289 | 6,097,663             | \$ (5,243,626)                                |
| Contributions & Donations                        | -             | -                     | -                                             |
| Interest Earnings                                | -             | (3,281)               | (3,281)                                       |
| Total                                            | 11,341,289    | 6,094,382             | (5,246,907)                                   |
| Expenditures:                                    |               |                       |                                               |
| Public Safety                                    | -             | -                     | -                                             |
| General Government                               | 207,677       | -                     | 207,677                                       |
| Community Development                            | -             | -                     | -                                             |
| Public Works                                     | 8,847,277     | 8,789,054             | 58,223                                        |
| Recreation & Parks                               | -             | -                     | -                                             |
| Non-Departmental                                 | -             | -                     | -                                             |
| Total                                            | 9,054,954     | 8,789,054             | 265,900                                       |
| Excess (Deficiency) revenue over<br>expenditures | 2,286,335     | (2,694,672)           | (4,981,007)                                   |
| Other Financing Sources & Uses:                  |               |                       |                                               |
| Transfers in                                     | -             | -                     | -                                             |
| Budgeted Fund Balance                            | -             | -                     | -                                             |
| Subtotal:                                        | -             | -                     | -                                             |
| Net change in fund balance                       | 2,286,335     | (2,694,672)           | (4,981,007)                                   |
| <b>Fund balance - beginning</b>                  |               | <b>(2,286,335)</b>    |                                               |
| <b>Fund balance - ending</b>                     |               | <b>\$ (4,981,007)</b> |                                               |
| Adjustments to GAAP basis:                       |               |                       |                                               |
| Misc adj                                         |               |                       |                                               |
| Encumbrances                                     |               | 3,820,712             |                                               |
| <b>Fund balances - ending</b>                    |               | <b>\$ (1,160,294)</b> |                                               |

**City of Alpharetta**  
**Conference Center Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget       | Actual<br>Amounts    | Variance with<br>Budget-<br>Positive<br>(Negative) |
|------------------------------------------------------|--------------|----------------------|----------------------------------------------------|
| <b>REVENUES</b>                                      | \$ -         | \$ -                 | \$ -                                               |
| Bond Proceeds                                        | -            | -                    | -                                                  |
| Premium on Bond Proceeds                             | -            | -                    | -                                                  |
| Misc Rev                                             | -            | 18,911.30            | 18,911                                             |
| Investment Earnings                                  | -            | 74,939               | 74,938.97                                          |
| Total revenues                                       | -            | 93,850               | 93,850.27                                          |
| <b>EXPENDITURES</b>                                  |              |                      |                                                    |
| General Government:                                  |              |                      |                                                    |
| Cost of Bond Issuance                                | 16,241       | -                    | 16,241                                             |
| Non-Departmental                                     | 14,753       | -                    | 14,753                                             |
| Total general government                             | 30,994       | -                    | 30,994                                             |
| City Administration                                  | 23,805,249   | 23,602,578           | 202,671                                            |
| Public Safety                                        | -            | -                    | -                                                  |
| Excess (Deficiency) of Revenues<br>Over expenditures | (23,836,243) | (23,508,728)         | 327,515                                            |
| <b>OTHER FINANCING SOURCES</b>                       |              |                      |                                                    |
| General Obligation Bond Proceeds                     | -            | -                    | -                                                  |
| Operating Transfers Out                              | -            | -                    | -                                                  |
| Total other financing sources (uses)                 | -            | -                    | -                                                  |
| Net change in fund balances                          | (23,836,243) | (23,508,728)         | 327,515                                            |
| <b>Fund balances - beginning</b>                     |              | 23,817,332           |                                                    |
| <b>Fund balances - ending</b>                        |              | <u>\$ 308,605</u>    |                                                    |
| Adjustments to GAAP basis:                           |              |                      |                                                    |
| Encumbrances                                         |              | 16,415,023           |                                                    |
| <b>Fund balances-ending</b>                          |              | <u>\$ 16,723,627</u> |                                                    |

**City of Alpharetta**  
**Bond Construction Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget        | Actual<br>Amounts | Variance with<br>Budget-<br>Positive<br>(Negative) |
|------------------------------------------------------|---------------|-------------------|----------------------------------------------------|
| <b>REVENUES</b>                                      |               |                   |                                                    |
| Bond Proceeds                                        | \$ 50,855,000 | \$ 50,855,000     | \$ -                                               |
| Premium on Bond Proceeds                             | \$ 1,527,686  | \$ 1,527,686      |                                                    |
| Investment Earnings                                  |               | 129,904           | 129,904                                            |
| Total revenues                                       | 52,382,686    | 52,512,589        | 129,903                                            |
| <b>EXPENDITURES</b>                                  |               |                   |                                                    |
| General Government:                                  |               |                   |                                                    |
| Cost of Bond Issuance                                | 378,119       | 361,301           | 16,818                                             |
| Public Works                                         | 33,352,420    | 896,230           | 32,456,190                                         |
| Recreation & Parks                                   | 18,652,147    | 3,001,334         | 15,650,813                                         |
| Total general government                             | 52,382,686    | 4,258,866         | 48,123,820                                         |
| City Administration                                  |               |                   | -                                                  |
| Public Safety                                        | -             | -                 | -                                                  |
| Excess (Deficiency) of Revenues<br>Over expenditures | -             | 48,253,724        | 48,253,724                                         |
| <b>OTHER FINANCING SOURCES</b>                       |               |                   |                                                    |
| General Obligation Bond Proceeds                     | -             | -                 | -                                                  |
| Operating Transfers Out                              |               |                   | -                                                  |
| Total other financing sources (uses)                 | -             | -                 | -                                                  |
| Net change in fund balances                          | -             | 48,253,724        | 48,253,724                                         |

**Fund balances - beginning**

|                               |                      |
|-------------------------------|----------------------|
| <b>Fund balances - ending</b> | <b>\$ 48,253,724</b> |
| Adjustments to GAAP basis:    |                      |
| Encumbrances                  | 575,208              |
| <b>Fund balances-ending</b>   | <b>\$ 48,828,932</b> |

**City of Alpharetta**  
**T Splost Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                      | Budget       | Actual<br>Amounts | Variance with<br>Budget-<br>Positive<br>(Negative) |
|--------------------------------------|--------------|-------------------|----------------------------------------------------|
| <b>REVENUES</b>                      |              |                   |                                                    |
| Bond Proceeds                        | \$ 3,000,000 |                   | \$ (3,000,000)                                     |
| Premium on Bond Proceeds             |              |                   |                                                    |
| Investment Earnings                  |              |                   | -                                                  |
| Total revenues                       | 3,000,000    | -                 | (3,000,000)                                        |
| <b>EXPENDITURES</b>                  |              |                   |                                                    |
| General Government:                  |              |                   |                                                    |
| Cost of Bond Issuance                |              |                   | -                                                  |
| Public Works                         | 3,000,000    | 1,279,619         | 1,720,381                                          |
| Recreation & Parks                   |              |                   | -                                                  |
| Total general government             | 3,000,000    | 1,279,619         | 1,720,381                                          |
| City Administration                  |              |                   | -                                                  |
| Public Safety                        | -            | -                 | -                                                  |
| Excess (Deficiency) of Revenues      |              |                   | -                                                  |
| Over expenditures                    | -            | (1,279,619)       | (1,279,619)                                        |
| <b>OTHER FINANCING SOURCES</b>       |              |                   |                                                    |
| General Obligation Bond Proceeds     | -            | -                 | -                                                  |
| Operating Transfers Out              |              |                   | -                                                  |
| Total other financing sources (uses) | -            | -                 | -                                                  |
| Net change in fund balances          | -            | (1,279,619)       | (1,279,619)                                        |

**Fund balances - beginning**

|                               |                       |
|-------------------------------|-----------------------|
| <b>Fund balances - ending</b> | <b>\$ (1,279,619)</b> |
| Adjustments to GAAP basis:    |                       |
| Encumbrances                  | 1,210,385             |
| <b>Fund balances-ending</b>   | <b>\$ (69,234)</b>    |

**City of Alpharetta**  
**Internal Service Fund - Medical Insurance**  
**Statement of Net Position**  
**March 31, 2017**

**ASSETS**

|                                                            |    |                         |
|------------------------------------------------------------|----|-------------------------|
| Current Assets:                                            |    |                         |
| Cash and Cash Equivalents & Investments                    | \$ | 1,998,760               |
| Accounts Receivables (net of allowance for uncollectibles) |    | -                       |
| Total Current Assets                                       |    | <u>1,998,760</u>        |
| Noncurrent Assets:                                         |    |                         |
| Restricted Cash, Cash Equivalents, and Investments         |    | -                       |
| Total Restricted Assets                                    |    | <u>-</u>                |
| Total Noncurrent Assets                                    |    | <u>-</u>                |
| <b>Total Assets</b>                                        |    | <u><b>1,998,760</b></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>              |
| <b>Total Liabilities</b>                                 |  | <u><b>487,319</b></u> |

**NET ASSETS**

|                                                 |           |                         |
|-------------------------------------------------|-----------|-------------------------|
| Invested in Capital Assets, net of related debt |           | -                       |
| Reserved for Debt Service                       |           | -                       |
| Reserved for Encumbrances                       |           | -                       |
| Unreserved                                      |           | <u>1,511,441</u>        |
| <b>Total Net Assets</b>                         |           | <u><b>1,511,441</b></u> |
| <b>Total Liabilities &amp; Net Assets</b>       | <b>\$</b> | <u><b>1,998,760</b></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 March 31, 2017**

|                                                      | Budget    | Actual<br>Amounts        | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-----------|--------------------------|-----------------------------------------------------|
| <b>REVENUES</b>                                      |           |                          |                                                     |
| Investment Earnings                                  | \$ -      | \$ 93                    | \$ (93)                                             |
| Employer Medical Contribution                        | 6,520,032 | 4,512,010                | (2,008,022)                                         |
| Employee Medical Contribution                        | 724,448   | 565,879                  | (158,569)                                           |
| Insurance Proceeds                                   | -         | -                        |                                                     |
| Total revenues                                       | 7,244,480 | 5,077,982                | (2,166,498)                                         |
| <b>EXPENDITURES</b>                                  |           |                          |                                                     |
| Medical Premiums                                     | 1,441,673 | 1,011,439                | 430,234                                             |
| Medical Claims                                       | 5,714,666 | 3,234,039                | 2,480,627                                           |
| Contingency                                          | 12,079    | 0                        | 12,079                                              |
| Total expenditures                                   | 7,168,418 | 4,245,479                | 2,922,939                                           |
| Excess (Deficiency) of Revenues<br>Over expenditures | 76,062    | 832,504                  | 756,442                                             |
| <b>OTHER FINANCING SOURCES</b>                       |           |                          |                                                     |
| Asset Disposition                                    |           | -                        |                                                     |
| Operating Transfers In                               | -         | -                        | -                                                   |
| Operating Transfers Out                              | -         | -                        | -                                                   |
| Total other financing sources (uses)                 | -         | -                        | -                                                   |
| Net change in fund balances                          | 76,062    | 832,504                  | 756,442                                             |
| <b>Fund balances - beginning</b>                     |           | (76,062)                 |                                                     |
| <b>Fund balances - ending</b>                        |           | <u><u>\$ 756,442</u></u> |                                                     |
| Adjustments to GAAP basis:                           |           |                          |                                                     |
| Encumbrances                                         |           | -                        |                                                     |
| Misc adj                                             |           |                          |                                                     |
| <b>Fund balances-ending</b>                          |           | <u><u>\$ 756,441</u></u> |                                                     |

**City of Alpharetta**  
**Enterprise Fund -Solid Waste**  
**Statement of Net Position**  
**March 31, 2017**

|                                                            | <u>Solid Waste</u>         |
|------------------------------------------------------------|----------------------------|
| <b>ASSETS</b>                                              |                            |
| Current Assets:                                            |                            |
| Cash and Cash Equivalents & Investments                    | \$ 2,125,038               |
| Inventories, at cost                                       | -                          |
| Accounts Receivables (net of allowance for uncollectibles) | 94,124                     |
| Prepaid Insurance Expenses                                 | -                          |
| Total Current Assets                                       | <u>2,219,162</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>                   |
| <b>Total Assets</b>                                        | <b><u>2,219,162</u></b>    |
| <b>LIABILITIES</b>                                         |                            |
| Current Liabilities:                                       |                            |
| Accounts Payable                                           | 235                        |
| Accounts Payable/ Customer Credit Balances                 | (56)                       |
| Accounts Payable/ Customer Pre-Paid Service                | -                          |
| Accounts Payable/ A/R Module Suspense Acct                 | 809                        |
| Payroll Liabilities                                        | 165                        |
| Accrued Salaries                                           | -                          |
| Accrued Interest Payable                                   | -                          |
| Compensated Absences Payable                               | -                          |
| Notes Payable - Revenue Bonds                              | -                          |
| Due to Other Funds                                         | -                          |
| Total Current Liabilities                                  | <u>1,152</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>                   |
| <b>Total Liabilities</b>                                   | <b><u>1,152</u></b>        |
| <b>NET ASSETS</b>                                          |                            |
| Invested in Capital Assets, net of related debt            | -                          |
| Reserved for Debt Service                                  | -                          |
| Reserved for Encumbrances                                  | -                          |
| Unreserved                                                 | <u>2,218,010</u>           |
| Total Net Assets                                           | <u>2,218,010</u>           |
| <b>Total Liabilities &amp; Net Assets</b>                  | <b><u>\$ 2,219,162</u></b> |

**City of Alpharetta**  
**Enterprise Fund - Solid Waste**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**For the Period Ended March 31, 2017**

|                                                      |                            |
|------------------------------------------------------|----------------------------|
| Operating revenues:                                  |                            |
| Charges for sales and services:                      |                            |
| Refuse Collection charges                            | \$ 3,260,537               |
| Misc Revenue                                         | 4,646                      |
| Total operating revenues                             | <u>3,265,183</u>           |
| Operating expenses:                                  |                            |
| Administration                                       | 3,269,126                  |
| Non-departmental                                     | -                          |
| Total operating expenses                             | <u>3,269,126</u>           |
| Operating Gain (loss)                                | (3,942)                    |
| Non-operating revenues (expenses):                   |                            |
| Investment earnings                                  | -                          |
| Total non-operating revenue (expenses)               | <u>-</u>                   |
| Income (loss) before transfers                       | (3,942)                    |
| Transfers In                                         | -                          |
| Transfers Out                                        | <u>-</u>                   |
| Change In Net Assets                                 | (3,942)                    |
| <b>Total net assets-beginning</b>                    | <b><u>1,123,990</u></b>    |
| <b>Total net assets-ending (net of encumbrances)</b> | <b><u>1,120,048</u></b>    |
| Adjustments to GAAP basis:                           |                            |
| Encumbrances                                         | 1,097,963                  |
| Misc adj-Encumbrances Resv/Prior Year                | -                          |
| <b>Total net assets-ending</b>                       | <b><u>\$ 2,218,010</u></b> |



**City of Alpharetta**  
**Internal Service Fund - Risk Management**  
**Statement of Net Position**  
**March 31, 2017**

**ASSETS**

|                                                            |                         |
|------------------------------------------------------------|-------------------------|
| Current Assets:                                            |                         |
| Cash and Cash Equivalents & Investments                    | \$ 1,111,188            |
| Accounts Receivables (net of allowance for uncollectibles) | -                       |
| Total Current Assets                                       | <u>1,111,188</u>        |
| Noncurrent Assets:                                         |                         |
| Restricted Cash, Cash Equivalents, and Investments         | -                       |
| Total Restricted Assets                                    | <u>-</u>                |
| Total Noncurrent Assets                                    | <u>-</u>                |
| <b>Total Assets</b>                                        | <b><u>1,111,188</u></b> |

**LIABILITIES**

|                                                          |                       |
|----------------------------------------------------------|-----------------------|
| Current Liabilities:                                     |                       |
| Accounts Payable                                         | 140                   |
| Claims Payables                                          | 279,903               |
| Accrued Interest Payable                                 | -                     |
| Due to Other Funds                                       | -                     |
| Total Current Liabilities                                | <u>280,043</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>        |
| <b>Total Liabilities</b>                                 | <b><u>608,735</u></b> |

**NET ASSETS**

|                                                 |                            |
|-------------------------------------------------|----------------------------|
| Invested in Capital Assets, net of related debt | -                          |
| Reserved for Debt Service                       | -                          |
| Reserved for Encumbrances                       | -                          |
| Unreserved                                      | 502,453                    |
| Total Net Assets                                | <u>502,453</u>             |
| <b>Total Liabilities &amp; Net Assets</b>       | <b><u>\$ 1,111,188</u></b> |

**City of Alpharetta**  
**Internal Service Fund - Risk Management**  
**Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget    | Actual<br>Amounts | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-----------|-------------------|-----------------------------------------------------|
| <b>REVENUES</b>                                      |           |                   |                                                     |
| Investment Earnings                                  | \$ 2,200  | \$ 1,984          | \$ (216)                                            |
| Charges for Service                                  | 1,310,000 | 982,500           | (327,500)                                           |
| Discounts                                            | -         | -                 | -                                                   |
| Insurance Proceeds                                   | -         | 98,274            | 98,274                                              |
| Total revenues                                       | 1,312,200 | 1,082,757         | (229,443)                                           |
| <b>EXPENDITURES</b>                                  |           |                   |                                                     |
| Workers Compensation Admin                           | -         | -                 | -                                                   |
| Professional Fees                                    | 125,000   | 118,354           | 6,646                                               |
| 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    | 8,097             | 31,903                                              |
| Claims/Judgements                                    | 545,000   | 447,926           | 97,074                                              |
| Contingency                                          | 589,041   | -                 | 589,041                                             |
| Total expenditures                                   | 1,901,241 | 1,178,431         | 722,810                                             |
| Excess (Deficiency) of Revenues<br>Over expenditures | (589,041) | (95,674)          | 493,367                                             |
| <b>OTHER FINANCING SOURCES</b>                       |           |                   |                                                     |
| Asset Disposition                                    | -         | -                 | -                                                   |
| Operating Transfers In                               | -         | -                 | -                                                   |
| Operating Transfers Out                              | -         | -                 | -                                                   |
| Total other financing sources (uses)                 | -         | -                 | -                                                   |
| Net change in fund balances                          | (589,041) | (95,674)          | 493,367                                             |

**Fund balances - beginning**

**589,041**

**Fund balances - ending**

**\$ 493,367**

Adjustments to GAAP basis:

Encumbrances

9,086

Misc adj

**Fund balances-ending**

**\$ 502,453**

**City of Alpharetta**  
**Statement of Net Position**  
**OPEB Trust Fund**  
**March 31, 2017**

|                                                            | <b>OPEB<br/>Plan</b>       |
|------------------------------------------------------------|----------------------------|
| <b>ASSETS</b>                                              |                            |
| Current Assets:                                            |                            |
| Cash and Cash Equivalents                                  | \$ 1,150,729               |
| Investments                                                | -                          |
| Accounts Receivables (net of allowance for uncollectibles) | -                          |
| Total Assets                                               | <u>1,150,729</u>           |
| <b>LIABILITIES</b>                                         |                            |
| 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>              |
| <b>NET ASSETS</b>                                          |                            |
| Net Assets held in trust for pension benefits              | <u>1,124,730</u>           |
| Total Net Assets                                           | <u>1,124,730</u>           |
| Total Liabilities & Net Assets                             | <u><u>\$ 1,150,729</u></u> |

**City of Alpharetta**  
**Statement of Changes in Fiduciary Net Position**  
**OPEB Trust Fund**  
**For the Period Ended March 31, 2017**

|                                                      | <u>Actual<br/>Amounts</u>  |
|------------------------------------------------------|----------------------------|
| <b>Additions:</b>                                    |                            |
| Employer Contribution                                | \$ 63,750                  |
| Employee Contribution                                |                            |
| Total Contribution                                   | <u>63,750</u>              |
| Investment Income                                    | -                          |
| Net appreciation in FMV                              | -                          |
| Interest and Dividends                               | 3,977                      |
| Total Investment Income                              | <u>3,977</u>               |
| <b>Total Additions (Deductions)</b>                  | <b><u>67,727</u></b>       |
| <b>Deductions:</b>                                   |                            |
| Benefits payments                                    | -                          |
| Professional Fees                                    | -                          |
| Total deductions                                     | <u>-</u>                   |
| Net Increase (Decrease)                              | <u>67,727</u>              |
| <b>Net Assets held in trust for pension benefits</b> |                            |
| Beginning of year                                    | 1,057,003                  |
| <b>Total net assets</b>                              | <b><u>\$ 1,124,730</u></b> |

**City of Alpharetta  
Statement of Net Position  
Pension Trust Fund  
March 31,2017**

|                                                            | <b>Pension<br/>Trust Fund</b> |
|------------------------------------------------------------|-------------------------------|
| <b>ASSETS</b>                                              |                               |
| Current Assets:                                            |                               |
| Cash and Cash Equivalents                                  | \$ -                          |
| Investments                                                | 64,281,968                    |
|                                                            | -                             |
| Accounts Receivables (net of allowance for uncollectibles) | -                             |
| Total Assets                                               | <u>64,281,968</u>             |
| <b>LIABILITIES</b>                                         |                               |
| 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>                      |
| <b>NET ASSETS</b>                                          |                               |
| Net Assets held in trust for pension benefits              | <u>64,281,968</u>             |
| Total Net Assets                                           | <u>64,281,968</u>             |
| Total Liabilities & Net Assets                             | <u><u>\$ 64,281,968</u></u>   |

**City of Alpharetta**  
**Statement of Changes in Fiduciary Net Position**  
**Pension Trust Fund**  
**For the Period Ended March 31, 2017**

|                                                      | <u>Actual<br/>Amounts</u>   |
|------------------------------------------------------|-----------------------------|
| <b>Additions:</b>                                    |                             |
| Employer Contribution                                | \$ 2,500,000                |
| Employee Contribution                                | 267,439                     |
| Total Contribution                                   | <u>2,767,439</u>            |
| Investment Income                                    | -                           |
| Net appreciation in FMV                              | 5,064,240                   |
| Interest and Dividends                               | 708,995                     |
| Total Investment Income                              | <u>5,773,235</u>            |
| <b>Total Additions (Deductions)</b>                  | <b><u>8,540,674</u></b>     |
| <b>Deductions:</b>                                   |                             |
| Benefits payments                                    | 1,299,121                   |
| Professional Fees                                    | 165,210                     |
| Total deductions                                     | <u>1,464,331</u>            |
| Net Increase (Decrease)                              | <u>7,076,343</u>            |
| <b>Net Assets held in trust for pension benefits</b> |                             |
| Beginning of year                                    | 57,205,625                  |
| <b>Total net assets</b>                              | <b><u>\$ 64,281,968</u></b> |

**City of Alpharetta**  
**Combining Balance Sheet**  
**Non-Major Governmental Funds**  
**March 31, 2017**

|                                            | Special Revenue     |                     |                     |                  |                     | Total Non-major Governmental Funds |                         |
|--------------------------------------------|---------------------|---------------------|---------------------|------------------|---------------------|------------------------------------|-------------------------|
|                                            | Hotel Motel         | Impact Fee          | Confiscated Assets  | Grant Operating  | E911                | Debt Service Fund                  | Stormwater Capital Fund |
| <b>ASSETS</b>                              |                     |                     |                     |                  |                     |                                    |                         |
| Cash / Cash Equivalents / Investments      | \$ 1,415,938        | \$ 4,007,732        | \$ 1,571,782        | \$ 68,521        | \$ 1,076,177        | \$ 5,095,465                       | \$ 433,194              |
| Taxes Receivable                           | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Pre-Paid Expenditures                      | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Accounts Receivable                        | -                   | -                   | -                   | 10,892           | \$ -                | -                                  | -                       |
| Property Taxes                             | -                   | -                   | -                   | -                | -                   | 128,300                            | -                       |
| Intergovernmental Receivable               | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Due From Other Funds                       | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Restricted                                 | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| <b>Total Assets</b>                        | <b>1,415,938</b>    | <b>4,007,732</b>    | <b>1,571,782</b>    | <b>79,413</b>    | <b>1,076,177</b>    | <b>5,223,765</b>                   | <b>433,194</b>          |
| <b>LIABILITIES</b>                         |                     |                     |                     |                  |                     |                                    |                         |
| Accounts Payable                           | -                   | -                   | -                   | 6,748            | 1,173               | -                                  | -                       |
| Retainage Payable                          | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Intergovernmental Payable                  | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Arbitrage Payable                          | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Accounts payable/AR Suspense acct          | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Compensated Absences                       | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Payroll Liabilities                        | -                   | -                   | (162)               | -                | 5,193               | -                                  | -                       |
| Due to Other Fund                          | -                   | -                   | 122                 | -                | -                   | -                                  | -                       |
| Deferred Revenue                           | -                   | -                   | -                   | 10,892           | -                   | 180,468                            | -                       |
| Unearned Revenue                           | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| <b>Total Liabilities</b>                   | <b>-</b>            | <b>-</b>            | <b>(40)</b>         | <b>17,640</b>    | <b>6,366</b>        | <b>180,468</b>                     | <b>-</b>                |
| <b>FUND BALANCES</b>                       |                     |                     |                     |                  |                     |                                    |                         |
| Restricted:                                |                     |                     |                     |                  |                     |                                    |                         |
| Capital Projects                           | -                   | 4,007,732           | -                   | -                | -                   | -                                  | -                       |
| Law Enforcement                            | -                   | -                   | 1,571,823           | -                | -                   | -                                  | -                       |
| Promotion of Tourism                       | 1,415,938           | -                   | -                   | -                | -                   | -                                  | -                       |
| Emergency Telephone Activities             | -                   | -                   | -                   | -                | 1,069,811           | -                                  | -                       |
| Debt Service                               | -                   | -                   | -                   | -                | -                   | 5,043,298                          | -                       |
| Assigned for: Grant Projects               | -                   | -                   | -                   | -                | -                   | -                                  | -                       |
| Grant Projects                             | -                   | -                   | -                   | 61,773           | -                   | -                                  | -                       |
| Unassigned:                                | -                   | -                   | -                   | -                | -                   | -                                  | 433,194                 |
| <b>Total Fund Balances</b>                 | <b>1,415,938</b>    | <b>4,007,732</b>    | <b>1,571,823</b>    | <b>61,773</b>    | <b>1,069,811</b>    | <b>5,043,298</b>                   | <b>433,194</b>          |
| <b>Total Liabilities and Fund Balances</b> | <b>\$ 1,415,938</b> | <b>\$ 4,007,732</b> | <b>\$ 1,571,782</b> | <b>\$ 79,413</b> | <b>\$ 1,076,177</b> | <b>\$ 5,223,765</b>                | <b>\$ 433,194</b>       |

**City of Alpharetta**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Non-major Governmental Funds**  
**For the Period Ending March 31, 2017**

|                                                   | 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                                   | \$ 4,538,766    | -            | -                  | -                |              |                   |                         | \$ 4,538,766                       |
| Property tax                                      |                 |              |                    |                  |              | 5,363,509         | -                       | 5,363,509                          |
| Charges for Service                               | -               | -            | -                  | -                | 2,123,090    |                   |                         | 2,123,090                          |
| Impact Fees                                       | -               | 1,243,012    |                    | -                |              |                   |                         | 1,243,012                          |
| Forfeiture Income                                 | -               | -            | 128,607            | -                |              |                   |                         | 128,607                            |
| Intergovernmental                                 | -               | -            | -                  | 25,660           | -            |                   |                         | 25,660                             |
| Contributions & Donations                         | -               | -            | -                  | 500              |              |                   |                         | 500                                |
| Investment Earnings                               | -               | 8,578        | 846                | 146              | 2,582        | 8,766             | -                       | 20,918                             |
| Other                                             | 1               |              | -                  |                  |              | 1                 | -                       | 2                                  |
| Total revenues                                    | 4,538,767       | 1,251,590    | 129,453            | 26,306           | 2,125,672    | 5,372,276         | -                       | 13,444,064                         |
| EXPENDITURES:                                     |                 |              |                    |                  |              |                   |                         |                                    |
| Tourism                                           | 1,985,711       | -            | -                  | -                | -            |                   |                         | 1,985,711                          |
| Community Development                             | -               | -            | -                  | -                | -            |                   |                         | -                                  |
| Culture/Recreation                                | -               | 160,501      | -                  | -                | -            |                   | 58,034                  | 218,535                            |
| Public Safety                                     | -               | 10,621       | 300,490            | 29,127           | 3,178,719    |                   |                         | 3,518,957                          |
| Public Works                                      |                 |              |                    |                  |              |                   | 765,023                 | 765,023                            |
| General Government                                | -               | -            | -                  | -                | -            | -                 | -                       | -                                  |
| Debt Service:                                     |                 |              |                    |                  |              | -                 | -                       | -                                  |
| Principal                                         |                 |              |                    |                  |              | 110,550           | -                       | 110,550                            |
| Interest                                          | 385,648         |              |                    |                  |              | 1,030,130         | -                       | 1,415,778                          |
| Bond Issuance Costs                               |                 |              |                    |                  |              | 2,350             | -                       | 2,350                              |
| Total expenditures                                | 2,371,359       | 171,122      | 300,490            | 29,127           | 3,178,719    | 1,143,030         | 823,056                 | 8,016,903                          |
| Excess (deficiency) of revenues over expenditures | 2,167,408       | 1,080,468    | (171,037)          | (2,821)          | (1,053,047)  | 4,229,245         | (823,056)               | 5,427,161                          |
| OTHER FINANCING SOURCES (USES):                   |                 |              |                    |                  |              |                   |                         |                                    |
| Transfers in / out:                               |                 |              |                    |                  |              |                   |                         | -                                  |
| Debt service fund                                 | -               | -            | -                  | -                |              |                   |                         | -                                  |
| Capital Projects                                  |                 |              |                    |                  |              |                   |                         | -                                  |
| Operating grants fund                             | -               | -            | -                  | -                |              |                   |                         | -                                  |
| Capital grants fund                               | -               | -            | -                  | -                |              |                   |                         | -                                  |
| General fund                                      | (1,702,038)     |              | -                  | 15,000           | -            |                   | 1,256,250               | (430,788)                          |
| Budgeted Fund Balance:                            | -               | -            | -                  | -                |              |                   |                         | -                                  |
| Total other financing sources and (uses)          | (1,702,038)     | -            | -                  | 15,000           | -            |                   | 1,256,250               | (430,788)                          |
| Net change in fund balances                       | 465,371         | 1,080,468    | (171,037)          | 12,179           | (1,053,047)  | 4,229,245         | 433,194                 | 4,996,374                          |
| Fund balances - beginning                         | 950,567         | 2,927,264    | 1,742,859          | 49,594           | 2,122,858    | 814,052           | -                       | 8,607,194                          |
| Fund balances - ending                            | 1,415,938       | \$ 4,007,732 | \$ 1,571,823       | \$ 61,773        | \$ 1,069,811 | \$ 5,043,298      | \$ 433,194              | \$ 13,603,567                      |



**City of Alpharetta**  
**Hotel Motel Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                          | Budget              | Actual<br>Amounts | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------|---------------------|-------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                         |                     |                   |                                                     |
| Hotel Motel Tax                          | \$ 6,000,000        | \$ 4,538,766      | \$ (1,461,234)                                      |
| Misc Revenue                             | -                   | 1                 | 1                                                   |
| Investment Earnings                      | -                   | -                 | -                                                   |
| Total revenues                           | 6,000,000           | 4,538,767         | (1,461,233)                                         |
| <b>EXPENDITURES:</b>                     |                     |                   |                                                     |
| Alpharetta Convention & Visitor's Bureau | 2,625,000           | 1,985,711         | 639,289                                             |
| Alpharetta Business Community            | -                   | -                 | -                                                   |
| Debt Service Reserve                     | 1,299,936           |                   | 1,299,936                                           |
| Bond Interest                            | 775,630             | 385,648           | 389,982                                             |
| Contingency                              | -                   | -                 | -                                                   |
| Total Expenditures                       | 4,700,566           | 2,371,359         | 2,329,207                                           |
| Excess of revenues over<br>expenditures  | 1,299,434           | 2,167,408         | 867,974                                             |
| <b>OTHER FINANCING SOURCES (USES):</b>   |                     |                   |                                                     |
| Transfers Out                            | (2,250,000)         | (1,702,038)       | 547,962                                             |
| Total other financing sources and uses   | (2,250,000)         | (1,702,038)       | 547,962                                             |
| Net change in fund balances              | (950,566)           | 465,371           | 1,415,937                                           |
| <b>Fund balances - beginning</b>         | <b>\$ 950,567</b>   |                   |                                                     |
| <b>Fund balances - ending</b>            | <b>\$ 1,415,938</b> |                   |                                                     |

**City of Alpharetta**  
**Impact Fee Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget      | Actual<br>Amounts   | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-------------|---------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                     |             |                     |                                                     |
| Impact Fees                                          | \$ 605,000  | \$ 1,243,012        | \$ 638,012                                          |
| Investment Earnings                                  | 3,000       | 8,578               | 5,578                                               |
| Total Revenues                                       | 608,000     | 1,251,590           | 643,590                                             |
| <b>EXPENDITURES:</b>                                 |             |                     |                                                     |
| Public Safety                                        | 524,063     | 252,663             | 271,401                                             |
| Public Works                                         | 1,275,235   | -                   | 1,275,235                                           |
| Recreation & Parks                                   | 1,300,000   | 242,700             | 1,057,300                                           |
| Community Development                                | 435,965     | -                   | 435,965                                             |
| General Government                                   | -           | -                   | -                                                   |
| Total expenditures                                   | 3,535,263   | 495,363             | 3,039,901                                           |
| Excess (deficiency) of revenues<br>over expenditures | (2,927,263) | 756,227             | (3,683,490)                                         |
| <b>OTHER FINANCING SOURCES (USES):</b>               |             |                     |                                                     |
| Transfers Out                                        | -           | -                   | -                                                   |
| Total other financing sources and uses               | -           | -                   | -                                                   |
| Net change in fund balances                          | (2,927,263) | 756,227             | (3,683,490)                                         |
| <b>Fund balances - beginning</b>                     |             | <b>2,927,264</b>    |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ 3,683,491</b> |                                                     |
| Encumbrances                                         |             | 324,241             |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ 4,007,732</b> |                                                     |

**City of Alpharetta**  
**Confiscated Assets Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget      | Actual<br>Amounts   | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-------------|---------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                     |             |                     |                                                     |
| Forfeiture Income                                    | \$ 99,329   | \$ 128,607          | \$ 29,278                                           |
| Investment Earnings                                  | 976         | 846                 | (130)                                               |
| Misc Revenue                                         | -           |                     |                                                     |
| Total Revenues                                       | 100,305     | 129,453             | 29,149                                              |
| <b>EXPENDITURES:</b>                                 |             |                     |                                                     |
| Public Safety                                        | 1,843,164   | 300,490             | 1,542,674                                           |
| Non-Departmental                                     | -           |                     | -                                                   |
| Total expenditures                                   | 1,843,164   | 300,490             | 1,542,674                                           |
| Excess (deficiency) of revenues<br>over expenditures | (1,742,859) | (171,037)           | 1,571,823                                           |
| <b>OTHER FINANCING SOURCES (USES):</b>               | -           | -                   | -                                                   |
| Net change in fund balances                          | (1,742,859) | (171,037)           | 1,571,823                                           |
| <b>Fund balances - beginning</b>                     |             | <b>1,742,859</b>    |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ 1,571,823</b> |                                                     |
| Adjustments to GAAP basis:                           |             |                     |                                                     |
| Encumbrances                                         |             |                     |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ 1,571,822</b> |                                                     |

**City of Alpharetta**  
**Grant Fund - Operating**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget    | Actual<br>Amounts | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-----------|-------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                     |           |                   |                                                     |
| Intergovernmental                                    | \$ 91,826 | \$ 25,660         | (66,166)                                            |
| Contributions & Donations                            | 800       | 500               | (300)                                               |
| Discounts Taken                                      |           | -                 | -                                                   |
| Interest Earnings                                    | -         | 146               | 146                                                 |
| Transfers in                                         | 20,000    | 15,000            | (5,000)                                             |
| Contingencies                                        | -         | -                 | -                                                   |
| Total                                                | 112,626   | 41,306            | (71,320)                                            |
| <b>EXPENDITURES:</b>                                 |           |                   |                                                     |
| General Government                                   | 19,429    | -                 | 19,429                                              |
| Community Development                                | -         | -                 | -                                                   |
| Engineering/Public Works                             | -         | -                 | -                                                   |
| Public Safety                                        | 96,861    | 48,166            | 48,695                                              |
| Recreation & Parks                                   | 45,929    | -                 | 45,929                                              |
| Contingencies                                        | -         | -                 | -                                                   |
| Operating Transfers Out                              | -         | -                 | -                                                   |
| Non-Allocated                                        | -         | -                 | -                                                   |
| Total                                                | 162,219   | 48,166            | 114,053                                             |
| Excess (deficiency) of revenues<br>over expenditures | (49,593)  | (6,861)           | 42,733                                              |
| <b>OTHER FINANCING SOURCES (USES):</b>               | -         | -                 | -                                                   |
| Net change in fund balance                           | (49,593)  | (6,861)           | 42,733                                              |
| <b>Fund balance - beginning</b>                      |           | <b>49,594</b>     |                                                     |
| <b>Fund balance - ending</b>                         |           | <b>\$ 42,733</b>  |                                                     |
| Adjustments to GAAP basis:                           |           |                   |                                                     |
| Encumbrances                                         |           | 19,040            |                                                     |
| <b>Fund balances - ending</b>                        |           | <b>\$ 61,773</b>  |                                                     |

**City of Alpharetta**  
**Emergency 911 Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget             | Actual<br>Amounts          | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|--------------------|----------------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                     |                    |                            |                                                     |
| Charges for Service                                  | \$ 3,665,000       | \$ 2,123,090               | \$ (1,541,910)                                      |
| Misc Revenue                                         | -                  | -                          | -                                                   |
| Investment Earnings                                  | 5,259              | 2,582                      | (2,677)                                             |
| Total Revenues                                       | <u>3,670,259</u>   | <u>2,125,672</u>           | <u>(1,544,587)</u>                                  |
| <b>EXPENDITURES:</b>                                 |                    |                            |                                                     |
| Public Safety                                        | 5,203,116          | 3,532,511                  | 1,670,605                                           |
| Total expenditures                                   | <u>5,203,116</u>   | <u>3,532,511</u>           | <u>1,670,605</u>                                    |
| Excess (deficiency) of revenues<br>over expenditures | <u>(1,532,857)</u> | <u>(1,406,839)</u>         | <u>126,018</u>                                      |
| <b>OTHER FINANCING SOURCES (USES):</b>               |                    |                            |                                                     |
| Transfers In                                         | -                  | -                          | -                                                   |
| Transfers Out - Capital Project Fund                 | -                  | -                          | -                                                   |
| Total other financing sources and uses               | <u>-</u>           | <u>-</u>                   | <u>-</u>                                            |
| Net change in fund balances                          | <u>(1,532,857)</u> | <u>(1,406,839)</u>         | <u>126,018</u>                                      |
| <b>Fund balances - beginning</b>                     |                    | <u><b>2,122,858</b></u>    |                                                     |
| <b>Fund balances - ending</b>                        |                    | <u><b>\$ 716,019</b></u>   |                                                     |
| Adjustments to GAAP basis:                           |                    |                            |                                                     |
| Encumbrances                                         |                    | 353,791                    |                                                     |
| <b>Fund balances - ending</b>                        |                    | <u><b>\$ 1,069,811</b></u> |                                                     |

**City of Alpharetta**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                   | Budget       | Actual<br>Amounts   | Variance with<br>Budget -<br>Positive<br>(Negative) |
|---------------------------------------------------|--------------|---------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                  |              |                     |                                                     |
| Property tax                                      | \$ 5,505,000 | \$ 5,363,509        | \$ (141,491)                                        |
| Misc Revenue                                      |              | 1                   | 1                                                   |
| Investment earnings                               | 9,000        | 8,766               | (234)                                               |
| Total revenues                                    | 5,514,000    | 5,372,276           | (141,724)                                           |
| <b>EXPENDITURES:</b>                              |              |                     |                                                     |
| 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        | 2,350               | 2,650                                               |
| Total debt service                                | 6,328,052    | 1,143,030           | 5,185,022                                           |
| Total expenditures                                | 6,328,052    | 1,143,030           | 5,185,022                                           |
| Excess (Deficiency) of revenues over expenditures | (814,052)    | 4,229,245           | 5,043,297                                           |
| <b>OTHER FINANCING SOURCES (USES):</b>            |              |                     |                                                     |
| Transfers in                                      |              |                     | -                                                   |
| Transfers out                                     |              |                     | -                                                   |
| Total other financing sources and uses            | -            | -                   | -                                                   |
|                                                   | (814,052)    | 4,229,245           | 5,043,297                                           |
| <b>Fund balances - beginning</b>                  |              | <b>814,052</b>      |                                                     |
| <b>Fund balances - ending</b>                     |              | <b>\$ 5,043,298</b> |                                                     |

**City of Alpharetta**  
**Stormwater Capital Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**For the Period Ended March 31, 2017**

|                                                      | Budget      | Actual<br>Amounts  | Variance with<br>Budget -<br>Positive<br>(Negative) |
|------------------------------------------------------|-------------|--------------------|-----------------------------------------------------|
| <b>REVENUES:</b>                                     |             |                    |                                                     |
| Misc Revenue                                         | -           | -                  | -                                                   |
| Investment Earnings                                  | -           | -                  | -                                                   |
| Total Revenues                                       | -           | -                  | -                                                   |
| <b>EXPENDITURES:</b>                                 |             |                    |                                                     |
| Public Works                                         | 1,603,744   | 1,274,784          | 328,960                                             |
| Recreation & Parks                                   | 71,256      | 71,256             | -                                                   |
| Total expenditures                                   | 1,675,000   | 1,346,040          | 328,960                                             |
| Excess (deficiency) of revenues<br>over expenditures | (1,675,000) | (1,346,040)        | 328,960                                             |
| <b>OTHER FINANCING SOURCES (USES):</b>               |             |                    |                                                     |
| Transfers In                                         | 1,675,000   | 1,256,250          | (418,750)                                           |
| Transfers Out                                        | -           | -                  | -                                                   |
| Total other financing sources and uses               | 1,675,000   | 1,256,250          | (418,750)                                           |
| Net change in fund balances                          | -           | (89,790)           | (89,790)                                            |
| <b>Fund balances - beginning</b>                     |             |                    |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ (89,790)</b> |                                                     |
| Adjustments to GAAP basis:                           |             |                    |                                                     |
| Encumbrances                                         |             | 522,984            |                                                     |
| <b>Fund balances - ending</b>                        |             | <b>\$ 433,194</b>  |                                                     |

# DEVELOPMENT AUTHORITY



## Revenue & Expenditure Report GAAP Financial Statements





# ALPHARETTA DEVELOPMENT AUTHORITY

## Financial Management Report - As of March 31, 2017

| Account #                 | Project                                                 | Total Budget      | Actuals<br>(Collections/<br>Expenditures) | Encumbrances | Remaining         |
|---------------------------|---------------------------------------------------------|-------------------|-------------------------------------------|--------------|-------------------|
| <b>Revenues</b>           |                                                         |                   |                                           |              |                   |
| 99575100-346900           | Bond Application Fee                                    | \$ -              | \$ 89,625                                 |              | \$ (89,625)       |
| 99575100-361000           | Investment Earnings                                     | -                 | 123                                       |              | (123)             |
| 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)                      | 5,612             | 4,397                                     |              | 1,215             |
|                           | <i>subtotal</i>                                         | <b>\$ 143,112</b> | <b>\$ 94,146</b>                          |              | <b>\$ 48,966</b>  |
| (1) 99575100-395000       | Carryforward Fund Balance                               | \$ 314,374        | \$ -                                      |              | \$ 314,374        |
|                           | <i>subtotal</i>                                         | <b>\$ 314,374</b> | <b>\$ -</b>                               |              | <b>\$ 314,374</b> |
|                           | <b>Total</b>                                            | <b>\$ 457,486</b> | <b>\$ 94,146</b>                          |              | <b>\$ 363,340</b> |
| <b>Expenditures</b>       |                                                         |                   |                                           |              |                   |
| 99575100-571000-C1403     | Local Job Creation Grant Program                        | \$ 60,000         | \$ 14,000                                 | \$ -         | \$ 46,000         |
| 99575100-544100-C1532     | ATC Operational Funds                                   | 150,000           | 98,750                                    | -            | 51,250            |
| 99575100-544100-C1719     | ATC Kitchen Remodel                                     | 25,000            | 23,179                                    | -            | 1,821             |
| 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                                    | -            | -                 |
| 99575100-571000           | Convention Center Issuance Costs                        | 18,912            | 18,911                                    | -            | 1                 |
|                           | <i>subtotal</i>                                         | <b>\$ 424,860</b> | <b>\$ 179,841</b>                         | <b>\$ -</b>  | <b>\$ 245,020</b> |
| (2) 99575100-523860-C1535 | Innovation Center Operations (Maintenance Contracts)    | \$ 5,240          | \$ 5,242                                  | \$ -         | \$ (2)            |
| 99575100-531200-C1535     | Innovation Center Operations (Miscellaneous Utilities)  | 698               | 697                                       | -            | 1                 |
| 99575100-531210-C1535     | Innovation Center Operations (Water/Sewer)              | 38                | 132                                       | -            | (94)              |
| 99575100-531220-C1535     | Innovation Center Operations (Natural Gas)              | 2,623             | 2,623                                     | -            | 0                 |
| 99575100-531230-C1535     | Innovation Center Operations (Electricity)              | 4,656             | 4,646                                     | -            | 10                |
|                           | <i>subtotal</i>                                         | <b>\$ 13,255</b>  | <b>\$ 13,340</b>                          | <b>\$ -</b>  | <b>\$ (85)</b>    |
| 99575100-579000           | Reserve                                                 | \$ 19,371         | \$ -                                      | \$ -         | \$ 19,371         |
|                           | <i>subtotal</i>                                         | <b>\$ 19,371</b>  | <b>\$ -</b>                               | <b>\$ -</b>  | <b>\$ 19,371</b>  |
|                           | <b>Total</b>                                            | <b>\$ 457,486</b> | <b>\$ 193,181</b>                         | <b>\$ -</b>  | <b>\$ 264,305</b> |

- (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 March 31, 2017

| Account #                                                      | Project | Total Budget | Actuals<br>(Collections/<br>Expenditures) | Encumbrances | Remaining |
|----------------------------------------------------------------|---------|--------------|-------------------------------------------|--------------|-----------|
| <b>Fund Balance Reconciliation</b>                             |         |              |                                           |              |           |
| <b>Fund Balance (beginning of Fiscal Year)</b>                 |         |              | <b>\$ 314,374</b>                         |              |           |
| Revenues collected to date                                     |         |              | 94,146                                    |              |           |
| Expenditures incurred to date                                  |         |              | (193,181)                                 |              |           |
| <b>Fund Balance (current)</b>                                  |         |              | <b>\$ 215,339</b>                         |              |           |
| Forecasted revenue collections                                 |         |              | 138,715                                   |              |           |
| <b>Fund Balance (forecasted)</b>                               |         |              | <b>\$ 354,054</b>                         |              |           |
| Allocation of Forecasted Fund Balance:                         |         |              |                                           |              |           |
| Spendable (available for investment by the Board)              |         |              | \$ 63,723                                 |              |           |
| Non-Spendable (City Center Contribution - sidewalks/utilities) |         |              | 45,312                                    |              |           |
| Non-Spendable (unspent/remaining project allocations)          |         |              | 245,019                                   |              |           |
|                                                                |         |              | <b>\$ 354,054</b>                         |              |           |



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# GAAP



# Financial Statements

**City of Alpharetta**  
**Balance Sheet**  
**COMPONENT UNIT-DEVELOPMENT AUTHORITY**  
**March 31, 2017**

**ASSETS**

Current Assets:

|                                         |                |
|-----------------------------------------|----------------|
| Cash and Cash Equivalents               | \$ 215,339     |
| Investments                             |                |
| Accounts Receivable                     | -              |
| Restricted Cash for Bond Issuance Costs | -              |
| Total Assets                            | <u>215,339</u> |

**LIABILITIES**

Current Liabilities:

|                           |          |
|---------------------------|----------|
| Deferred Revenue          | -        |
| 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> |

**Fund Balance**

|                    |                |
|--------------------|----------------|
| Restricted         | 151,616        |
| Unassigned         | 63,723         |
| Total Fund Balance | <u>215,339</u> |

|                                  |                          |
|----------------------------------|--------------------------|
| Total Liabilities & Fund Balance | <u><u>\$ 215,339</u></u> |
|----------------------------------|--------------------------|

**City of Alpharetta**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**COMPONENT UNIT-DEVELOPMENT AUTHORITY**  
**For the Period Ended March 31, 2017**

|                                                              | <u>Actual<br/>Amounts</u> |
|--------------------------------------------------------------|---------------------------|
| <b>Revenues</b>                                              |                           |
| Rent/Royalties                                               | \$ 4,397                  |
| State Grant                                                  | -                         |
| Fees                                                         | 89,625                    |
| Contributions & Donations                                    | -                         |
| Miscellaneous Income-Interest                                | 123                       |
|                                                              | <hr/>                     |
| <b>Total Revenues</b>                                        | <b><u>94,146</u></b>      |
| <b>Expenditures</b>                                          |                           |
| Economic Development                                         | 157,728                   |
| Utilities - Miscellaneous                                    | 35,453                    |
| Debt Service:                                                |                           |
| Principal                                                    | -                         |
| Interest                                                     | -                         |
|                                                              | <hr/>                     |
| <b>Total Expenditures</b>                                    | <b><u>193,181</u></b>     |
|                                                              |                           |
| Excess (deficiency) of revenues<br>over (under) expenditures | (99,035)                  |
| <b>Other Financing Sources (Uses)</b>                        |                           |
| Sale of capital assets                                       | -                         |
|                                                              | <hr/>                     |
| <b>Net Change in Fund Balances</b>                           | (99,035)                  |
|                                                              |                           |
| <b>Fund Balance, Beginning of Year</b>                       | <b><u>314,374</u></b>     |
|                                                              |                           |
| <b>Fund Balance, End of Year</b>                             | <b><u>\$ 215,339</u></b>  |





# City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 1, 2017

**I. AGENDA ITEM TITLE:** PH-17-11/V-17-11 EA HOMES/KEVIN NORTON

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO ALLOW FOR THE CONVERSION OF 17 'FOR-SALE' TOWNHOME UNITS TO 'FOR-SALE' DETACHED UNITS. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THOMPSON STREET, JUST WEST OF PARK STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 749, 1ST 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, FLUP Map, Zoning Map, Aerial Map, Location Map, Lot Plan, Latest Fence Plan, Elevations, Citizenship Part B, Application





# CITY COUNCIL MEETING STAFF REPORT

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

## **I. AGENDA ITEM TITLE: PH-17-11 EDWARD ANDREWS HOMES/THOMPSON STREET**

CITY COUNCIL: MAY 1, 2017

## **II. RECOMMENDATION:**

Approve PH-17-11 Edward Andrews Homes/Thompson Street subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted site plan prepared by Plum Creek Consulting, LLC, dated 3/23/2017. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Building architecture to include architectural materials using variations of brick, stone, siding, shakes and board & batten shall be substantially similar to renderings submitted by the applicant, with final approval by Staff. Windows and doors shall have a distinct header and sill detail that is historically relevant to the architecture. The applicant shall submit elevations, including details for columns, porch cornice, windows, porch roof material, etc. Unit 23 side elevation shall have a front entry facing Thompson Street, as approved by Staff.
3. Add trees, shrubs and ground cover plantings to the south side of the trail where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
4. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
5. The developer will procure and install a fence along the north side of the property adjacent to Academy Park, as depicted on Sheet TPR5 prepared by PEC, dated 1/30/2017.
6. Provide landscaping between Units 28 and 29.
7. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
8. Developer shall install landscaping and seating in the open space area (located in the northeast portion of the site) to be dedicated to the City, as approved by Staff.
9. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

## **III. REPORT IN BRIEF:**

The applicant, Edward Andrews Homes, requests a change to previous conditions of zoning on a 5.85-acre property approved for a 40-unit 'For-Sale' townhome development. The requested changes will allow for the conversion of 17 townhomes units to single-family detached homes, changes to the building architecture and changes to the location and type of a fence adjacent to Academy Park. The subject property is located on the north side of Thompson Street, just west of Park Street.

## **DISCUSSION**

The submitted request, if approved, will allow for changes to previous conditions of zoning for the Thompson Street Investments (Edward Andrews Homes) development. The proposed changes include the conversion of 17 townhome units to single-family detached units, new building elevations and changes to the location of a fence adjacent to Academy Park. Single-family detached lots will be those oriented to Thompson Street.

The subject property was approved on October 26, 2015 for a rezoning to DT-LW (Downtown Live-Work) to allow 40 'For-Sale' townhome units on 5.85 acres with a density of 6.83 dwelling units per acre. The approved number

of units and density will remain the same. The applicant proposes the following changes to the previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:

2. Property shall be developed substantially in accordance with submitted plan by ~~Planners and Engineers Collaborative~~ Plum Creek Consulting, LLC dated ~~4/24/2015 and as revised and presented on 10/1/15~~ 3/23/2017. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

15. Architecture shall be 4-sided architecture to include brick or stone. Cedar shakes and/or board and batten may be used for accents only. Each elevation shall be different fronting Thompson Street with final approval by Staff. The Architecture shall be similar to the attached elevations submitted at the ~~10/26/15~~ 5/1/2017 Council Meeting and shall be labeled as follows:

- a) Elevations fronting Thompson Street and East Property Line (lots 17-40);
- b) Elevations fronting the Greenway Path (lots 1-16); and
- c) Elevations fronting the Private Street (lots 1-16)

18. ~~The developer will procure and install an 8 foot high Ameristar Montage Plus steel fence with 3/4 inch pickets and 2 1/2 inch posts. This fence is to be installed 1-3 feet in to Academy Park property along the common southern border of Academy Park (northern border for applicant). This fence is to be connected to the similar fence planning to be installed by Old Milton Holdings at the common border with Academy Park at 218 Thompson Street. There may be one secured gate required to be installed to the fence providing Academy Park residents access to the City requested bicycle path. Location of the gate, and type, will be mutually agreed upon between Applicant and Academy Park HOA. The developer will procure and install a fence along the north side of the property adjacent to Academy Park, as depicted on Sheet TPR5 prepared by PEC, dated 1/30/2017.~~

As reflected in the table below, a total of 379 townhomes have been approved in the Downtown Overlay, including 128 along the Thompson Street corridor. For comparison, 158 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 77 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a 5-Year Market Study (see table below) indicating that the Downtown area could absorb 185-210 townhome units. Therefore, the applicant's request to convert 17 of the previously approved 40 townhome units to single-family detached units is appropriate and consistent with the 5-year market study.

#### **'For-Sale' Residential Approved within the Downtown Overlay**

| <b>Development</b>                      | <b>Downtown Area</b> | <b>Number*</b>      |
|-----------------------------------------|----------------------|---------------------|
| Edward Andrews Homes (Current Approval) | Thompson St          | 40 TH               |
| Thompson St Flats                       | Thompson St          | 24 C                |
| Southerton                              | Thompson St          | 3 SFD               |
| Old Milton Holdings                     | Thompson St          | 25 SFD/88 TH/42 C   |
| Hedgewood (Voysey)                      | Thompson St          | 42 SFD              |
| Aycock                                  | Thompson St          | 7 SFD               |
| East of Main                            | Academy St           | 41 SFD/42 TH        |
| Lehigh Homes                            | Cumming St           | 9 SFD               |
| Twelve on Canton                        | Canton St            | 12 SFD              |
| Olmstead Park (Newvale) Townhomes       | Canton St            | 23 TH               |
| Canton Street Commons                   | Canton St            | 19 SFD/11 TH        |
| Stonewalk Mayfield                      | Canton St            | 20 TH               |
| Teasley Place                           | Canton St/Academy St | 24 C                |
| Chelsea Walk                            | Old Milton Pkwy      | 49 TH               |
| Perling (Devore & South Main)           | South Main St        | 78 TH               |
| Windsong Townhomes                      | Marietta St          | 28 TH               |
| Total                                   |                      | 158 SFD/379 TH/90 C |

\*SFD = Single Family Detached, TH = Townhome, C = Condominium

## Downtown Master Plan 5-Year Market Study (Approved February 2015)

| Housing Type                 | Number of Units |
|------------------------------|-----------------|
| Townhomes                    | 185 – 210       |
| Single-Family Detached       | 40 – 45         |
| High-end Condominium         | 45 – 50         |
| Entry-mid Priced Condominium | 220 – 250       |
| For-Rent Apartments          | 315 - 340       |

## SITE PLAN ANALYSIS

The applicant's site plan depicts 17 single-family detached homes oriented to Thompson Street and 23 townhomes oriented to the Alpha Loop at the rear of the property and to the detention park to the east. Townhome and detached product will be rear-loaded, with access from an internal private street. Single-family detached lots range from 2,580 to 3,091 square feet. Civic and amenity spaces are largely the same as the previously approved zoning plan, except that the overall civic and amenity space has increased slightly. The table below represents a comparison of the original (approved) and new (proposed) site plans.

### Comparison – Original vs. Proposed Site Plan

|               | Original (Approved) | New (Proposed)            |
|---------------|---------------------|---------------------------|
| Site Acreage  | 5.85 acre           | 5.85 acres                |
| Use           | 40 Townhome Units   | 17 Detached, 23 Townhomes |
| Density       | 6.83 dus/ac         | 6.83 dus/ac               |
| Civic Space   | 10.7% (27,740 SF)   | 11.2% (28,544 SF)         |
| Amenity Space | 10.9% (28,088 SF)   | 12.6% (32,182 SF)         |

**Original (Approved)**



**New (Proposed)**



The applicant is also requesting a change to a previous condition of zoning related to the requirement for a fence adjacent to Academy Park. The proposed change, which is reflected on Sheet TPR5 prepared by Planners and Engineers Collaborative, is requested on behalf of Academy Park. The changes include the location of the fence, height (6' and 8'), as well as fence type (black vinyl clad chain link fence and Ameristar Montage Plus Steel fence).

## BUILDING ELEVATIONS & ARCHITECTURE

The applicant is requesting a change to previous conditions of zoning to allow for new building elevations. For reference, the original (approved) building elevations are shown below.



The applicant's proposed building elevations reflect a variety of architectural styles approved in the Downtown Overlay, including Folk Victorian, Federal, Stick and Greek Revival. According to the applicant's architect, the single-family detached and townhome product will consist of materials such as, painted brick, siding and board and batten. The applicant's architect provided the following description:

**"Massing forms are usually asymmetrical as shown in the variety of roof forms in Stick and Folk Victorian styles. To encourage variety, a range of roof forms are proposed, including single gable, double gable, cross gable, 'clipped' gable and hip. The massing and roof forms on the Greek Revival and Federal styles are symmetrical, using precise window placement and stacking. Windows are typically 6 panes over 6. All main body roof slopes will be a 5:12 minimum slope, as provided in the Alpharetta Downtown Code, with most roofs ranging from 8:12 to 12:12 slope.**

**Front porches are important features on each home, as described per the Stick and Folk Victorian style of architecture. Porches are also a feature on the Federal and Greek Revival homes and often include additional features with classical columns or center gables to showcase the center of the home. In addition, porches encourage an enhanced lifestyle as an outdoor living area for these future residents of Alpharetta. Per the Alpharetta Downtown Code, the porches are a minimum of 6' in depth and range from 50% - 100% of the width of the building façade of each home.**

**The side entry to the homes provides another opportunity for architectural detail with side, covered stoops. The stoops are less than 6' wide, per the Alpharetta Downtown Code, and will have roofs accented by support braces."**

The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Windows and doors shall have a distinct header and sill detail that is historically relevant to the architecture
- Need more details on elevations, including columns, porch cornice, windows, porch roof material, etc.
- The side elevation of Unit 23 shall have a front entry facing Thompson Street

## CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning. The conversion of 17 townhome units to single-family detached units is appropriate given the number of townhomes approved or under construction in the City. In addition, the proposed site plan will result in an increase to the overall civic, amenity and open space. If approved, staff recommends architectural standards to ensure compatibility of the buildings with the character of the Downtown Overlay and Thompson Street corridor.

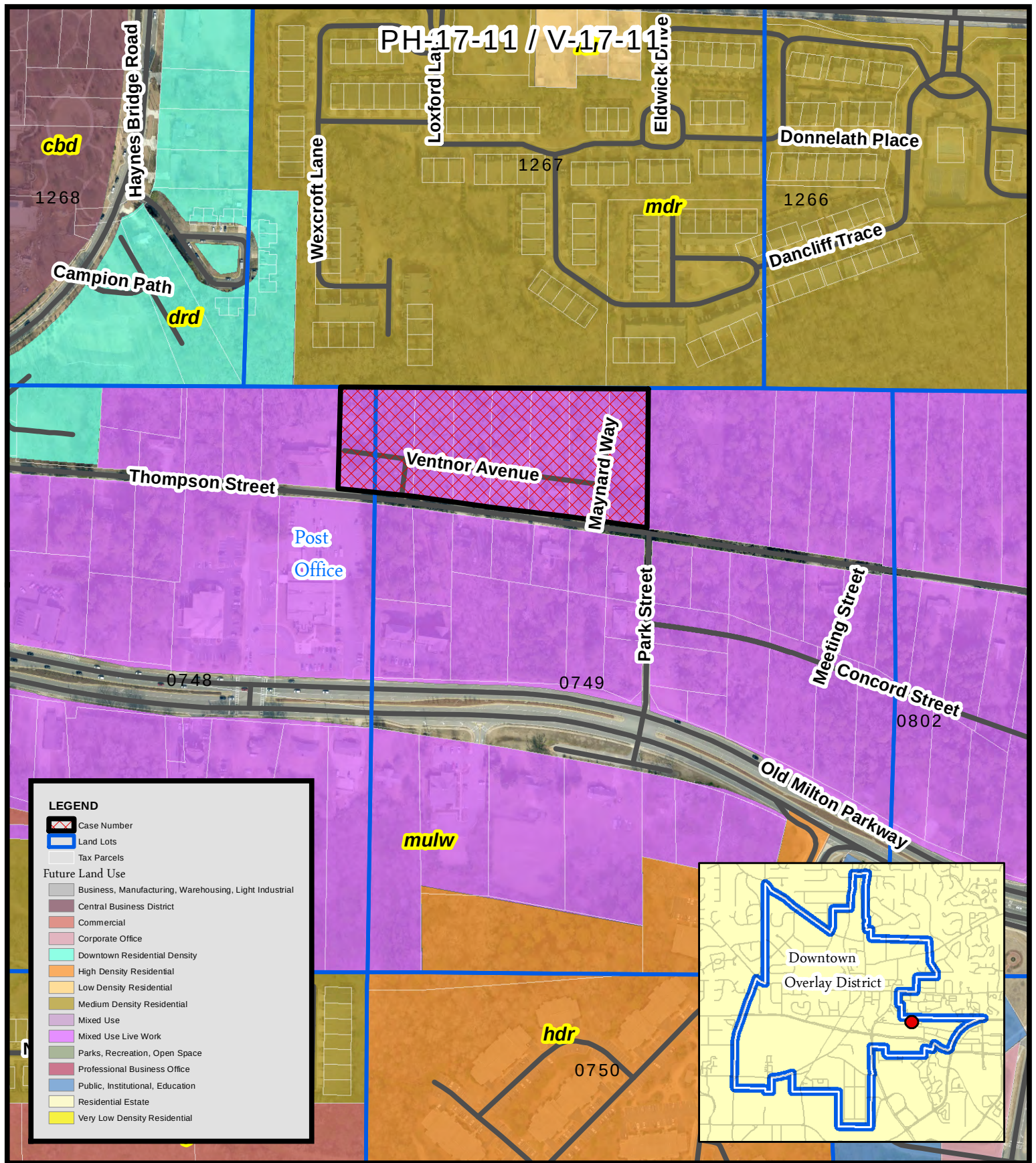
## CITIZEN PARTICIPATION PLAN

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

**IV. ATTACHMENTS:**

- Site Plan
- Building Elevations
- Sheet TPR5 – Fence Layout





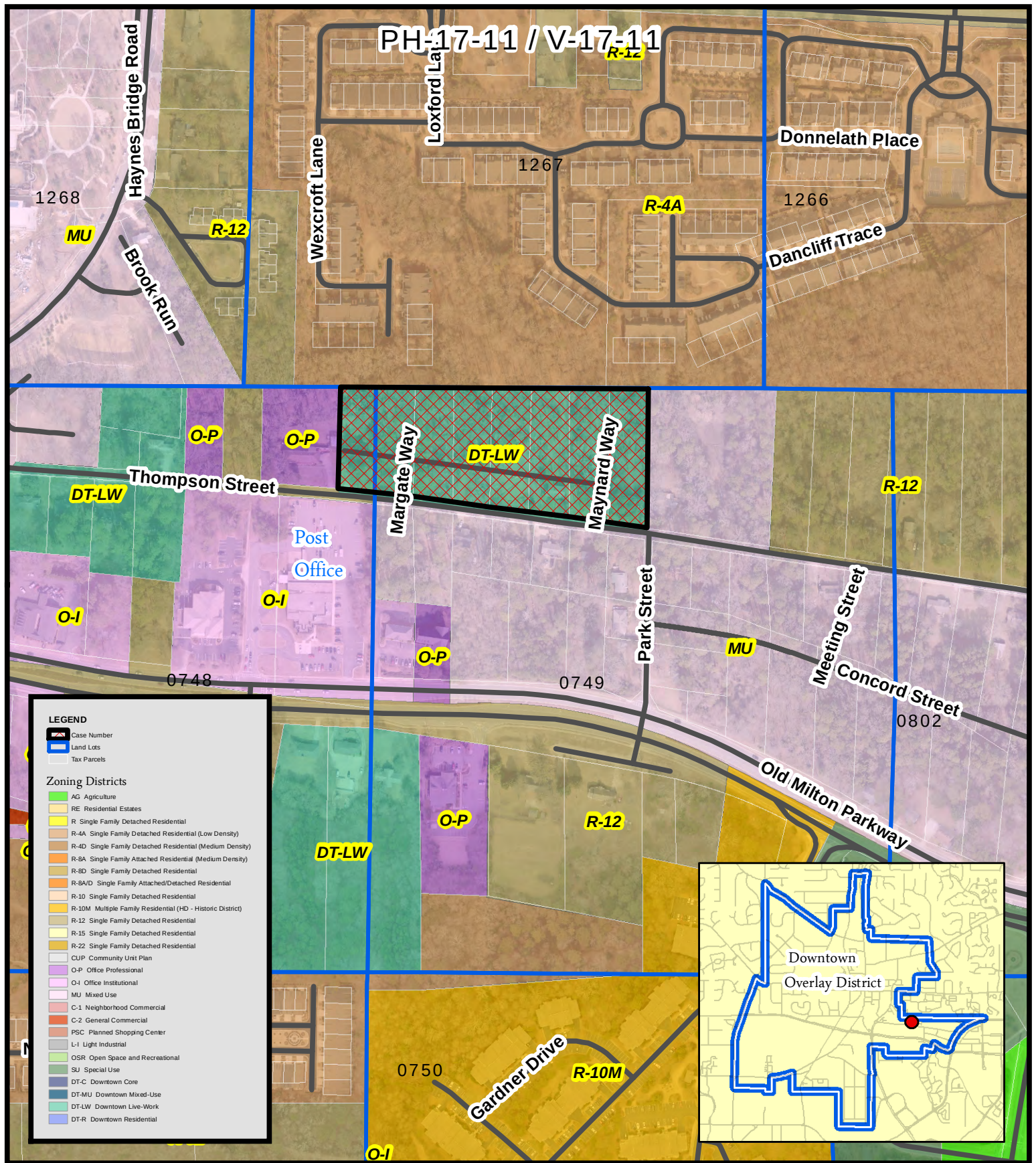
Future Land Use  
CRP EAH TS LLC Homes/Kevin Norton  
Thompson Street

PH-17-11 / V-17-11  
D/LL: 1/2/748, 749  
CC Date: 5/01/17

Location Map Provided by:  
Community Development - GIS







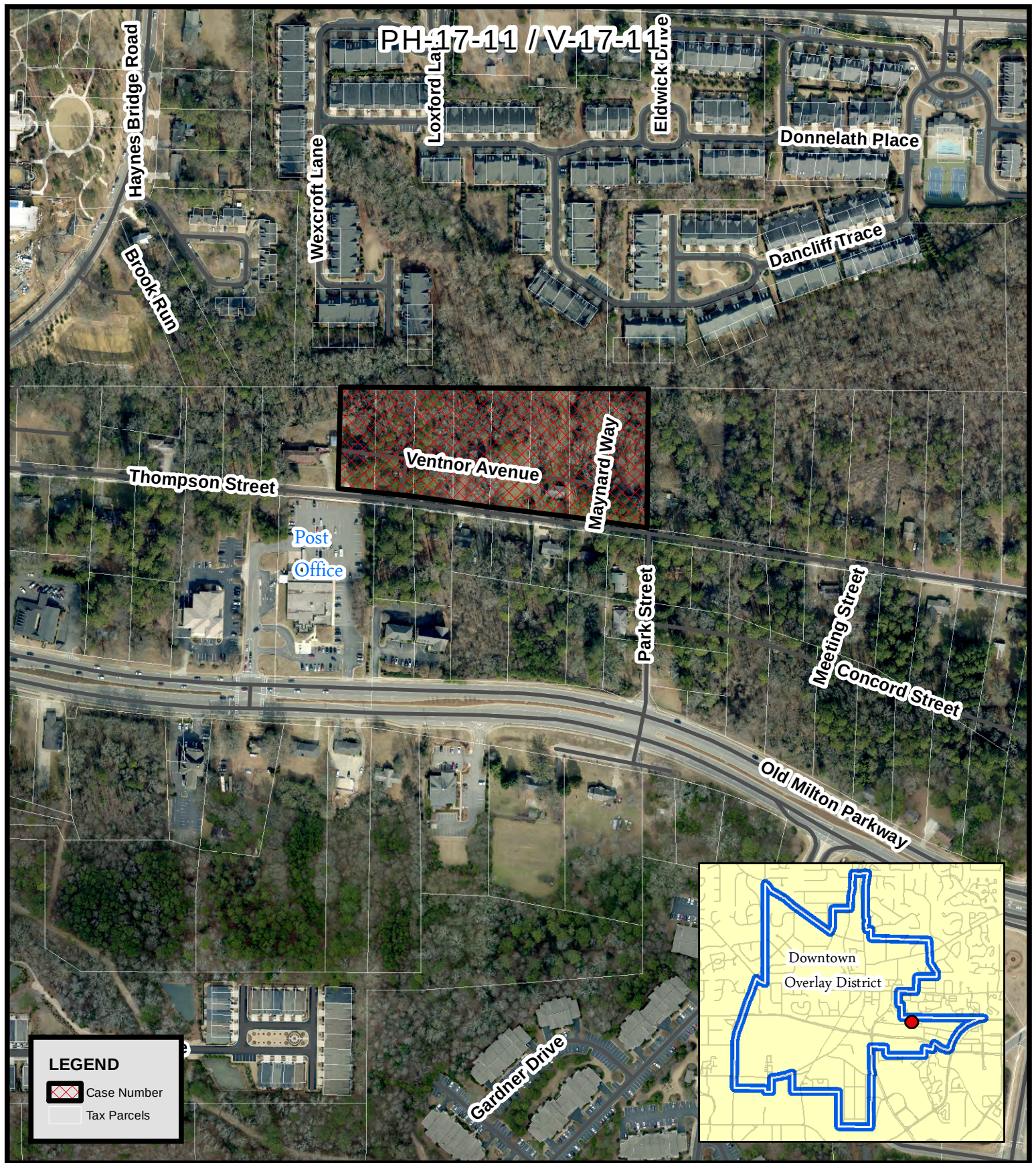
# Zoning Map CRP EAH TS LLC Homes/Kevin Norton Thompson Street

PH-17-11 / V-17-11  
D/LL: 1/2/748, 749  
CC Date: 5/01/17

Location Map Provided by:  
Community Development - GIS





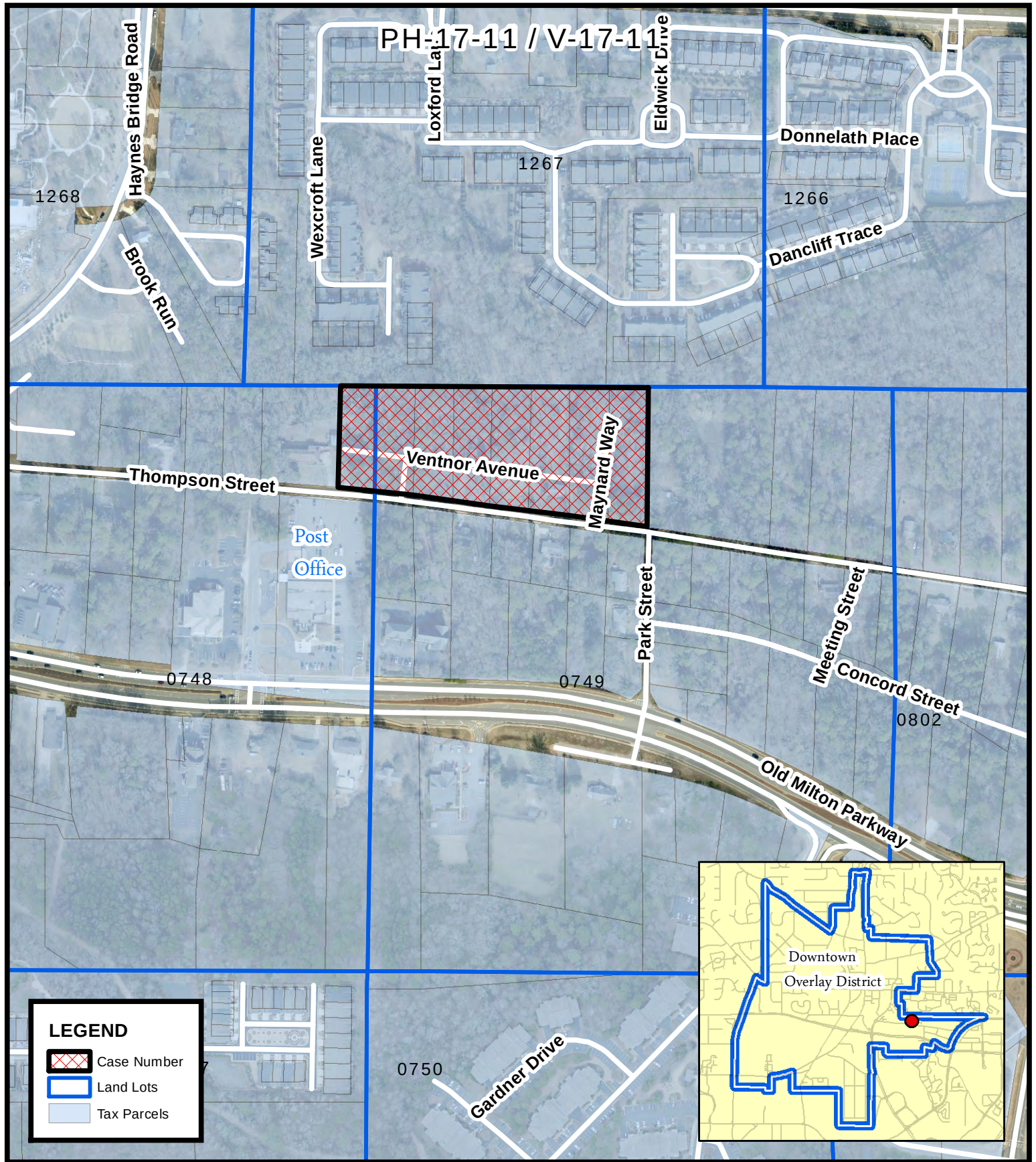


Aerial Map  
CRP EAH TS LLC Homes/Kevin Norton  
Thompson Street

PH-17-11 / V-17-11  
D/LL: 1/2/748, 749  
CC Date: 5/01/17

Location Map Provided by:  
Community Development - GIS





Location Map  
CRP EAH TS LLC Homes/Kevin Norton  
Thompson Street

PH-17-11 / V-17-11  
D/LL: 1/2/748, 749  
CC Date: 5/01/17

Location Map Provided by:  
Community Development - GIS





**PARKING CALCULATIONS:**  
PARKING REQUIRED - RESIDENTIAL = 2 SPACES/UNIT  
PARKING REQUIRED = 80 SPACES  
PARKING PROVIDED = 88 SPACES

**SETBACKS:**  
FRONT SETBACK (THOMPSON STREET) = 10 FT.  
(VARIANCE APPROVED FOR COVERED PORCHES IN FRONT SETBACK)  
SIDE SETBACK = 0 FT.  
(BUILDING SEPARATION AS REQUIRED BY BUILDING DEPT.)  
REAR SETBACK (ALLEY) = 10 FT.

**CIVIC SPACE AND AMENITY SPACE:**  
CIVIC SPACE (MIN. 10% SF) = 28,544 SF (11.2%)  
AMENITY SPACE (MIN. 10% SF) = 32,182 SF (12.6%)

| REVISIONS |          |
|-----------|----------|
| NO.       | DATE     |
| REV1      | 01/20/17 |
| REV2      | 03/23/17 |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |

THOMPSON STREET TOWNHOMES  
CONSTRUCTION DRAWINGS  
PREPARED FOR

PREPARED FOR  
CRP EAH TS, LLC.  
2303 CUMBERLAND PARKWAY  
ATLANTA, GA 30339

NOT PRELIMINARY  
FOR CONSTRUCTION

DATE: 03/23/17

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|           |         |           |     |             |     |
|-----------|---------|-----------|-----|-------------|-----|
| PROJECT#: | 1520-16 | DRAWN BY: | ACW | CHECKED BY: | GAP |
|-----------|---------|-----------|-----|-------------|-----|

**SITE PLAN**  
PLUM CREEK CONSULTING, LLC  
PH: (404) 518-5505  
7425 MID BROADWELL TRACE  
ALPHARETTA, GEORGIA 30004

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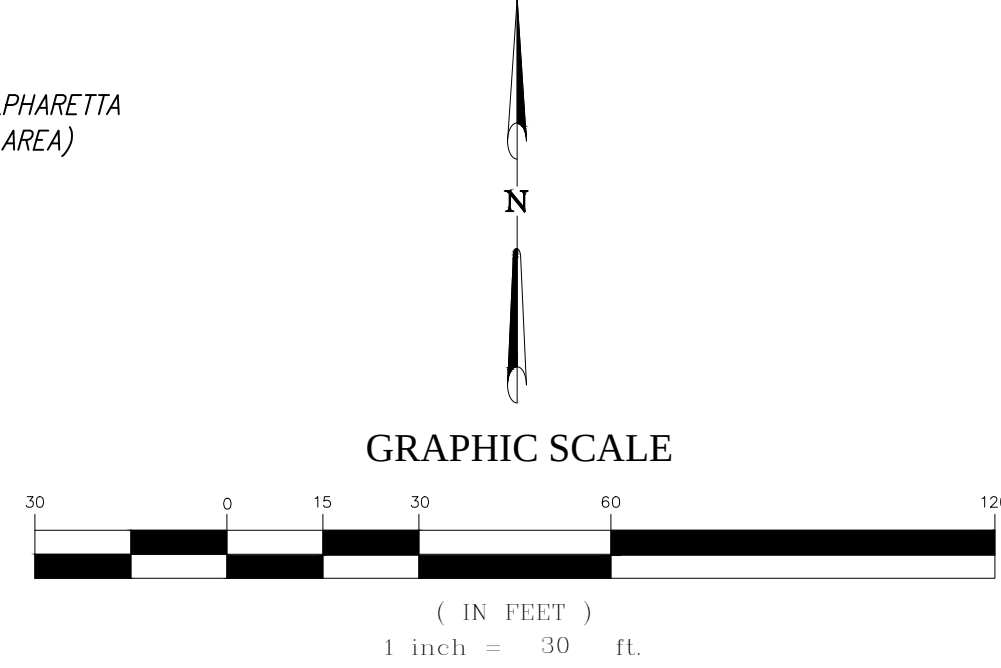
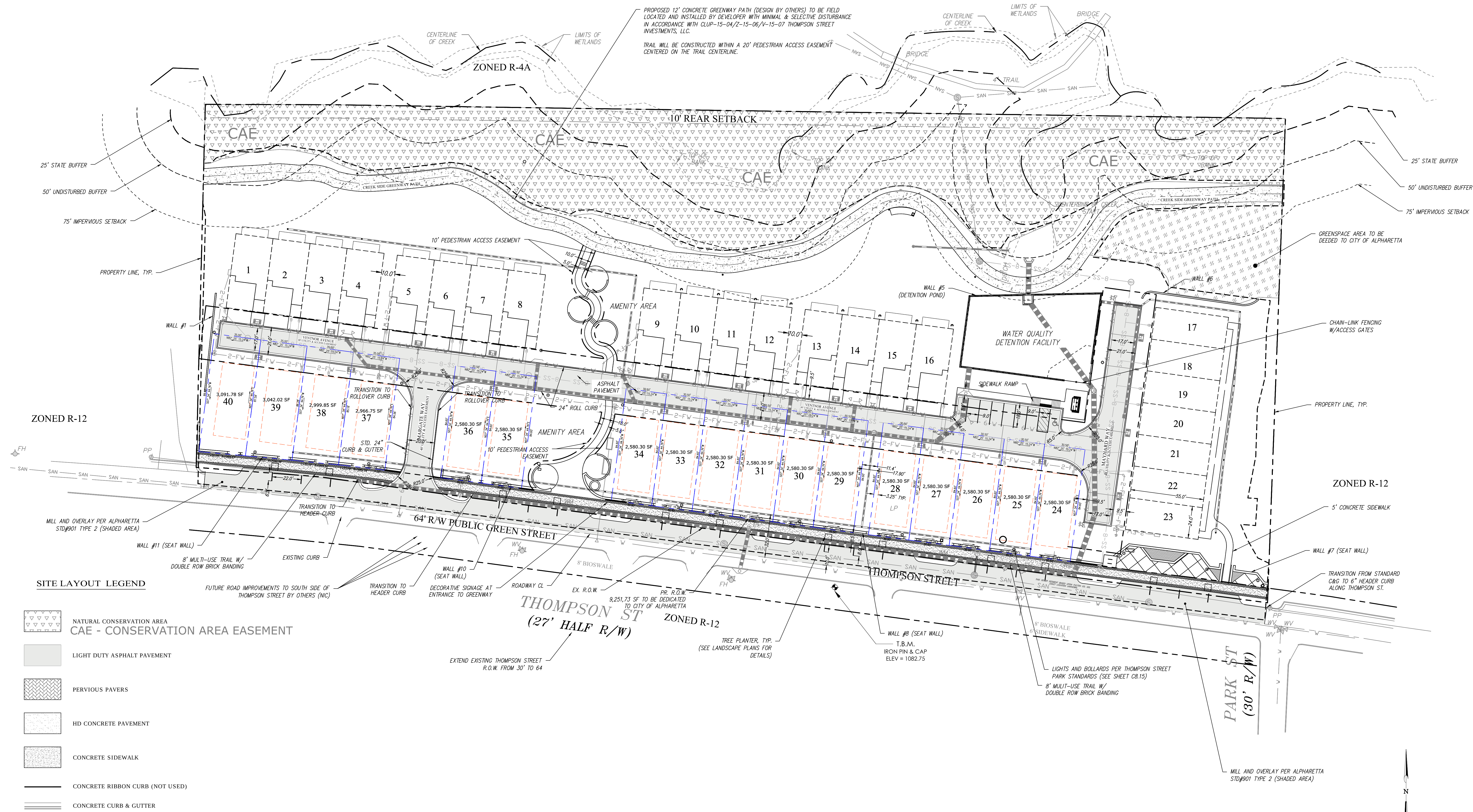
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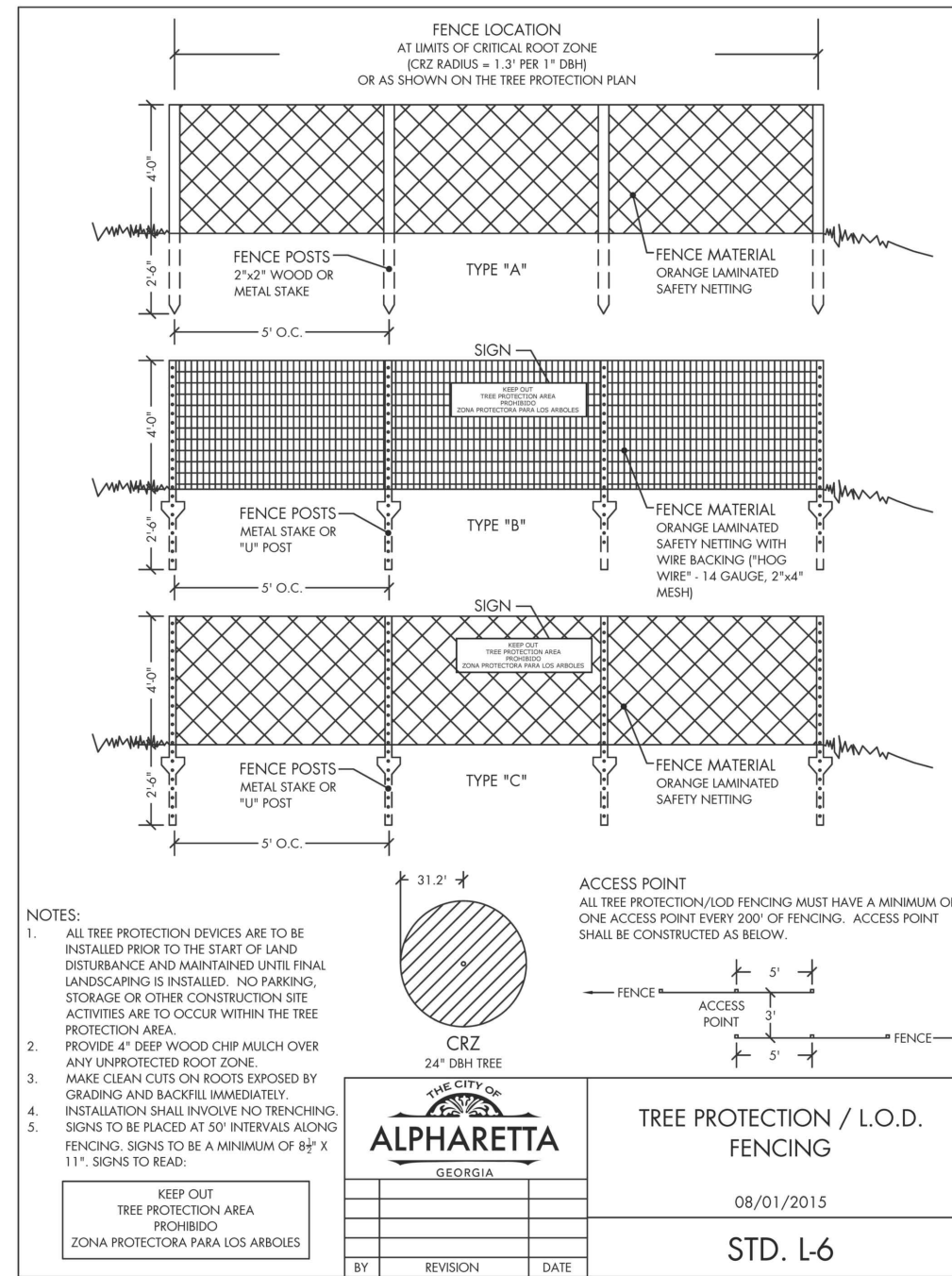
100% LDP PERMIT SET

100% LDP PERMIT SET



Know what's *below*.  
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- 1) ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDV CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- 2) THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- 3) TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- 4) ALL TREES MUST BE PLANTED AT LEAST (5) FEET FROM ANY UTILITY LINES.
- 5) TREES IDENTIFIED TO BE REMOVED WITHIN TREE SAVE AREAS WILL ONLY BE REMOVED ONCE AN INDIVIDUAL LOT IS PERMITTED.
- 6) TREE PROTECTION FENCE (A) IS TO BE INSTALLED IMMEDIATELY PRIOR TO ANY WORK ON SITE. TREE PROTECTION FENCE (B) IS TO BE INSTALLED PRIOR TO WORK BEGINNING ON THE PARK AREA AT THE NORTHEAST CORNER OF THE SITE.

UNDERSTORY SPECIMEN TREE SURVEY AND OVERSTORY SPECIMEN TREE SURVEY PROVIDED BY ALEX PHILLIPS, DATED MAY 20, 2015. CONSULTING ARBORIST : ALEX PHILLIPS ISA CERTIFIED ARBORIST, #MA-4868A

**Notes for Demolition within a Critical Root Zone (CRZ) of Specimen Trees**  
(Radius of CRZ = 1.3 feet \* dbh)

- 1) Prior to beginning work mulch entire CRZ of specimen trees, where allowable, with wood chip mulch to a depth of 3-4". Mulch must not touch the trunk of any tree.
- 2) Begin specimen tree care per the approved plan and associated timelines.
- 3) All efforts will be made to limit the disturbance within the structural root plate (radius of SRP = 5 feet \* dbh) of all trees to be preserved.
- 4) Location of trucks, dumpsters, bunks, excavators or other mechanized equipment not to go within Critical Root Zone (CRZ) or approved tree save areas.
- 5) Demolition within a CRZ must take place from outside the CRZ or approved tree save area by reaching in with an excavator or similar with little to no soil disturbance.
- 6) Demolition may also be accomplished by hand without the use of heavy mechanized equipment such as excavators, bobcats, and dingos or similar.
- 7) Clean cut any exposed, ripped, or torn roots greater than 1/2" in diameter and cover cut ends with native or amended soils and wood chip mulch to a depth of 3-4".
- 8) After demolition is complete mulch entire CRZ with wood chip mulch to a depth of 3-4". Once new tree save areas have been fully removed CRZ or approved limits of disturbance.
- 9) All work within the CRZ of Specimen Trees must be supervised by an ISA Certified Arborist, GA Registered Forester, or ASCA Registered Consulting Arborist.
- 10) The City of Alpharetta must be notified of specific time period to begin any work as well as the tree care prior to any work beginning on the demolition and reserves the right to be present at any and all steps in this process.

A specific tree care plan tailored to the individual trees and site conditions must be developed by an ISA Certified Arborist, GA Registered Forester, or ASCA Registered Consulting Arborist. This plan must be provided to the City Arborist for review and approval prior to any sign offs on a demolition or land disturbance permit. This plan must include measures for soil remediation and compaction reduction and be in addition to any items mentioned above in the notes. This plan is in addition to but can be in conjunction with any tree care that is required for any site development plans.

- 1) Prior to beginning work within the CRZ of a Specimen Tree. Clean cut roots within 1 foot of limits of disturbance when cutting operations are proposed, including the installation of silf fence. (If filling operations are proposed roots will not need to be clean cut.
- 2) Cover exposed roots entirely with wood chip mulch or backfill with native soils and grade to specified grades.
- 3) If covered with woodchip mulch, after construction remove wood chip mulch and backfill with native soils and grade to specified grades.
- 4) Mulch entire CRZ, where allowable, with wood chip mulch to a depth of 3-4".
- 5) All work within the CRZ must be supervised by an ISA Certified Arborist, GA Registered Forester, or ASCA Registered Consulting Arborist.
- 6) The City of Alpharetta must be notified of specific timeline at least 72 hours prior to beginning any work within the CRZ and on the tree care and preservation plan and reserves the right to be present at any and all steps in this process.

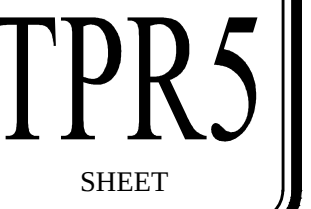
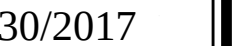
**Edward Andrews Homes**  
2303 Cumberland Pkwy SE  
Atlanta, Georgia 30339  
PHONE: (770) 541-5264

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| NO. | DATE       | BY   | DESCRIPTION          |
|-----|------------|------|----------------------|
| +1  | 12/15/2016 | AEP  | POND AND PARK        |
| +2  | 1/30/2017  | AEPS | SITE PLAN ADJUSTMENT |

SHEET TITLE

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.



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ROOT BARRIER SHALL BE PLACED AROUND ALL PIPES  
UNDER REQUIRED STREET TREES AND STREET ISLANDS.  
ROOT BARRIER SPEC SHEET TPR15

*AREA*  
*5.860 ACRES*

ALL STORM PIPES UNDER TREE ISLANDS TO  
BE WRAPPED IN ROOT BARRIER FABRIC  
SEE TPR 15 FOR DETAIL

**THOMPSON ST**  
(30' R/W) ZONED R-12



Thompson Street Architectural Styling  
Edward Andrews Homes

The proposed elevations will each have a unique combination of details and massing components representing the characteristics of four of the styles listed in the Alpharetta Downtown Code – Stick, Folk Victorian, Federal and Greek Revival.

The materials utilized on the homes include:

- horizontal siding
- vertical board and batten type details
- accents of horizontal/vertical bands raised from smooth wall surface

The materials are applied to each home to uniquely contribute to each individual overall elevation.

The examples of Greek Revival and Federal homes will have painted brick masonry.

Massing forms are usually asymmetrical and shown in the variety of roof forms in Stick and Folk Victorian styles. To encourage variety, a range of roof forms are proposed, including:

- single gable
- double gable
- cross gable
- ‘clipped’ gable
- hip

The massing and roof forms on Greek Revival and Federal styles are symmetrical, using precise window placement and stacking. Windows are typically 6 panes over 6.

All main body roof slopes will be a 5:12 minimum slope, as provided in the Alpharetta Downtown Code, with most roofs ranging from 8:12 to 12:12 slope.

Front porches are important features on each home, as described per the Stick and Folk Victorian style of architecture. Porches are also a feature on the Federal and Greek Revival homes, and often include additional features with classical columns or center gables to showcase the center of the home.

In addition, porches encourage an enhanced lifestyle as an outdoor living area for these future residents of Alpharetta. Per the Alpharetta downtown Code, the porches are a minimum of 6’ depth and range from 50% to 100% of the width of the building façade of each home.

The side entry to the homes provides another opportunity for architectural detail with side, covered stoops. The stoops are less than 6’ wide, per the Alpharetta Downtown Code, and will have roofs accented by support braces.



**Elevations Fronting Alleyway (Lots 1-16)**



**Elevations Fronting Greenway Trail (Lots 1-16)**



|                |                  |                  |                  |                  |                  |                |
|----------------|------------------|------------------|------------------|------------------|------------------|----------------|
| <b>23</b>      | <b>22</b>        | <b>21</b>        | <b>20</b>        | <b>19</b>        | <b>18</b>        | <b>17</b>      |
| <b>FEDERAL</b> | <b>FOLK</b>      | <b>FOLK</b>      | <b>FOLK</b>      | <b>FOLK</b>      | <b>FOLK</b>      | <b>GREEK</b>   |
| <b>BRICK</b>   | <b>VICTORIAN</b> | <b>VICTORIAN</b> | <b>VICTORIAN</b> | <b>VICTORIAN</b> | <b>VICTORIAN</b> | <b>REVIVAL</b> |
|                |                  |                  |                  |                  |                  | <b>BRICK</b>   |

**THOMPSON STREET ELEVATIONS**







**28**  
**FOLK**  
**VICTORIAN**

**27**  
**GREEK**  
**REVIVAL**  
**BRICK**

**26**  
**STICK**

**25**  
**FOLK**  
**VICTORIAN**

**24**  
**FOLK**  
**VICTORIAN**

**23**  
**FEDERAL**  
**BRICK**

**THOMPSON STREET ELEVATIONS**







**34  
FEDERAL  
BRICK**

**33  
FOLK  
VICTORIAN**

**32  
STICK**

**31  
FOLK  
VICTORIAN**

**30  
STICK**

**29  
FOLK  
VICTORIAN**

**THOMPSON STREET ELEVATIONS**





**40  
FOLK  
VICTORIAN**

**39  
FEDERAL  
BRICK**

**38  
FOLK  
VICTORIAN**

**37  
STICK**

**36  
GREEK  
REVIVAL  
BRICK**

**35  
FOLK  
VICTORIAN**

**THOMPSON STREET ELEVATIONS**







# 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:

THOMPSON STREET TOWNHOMES

Contact Name:

KEVIN NORTON

Telephone:

404.951.6546

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

NONE

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



Letter

(See attached with  
copy of Site  
Plan)



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 OF ADJACENT OWNERS NOTIFIED

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

Signature of Authorized Agent:

KSJ

Date:

4/11/17

Print Form



April 5, 2017

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

RE: Change in Zoning Conditions CLUP-15-04/Z-15-06/V-15-17  
Notice of Public Hearing

Dear Property Owner,

The purpose of this letter is to notify you that CRP EAH TS, L.L.C. has filed an application with the City of Alpharetta requesting a change in previous zoning conditions for the 5.85 acre tract located on north side of Thompson Street, just west of Park Street. The property was rezoned to DT-LW on October 26, 2015 under case number CLUP-15-04/Z-15-06/V-15-17. The requested zoning condition changes will allow for the conversion of 17 townhome units to single-family detached homes, changes to the building architecture and changes to the location of a fence along the common property line with Academy Park to the north.

The City Council meeting is scheduled for 6:30 PM on May 1, 2017 at City Hall. If you have questions or would like additional information, please contact me at:

Kevin Norton  
CRP EAH TS, L.L.C.  
2303 Cumberland Parkway, SE  
Atlanta, GA 30339  
[k.norton@eahomes.com](mailto:k.norton@eahomes.com)  
404-951-6546

A site plan is attached for your consideration.

Sincerely,



Kevin S. Norton, P.E.



# THOMPSON STREET



EDWARD ANDREWS HOMES  
2303 CUMBERLAND PKWY SE  
ATLANTA, GEORGIA 30339  
PHONE: 770 541-5264

 PLANNERS AND ENGINEERS  
COLLABORATIVE



Linda L & Douglas Avren or current property owner  
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings  
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St  
2095 Willshire GLN Alpharetta GA 30009  
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St  
2305 Dinsmore Rd Alpharetta GA 30004  
12 270407490659

Narden Kaldani or current property owner  
145 Thompson St Alpharetta GA 30004  
12 270407490667

KDC Thompson LLC  
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co  
2974 Hardman Ct Ne, Atlanta, Ga 30305

Notting Hill of Alpharetta  
5100 Peachtree Parkway #2000, Norcross GA 30092  
12 270407490626

United States Postal Service or current property owner of 2400 Old Milton Pky  
1735 North Brown Rd Suite 200 Lawrenceville GA 30043 8153  
12 270307480800

Robert D Cheeley or current property owner 218 Thompson St  
5100 Peachtree Parkway #200, Norcross GA 30092  
12 270407490493

Leslie Moss or current property owner  
112 Thompson St Alpharetta GA 30004  
12 270307480776

Academy Park Neighborhood Association INC  
0 Academy St  
P.O. Box 87363 Atlanta GA 30337  
22 498312670284



Academy Park Neighborhood Association INC  
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244  
22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St  
6094 Odell St Cumming GA 30040  
12 270307480396

Tiffany Square Homeowners Association Inc or current property owner  
4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner  
82 Thompson St Alpharetta GA 30004

Douglas Avren or current property owner of 252 Thompson St  
205 Hembree Park Terr Roswell GA 30076  
12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St  
205 Ascalon Ct Alpharetta GA 30005  
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street  
185 Thompson Street, Alpharetta GA 30009

David Porter or current property owner 2440 Old Milton Pky  
376 Air Acres Way Woodstock GA 30188-2910

James & Catherine Jones or current property owner of 155 Thompson St  
2305 Dinsmore Rd Alpharetta GA 30004

State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy  
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky  
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky  
306 Champions CT, Woodstock GA 30188

## CITY OF ALPHARETTA

EA HOMES / Kevin Norton  
FOR OFFICE USE ONLY

## PUBLIC HEARING APPLICATION

Case #: \_\_\_\_\_

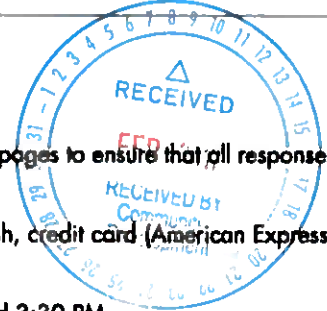
☐ Fee Paid Initial: \_\_\_\_\_

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: KEVIN NORTON Telephone: 404.951.6546Address: 2303 CUMBERLAND PKWY. Suite: \_\_\_\_\_City: ATLANTA State: GA Zip: 30339 Fax: \_\_\_\_\_Mobile Tel: 404.951.6546 Email: k.norton@eahomes.comSubject Property Information:Address: 122 - 204 THOMPSON ST. Current Zoning: DT-LWDistrict: 1 Section: 2ND Land Lot: 748/749 Parcel ID: \_\_\_\_\_Proposed Zoning: DT-LW Current Use: RESIDENTIALThis Application For (Check All That Apply):

- |                                                       |                                                 |
|-------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Conditional Use              | <input type="checkbox"/> Master Plan Amendment  |
| <input type="checkbox"/> Rezoning                     | <input type="checkbox"/> Master Plan Review     |
| <input checked="" type="checkbox"/> Variance          | <input type="checkbox"/> Public Hearing         |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other (Specify): _____ |

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APPLICANT REQUEST AND INTENT

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

SINGLE FAMILY RESIDENTIAL

Applicant's Request (Please itemize the proposal):

- 1) REQUEST THAT THE MINIMUM LOT SIZE FOR SINGLE-FAMILY DETACHED BE REDUCED TO 1,800 SQUARE FEET.
- 2) REQUEST THAT ZONING CONDITION #2 BE UPDATED TO REFLECT CURRENT SITE PLAN (ATTACHED TO THIS APPLICATION).
- 3) REQUEST THAT ZONING CONDITION #15 BE UPDATED TO REFLECT CURRENT BUILDING ELEVATIONS.

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

APPLICANT BEGAN DEVELOPMENT WITH INTENT TO BUILD ATTACHED TOWNHOME UNITS FRONTING ALONG THOMPSON STREET BUT NOW WISHES TO BUILD DETACHED RESIDENTIAL UNITS ALONG THOMPSON STREET. APPLICANT ALSO WISHES TO ~~THE~~ INCLUDE UPDATED ARCHITECTURAL ELEVATIONS AND MATERIALS FOR THE UNITS ALONG THOMPSON STREET.

## PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: KEVIN NORTON Telephone: 404.951.6546

Address: 2303 CUMBERLAND PKWY. Suite: \_\_\_\_\_

City: ATLANTA State: GA Zip: 30339

## Authorization:

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

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

- |                                               |                                          |
|-----------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other _____     |

## Identify Authorized Applicant:

Name of Authorized Applicant: CRP EAH TS, LLC Telephone: 770.541.5250

Address: 2303 CUMBERLAND PKWY. Suite: \_\_\_\_\_

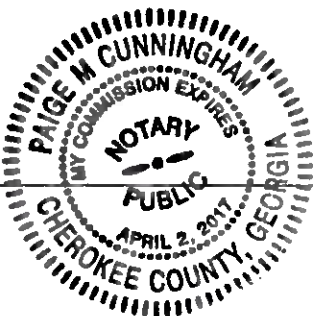
City: ATLANTA State: GA Zip: 30339

## So Sworn and Attested:

Owner Signature: [Signature] Date: 2/3/2017

## Notary:

Notary Signature: [Signature] Date: 2/3/17



**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: \_\_\_\_\_

CRP EAH TS, LLC

Subject Public Hearing Case: \_\_\_\_\_

**Campaign Contribution Information:**

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

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

Name of Official: \_\_\_\_\_

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: \_\_\_\_\_

KS

Date: \_\_\_\_\_

2/3/17

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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

The proposed variance is consistent with the Downtown Live-Work zoning classification and is consistent with similar new single-family residential projects along Thompson Street.

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

The proposed development will enhance the value of surrounding properties and will include well-designed homes that fit with the character of redevelopment projects along Thompson Street.

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

Yes, the property is currently approved for 40 attached townhome units and we are now proposing to detach 17 of the residential units fronting Thompson Street.

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

There will be no effect on traffic in approving the requested variance.

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

There will be no effect on schools or utilities in approving the requested variance.

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

The subject property has already been approved under the DT-LW zoning classification for 40 townhome units. The requested variance allows for 17 detached and 23 attached residential units.

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

Based on our market research, we have found that a project mixed with both attached and detached residential units appeals to a broader buyer base and improves sales.

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:

THOMPSON STREET TOWNHOMES

Contact Name:

KEVIN NORTON

Telephone:

404.951.6546

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

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

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

☐

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.

Linda L & Douglas Avren or current property owner  
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings  
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St  
2095 Willshire GLN Alpharetta GA 30009  
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St  
2305 Dinsmore Rd Alpharetta GA 30004  
12 270407490659

Narden Kaldani or current property owner  
145 Thompson St Alpharetta GA 30004  
12 270407490667

KDC Thompson LLC  
410 Peachtree Parkway Suite 4245, Cumming GA 30041

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5100 Peachtree Parkway #2000, Norcross GA 30092  
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United States Postal Service or current property owner of 2400 Old Milton Pky  
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Leslie Moss or current property owner  
112 Thompson St Alpharetta GA 30004  
12 270307480776

Academy Park Neighborhood Association INC  
0 Academy St  
P.O. Box 87363 Atlanta GA 30337  
22 498312670284

Academy Park Neighborhood Association INC  
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244  
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4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner  
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12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St  
205 Ascalon Ct Alpharetta GA 30005  
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street  
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David Porter or current property owner 2440 Old Milton Pky  
376 Air Acres Way Woodstock GA 30188-2910

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State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy  
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Stature Properties LLC or current property owner 2300 Old Milton Pky  
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky  
306 Champions CT, Woodstock GA 30188

## 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:

THOMPSON STREET TOWNHOMES

Contact Name:

KEVIN NORTON

Telephone:

404-951-6546

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

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

☐

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify)

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

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

Signature of Authorized Agent:

Date:

Print Form

**LEGAL DESCRIPTION**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lots 748 & 749, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1" rod found at the intersection of Land Lots 748, 749 and the Northern Right-of-Way line of Thompson St (30' Right-of-Way), said rod being the TRUE POINT OF BEGINNING; Thence continuing along said Right-of-Way line in a Northwesterly direction, North 85 degrees 38 minutes 57 seconds West, a distance of 93.37 feet to an iron pin set; Thence leaving the Northern Right-of-Way line of Thompson St (40' Right-of-Way), North 01 degrees 26 minutes 34 seconds East, a distance of 272.15 feet to an iron pin set; Thence South 89 degrees 50 minutes 44 seconds East, a distance of 94.85 feet to a 5/8" rebar found; Thence South 89 degrees 08 minutes 13 seconds East, a distance of 115.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to a point; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to an iron pin found; Thence South 89 degrees 10 minutes 44 seconds East, a distance of 99.98 feet to an iron pin found; Thence South 89 degrees 11 minutes 18 seconds East, a distance of 100.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a point; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a 5/8" rebar found; Thence South 02 degrees 07 minutes 19 seconds West, a distance of 363.22 feet to a 1" rod found on the Northern Right-of-Way line of Thompson St (30' Right-of-Way); Thence continuing along said Right-of-Way in a Northwesterly direction, North 82 degrees 28 minutes 44 seconds West, a distance of 99.86 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 28 minutes 44 seconds West, a distance of 99.85 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 24 minutes 12 seconds West, a distance of 99.97 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 33 minutes 00 seconds West, a distance of 100.04 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 04 minutes 10 seconds West, a distance of 116.31 feet to a 1" rod found, said rod being the TRUE POINT OF BEGINNING.

Said tract containing 5.860 acres.

**CRP EAH TS, L.L.C.**  
2303 Cumberland Parkway, SE  
Atlanta, Georgia 30339

February 8, 2017

Mr. Michael Woodman  
Senior Planner  
City of Alpharetta – Community Development Department  
2 Park Plaza  
Alpharetta, Georgia 30009

Re: Letter of Intent – Variance & Change in Zoning Conditions  
Thompson Street Townhomes

Dear Mr. Woodman,

We respectfully request approval for a Variance and Change in Zoning Conditions to zoning case Z-15-06, dated October 26, 2015. We have already begun development of the project, but now seek City approval to make changes while we progress with the site work.

Our original approved site plan and zoning conditions had included forty (40) attached residential townhome units. We now wish to build 23 attached residential townhome units and 17 detached residential units, with the detached residential units all fronting along Thompson Street (as shown in the attached site plan). However, in an effort to provide the detached units, we have found that we do not meet the minimum lot size requirement of 2,500 square feet, even if we measure from the new Thompson Street right-of-way line back to the center of the alley being constructed for our project. We also wish to update the architectural building elevations that were originally approved under Z-15-06.

Given these constraints, we submit the following requests for approval of the Mayor and City Council:

1. We request that the minimum lot size for single-family detached residential be reduced to 1,800 square feet.
2. We request that Zoning Condition #2 be updated to reflect the current site plan that is attached to this application.
3. We request that Zoning Condition #15 be updated to reflect the current building elevations that are attached to this application.

Please let us know if you have questions or require additional information.

Sincerely,



Kevin S. Norton, P.E.  
Vice President, Land Acquisition & Development





# CITY COUNCIL MEETING STAFF REPORT

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

---

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

CITY COUNCIL: APRIL 17, 2017

This item was heard at the November 3, 2016 Planning Commission meeting. The applicant requested a deferral. After discussion, the Planning Commission recommended to defer the request. Vote (7-0)

This item was heard at the March 2, 2017 Planning Commission meeting. Citizens spoke both for and against the request. Planning Commission recommended that the lake be activated by bringing non-residential uses closer to the lake and moving the townhomes and/or stacked townhomes away from the lake, which is consistent with the site layout reflected on the 2011 site plan. After discussion, the Planning Commission recommended to approve the request subject to staff conditions with a few amendments, including a change to the site plan in order to activate the lake. Vote (6-1)

The applicant provided a revised site plan for the purpose of addressing concerns raised by the Planning Commission. The new site plan depicts a lake side plaza with seating and area for food trucks. However, the site plan shows both the townhome and stacked townhome product next to the lake, which is contrary to the site plan recommended for approval by the Planning Commission. Staff has reviewed the new site plan and believes that it does not adequately address the concerns raised about activating the lake. The site plan referenced in the Planning Commission recommendation (SP-2, dated 9/28/16) depicts an office building next to the lake. Planning Commission recommended approval of this site plan because it included non-residential uses closer to the lake and more closely resembled the site layout on the 2011 plan. There were concerns that people would be reluctant to use the trail due to its close proximity to the residential product. Planning Commission suggested that the office building near the lake include a restaurant and that the dock and lake side plaza include an active use to draw visitors down to the lake.

## II. RECOMMENDATION:

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

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

1. The **62.47-acre** property shall be zoned MU. Site shall be developed substantially similar to plans by **Wakefield Beasley & Associates**, dated **9/28/16 (SP-2)**, subject to the approved conditions. **Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A. Subject to approved conditions. Applicant shall work to add additional features to activate the lake; such as, hardscape, restaurants or other commercial uses as approved by Staff.**
2. Development regulations shall be as follows:

- a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 2/21/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less.
  - b. Up to 63 'For-Sale' townhome units and up to 104 'For-Sale' stacked townhomes shall be permitted in up to 4-story buildings with a maximum height of 50'. In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line 'For-Sale' detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants.
  - c. Retail –Maximum of 26,100 square feet and height of 2 stories or 35', whichever is less. Permitted retail square footage shall include a 9,600 square foot food hall/market. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. No more than 3 free standing retail buildings shall be permitted. No more than 2 free-standing 'Bank or Savings and Loan' buildings shall be permitted and shall be a minimum of 2 stories, or 24', and shall have significant architectural features as approved by Staff. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.
  - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 7 stories shall be permitted. Hotel may not be an extended stay facility.
  - e. Restaurant – Maximum of 29,400 square feet and height of 2 stories or 35', whichever is less. A maximum of 3 free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. An open air "special event facility" shall be permitted adjacent to the lake with a maximum of 20,000 square feet. One jewel box building shall be permitted in the central park as depicted on the site plan.
  - f. 'For-Rent' Residential – After March 27, 2018, 220 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 5 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with retail, 25% 'For-Sale' units and a minimum 60,000 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by March 27, 2019 residential units shall revert to 'For-Sale' only.
  - g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
    - a. office
    - b. retail

- c. restaurant (no drive thru)
  - d. hotel
  - e. residential
4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
    - a. Art Gallery
    - b. Bakery
    - c. Barber Shop
    - d. Beauty Shop
    - e. Book Store
    - f. Bowling Entertainment Venue (with approval of a conditional use permit)
    - g. Computer Supply Store
    - h. Copy Center/Print Shop
    - i. Drug Store (not to exceed 2,000 SF)
    - j. Dry Cleaning Pick-up Station
    - k. Fitness Studio
    - l. Florist, Retail without Greenhouse
    - m. Gourmet Food Store
    - n. Office Supply Store (not to exceed 2,000 SF)
    - o. Package Shipping/Mail Box Store
    - p. Restaurant (no drive-thru)
    - q. Retail Sales and Services Establishment
    - r. Shop or Studio, Craftsman/Artist
    - s. School, Commercial
    - t. Spa Services (with approval of a conditional use permit)
  5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
  6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
  7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.
  8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
  9. A minimum 12.35 acres of park land is required for the proposed development with at least 6.18 acres required to be passive park area. A minimum 6.25 acres of public space shall be required. 29.36 acres of open/green space shall be provided as depicted on the 2/21/2017 zoning plan. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated public space as approved by Staff.

#### Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.

11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, **as described in paragraph 2.g.** Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, **as described in paragraph 2.g.**
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. **The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.**
15. **Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.**
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level **in commercial areas** where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. **Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.**
22. **A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.**
23. **The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.**
24. **In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.**

25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
  - Approved specifications and standards identified for each use within the total development.
  - Pedestrian network.
  - Overall planned green space areas.
27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note:  
"This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16-19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site, around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of paver material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided

at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 37,505 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout is recommended at site driveway 2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff.
43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 3/27/2019.

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use
  - Provide a mix of residential, office and retail uses.
45. Access Management
  - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
  - Provide a maximum of 4 site driveways on Lakeview Parkway.
  - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
  - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
  - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
  - No direct site access is allowed onto Haynes Bridge Road.
  - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
  - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
  - All internal intersections shall be a minimum of 100' from Lakeview Parkway.
46. Pedestrian Facilities
  - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
  - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
47. Road Improvements to GRTA Notice of Decision:  
Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
  - Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
  - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
  - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.



### III. REPORT IN BRIEF:

The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street. If developed as submitted, the development would consist of 55,500 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 320 'For-Rent' units and 167 'For-Sale' townhome and stacked flat units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

### DISCUSSION

The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, 167 'For-Sale' townhome and stacked flat units, 320 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is 7.80 dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

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

The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'Dwelling, 'For-Rent' use and 'Bank, Savings and Loan' use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street.

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

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

|              |                                                                  | New Plan vs Previous Plans                                                    |              |                                             |
|--------------|------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------|---------------------------------------------|
|              | 2016 Proposed Plan                                               | 2011/2015 Plan                                                                | 1988 Plan    | Changes 2015-2016                           |
| Acreage      | 62.47 acres                                                      | 47.05 acres                                                                   | 45.5 acres   | +15.42 acres                                |
| Retail/Rest. | 55,500 SF                                                        | 100,035 SF                                                                    | 119,700 SF   | -44,535 SF                                  |
| Residential  | 487 Total Units: 167 'For-Sale' Attached<br>320 'For-Rent' units | 470 Total Units: 445 'For-Sale' Condominium units,<br>25 'For-Sale' Townhomes | 0            | +320 'For-Rent'<br>-303 'For-Sale' Attached |
| Density      | 7.8 du/ac                                                        | 10 du/ac                                                                      | 0            | -2.2 du/ac                                  |
| Hotel        | 200 rooms                                                        | 211 rooms                                                                     | 200 rooms    | -11 rooms                                   |
| Office       | 664,400 SF                                                       | 447,200 SF                                                                    | 1,015,520 SF | +217,200 SF                                 |
| Parking      | 3,372 spaces                                                     | 3,415 spaces                                                                  | N/A          | -43 spaces                                  |
| Open/Park    | 29.36 acres                                                      | 11.08 acres                                                                   | N/A          | +18.28 acres                                |

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

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

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

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

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

## **'FOR-RENT' RESIDENTIAL**

The applicant requests a conditional use to allow 320 'For-Rent' units in a 4-story building with a parking deck. One (1) side of the building will contain 1<sup>st</sup> floor retail and/or office uses along the street frontage. The building will include studio, 1-bedroom and 2-bedroom units with rents from \$1,145 for 540 – 610 square feet studios, \$1,400 – \$1,500 for 700 – 800 square foot 1-bedroom units, and 2-bedroom units will be 1,048 – 1,175 square feet and with rents from \$2,000 – \$2,250. Residents will have access to parking and a variety of amenities, including a pool, fitness center, dog park, cyber café, game room and business center.

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

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

There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the site and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The existing 406,853 square feet of office employs 2,034 people and the 510,000 square feet of new office will generate approximately 2,550 employees (1 employee per 200 square feet). A total of 4,584 office employees could be generated to support the residential and retail uses. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% 'For-Rent' policy is included in the 2035 Comprehensive Land Use Plan.

## **'FOR-SALE' RESIDENTIAL**

The applicant is requesting 167 'For-Sale' units, which represents a reduction of 303 'For-Sale' units from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides a greater mix of 'For-Sale' vs. 'For-Rent' residential product as compared to the mixed-use developments at Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%. Staff recommends that the project provide a minimum of 25% 'For-Sale' units.

The applicant's site plan depicts 63 'For-Sale' townhome units and 104 'For-Sale' stacked condominium units. The applicant is requesting flexibility to allow for zero lot line single-family detached units in lieu of the stacked condominiums. Townhome units will range from 2,200 – 2,800 square feet with a price point between \$400,000 – \$600,000. Stacked condominiums will range from 1,250 – 1,700 square feet with price points beginning in the high \$200,000's. If single-family detached units are constructed, homes will be 2,000 – 3,000 square feet with a price point between \$500,000 – \$700,000.

## **OFFICE**

The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two (2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant's request is approved, a total of 916,853 square feet of office could be

constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

The request includes a 12-story, 300,000 square foot office building near the existing lake, a six (6) story, 150,000 square foot office building along Morrison Parkway and a three (3) story, 60,000 square foot loft-style flex office building near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.

## **RETAIL/RESTAURANT**

The development proposes 55,500 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. This represents a 44,535 square foot reduction in retail/restaurant uses from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 16,500 square feet of retail space, 29,400 square feet of restaurant space, 400 square foot retail jewel box and 9,600 square foot market/food hall building surrounding the town center green and on the first floor of the 'For-Rent' building. A minimum 3,000 square foot neighborhood grocery will be provided within the requested entitlement of 55,500 square feet of retail/restaurant use. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.

## **HOTEL**

The applicant proposes one (1) boutique or full-service hotel with a maximum of 200 rooms and seven (7) stories. A boutique hotel is defined as a small hotel that typically has between 10 to 100 rooms in unique settings with upscale accommodations and design. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. The applicant has indicated that the number of hotel rooms constructed will likely be less than the 200 rooms requested.

## **PARK & PUBLIC SPACE**

The applicant's site plan depicts 3.74 acres of park land, a 9.83-acre lake, a 4.5-acre wetland area, and 3.16 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as public/park space, if improvements such as boardwalks, walkways, or educational amenities are included.

The 37,505 square foot town center green will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the town center green will offer places for diners to sit and eat. The town center green will also include an outdoor band stand. Five (5) small park areas, totaling 0.57 acres, are depicted in the area of the townhomes and stacked flats. The lakeside park is shown to be 95,100 square feet.

A 9.83-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations and exercise stations. The path around the lake will become part of the City's Alpha Loop system and shall be a minimum 12-feet wide.

A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The applicant's site plan depicts the multi-use path beginning at Morrison Parkway and running along Lakeview Parkway and Haynes Bridge Road. The path is also shown around the lake and on the south side of the lake. A future multi-use path easement is depicted running through the Georgia 400 buffer. Staff recommends that the developer provide an easement and construct the 12' multi-use path from Morrison Parkway, running along Lakeview Parkway before entering the site through the townhome portion of the development, continuing around the lake and running east and west along the south side of the property.

The MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The total park space goal in the MU zoning district is one (1) acre of parkland per 100 population. Based on the table below, the applicant's proposed development will generate a population of 1,235 people. Therefore, 12.35 acres of parkland is required for the proposed development, of which at least 50%, or 6.18 acres, shall be passive park area.

#### 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         |

## BUILDING ELEVATIONS

The Metropolitan Life/Peridot Master Plan was amended on September 28, 2015, which included a condition of zoning requiring a Mercantile/warehouse architectural style, substantially similar to the renderings dated June 26, 2015. The applicant has submitted building architecture, which is described as Post-Industrial Mercantile style. The applicant provided the following description of the proposed mixed-use development, which will have a technology focus with a post-industrial theme.

"The 360 Tech Village Development is a large 62.4-acre mixed use development of which 29.3 acres are open/green space with an extensive pedestrian/bicycle trail. The retail, the 60,000 square foot office building and the multifamily building and hotel will be a traditional post-industrial/mercantile design. They shall include rich building colors, brick, brick detailing, articulation to break up massing, dark mullioned windows, oversized and/or arched windows, cornice treatments, canopies, awnings, and soft lines to emulate post-industrial/mercantile design. Roll up garage doors are encouraged on retail structures, as are roof top signs of materials intended to reflect the design features of the post-industrial era. The design does not prohibit use of branding elements, glass or traditional architecture but instead encourages consistency with an industrial theme through the development. The 6 to 12 story office buildings may be curtain wall. The single family residential structures also shall compliment this theme. The intent is to blend glass components that suggest "hi-tech" with the mercantile brick facades in an artful and tasteful way. The retail spaces each will have its own brand and will incorporate their façade into a pleasing blend with a mercantile background. The hospitality component will also be very branded and more modern in exterior design. Overall, the style

will reflect an extremely engaging variety of architectural styles with complimentary proportions and materials, and consistent with the theme of Alpharetta being the “technology hub” for the southeast.”

## EMPLOYEES

The applicant prepared an Area of Influence analysis consistent with those previously required by ARC and GRTA was conducted for the proposed development. According to the employee recapture analysis, the site is likely to accommodate 3,529 employees based on the mix of land uses, projected occupations, and average monthly income likely to be paid to employees. 3,322 of those employees are generated from the proposed office space based on one (1) employee per 200 square feet.

## TRAFFIC

Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. A comparison of trip generation from the applicant’s current proposal versus the 2015 proposal is provided below. The analysis found that the current proposal will result in a net 27.6% reduction in PM Peak Hour trips as compared to the 2015 proposal.

### Gross Trip Generation Comparison

| Site Plan                   | Daily Trips | AM Peak Hour Trips | PM Peak Hour Trips |
|-----------------------------|-------------|--------------------|--------------------|
| 360 Tech Village (2017)     | 14,858      | 1,420              | 1,525              |
| Innovation Mixed-Use (2015) | 20,582      | 704                | 2105               |
| Percentage Difference       | -27.8%      | 101.7%             | -27.6%             |

The updated traffic analysis also included capacity analysis of the intersections and proposed site driveways along Lakeview Parkway. Similar to the previous traffic studies, the intersection at Morrison Parkway is expected to operate well with the proposed development traffic. At Haynes Bridge Road, the recommendations from the DRI study remain relevant; add dual northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide dual eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bridge Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road.

Analysis of site driveways along Lakeview Parkway resulted in poor levels of service for vehicles exiting the site. Specifically, vehicles wishing to turn left onto Lakeview Parkway are expected to experience significant delay during the peak travel times. The study further contends that traffic conditions will not likely meet federal guidelines to warrant a traffic signal. Previous site plans included a roundabout to reduce delay at these intersections. Including at least one roundabout along Lakeview Parkway would also help calm traffic and facilitate an offset left turn. The best location would be the highest traffic intersection, proposed site driveway 2. Based on the anticipated traffic movements, some modification will be required of the existing median islands along Lakeview Parkway in order to accommodate vehicle queuing and limit access.

## 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 – 167 Townhomes & 320 Apartments**

| School                         | Estimated # New FCS Students Generated |
|--------------------------------|----------------------------------------|
| Manning Oaks Elementary School | 15 – 223                               |
| Northwestern Middle School     | 6 – 57                                 |
| Milton High School             | 21 – 126                               |
| Total                          | 42 – 406                               |

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 42 – 406 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 uses that are consistent with the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the property.*

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

*Response: The proposed rezoning would permit a mixed-use development, which is consistent with adjacent non-residential properties. Surrounding properties are located with the North Point Activity Center LCI, which envisions a mix of uses in a walkable environment.*

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

*Response: The proposed development respects the on-site stream buffers. If approved, staff recommends a condition to save certain specimen trees.*

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

*Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of 7.80 dwelling units per acre over the 62.47-acre site.*

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

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

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

*Response: The proposed MU zoning district is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.*

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

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

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

*Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of 7.80 dwelling units per acre over the 62.47-acre site.*

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

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

## CONDITIONAL USE REVIEW CRITERIA

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

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

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

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

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

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

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

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

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

*Response: Not applicable.*

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

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

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

*Response: The applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The proposed 'For-Rent' use is also consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property, which identifies the Georgia 400 corridor as an appropriate location to establish mixed-use activity centers and higher residential densities. However, careful consideration should be given to the desired ratio of owner- versus renter-occupied units in the City.*

## VARIANCE REVIEW CRITERIA

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

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

*Response: The subject property is currently approved as a mixed-use development where walkability, mix of uses, site design and architecture are key components to a successful development. The applicant's request to eliminate office or retail under 'For-Rent' uses on 3 sides of each building is a reasonable request given that the Metropolitan Life/Peridot Master Plan is an office-focused mixed-use development and retail uses are limited. At-grade 'For-Rent' units will include individual entrances to each unit.*

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

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

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

*Response: Not applicable.*

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

*Response: Approval would not cause substantial detriment to the public good, if conditions are in place requiring architectural review and concurrent development of office, residential, retail and recreational uses.*

## CONCURRENCES

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

The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan:

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

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.

T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

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.

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.

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

Since 2013, there have been three (3) 'For-Rent' mixed-use projects approved, including City Center with 168 units, Avalon with 526 units and Perling/Devore with 129 units. These mixed-use developments included 'For-Rent' product with retail, restaurant, and/or office uses on the first floor. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent' units. Milton Park, which was zoned in 1999, was developed prior to 2013 and has 490 'For-Rent' units on 107 acres. Milton Park has 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is realized, the mixed-use development would include 34% 'For-Sale' product.

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

## CITIZEN PARTICIPATION PLAN

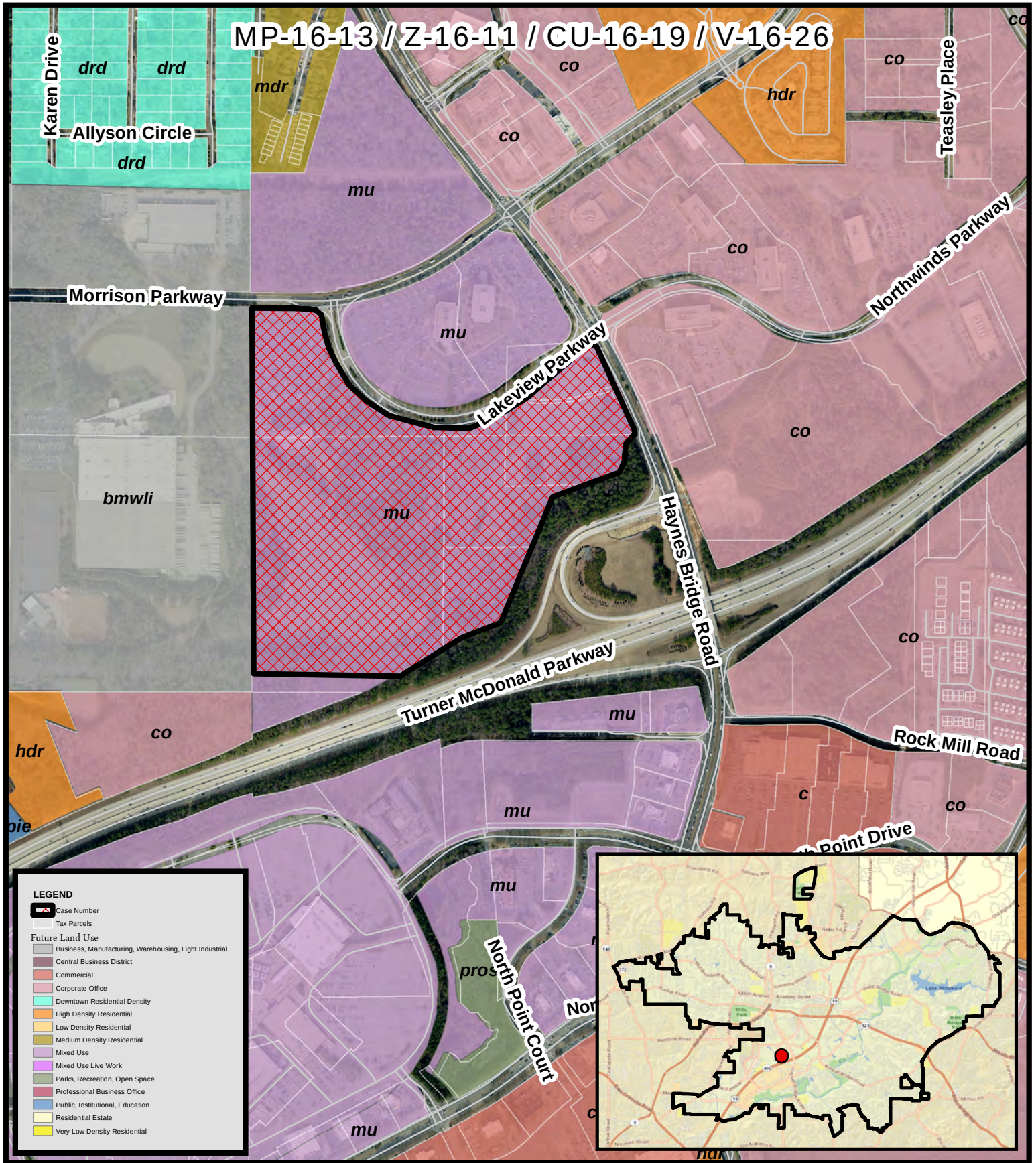
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.

### IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations and Renderings



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



**LEGEND**

Case Number  
Tax Parcels

**Future Land Use**

Business, Manufacturing, Warehousing, Light Industrial  
Central Business District  
Commercial  
Corporate Office  
Downtown Residential Density  
High Density Residential  
Low Density Residential  
Medium Density Residential  
Mixed Use  
Mixed Use Live Work  
Parks, Recreation, Open Space  
Professional Business Office  
Public, Institutional, Education  
Residential Estate  
Very Low Density Residential

**Future Land Use**  
**TPA/ Fuqua Development**  
**Peridot**

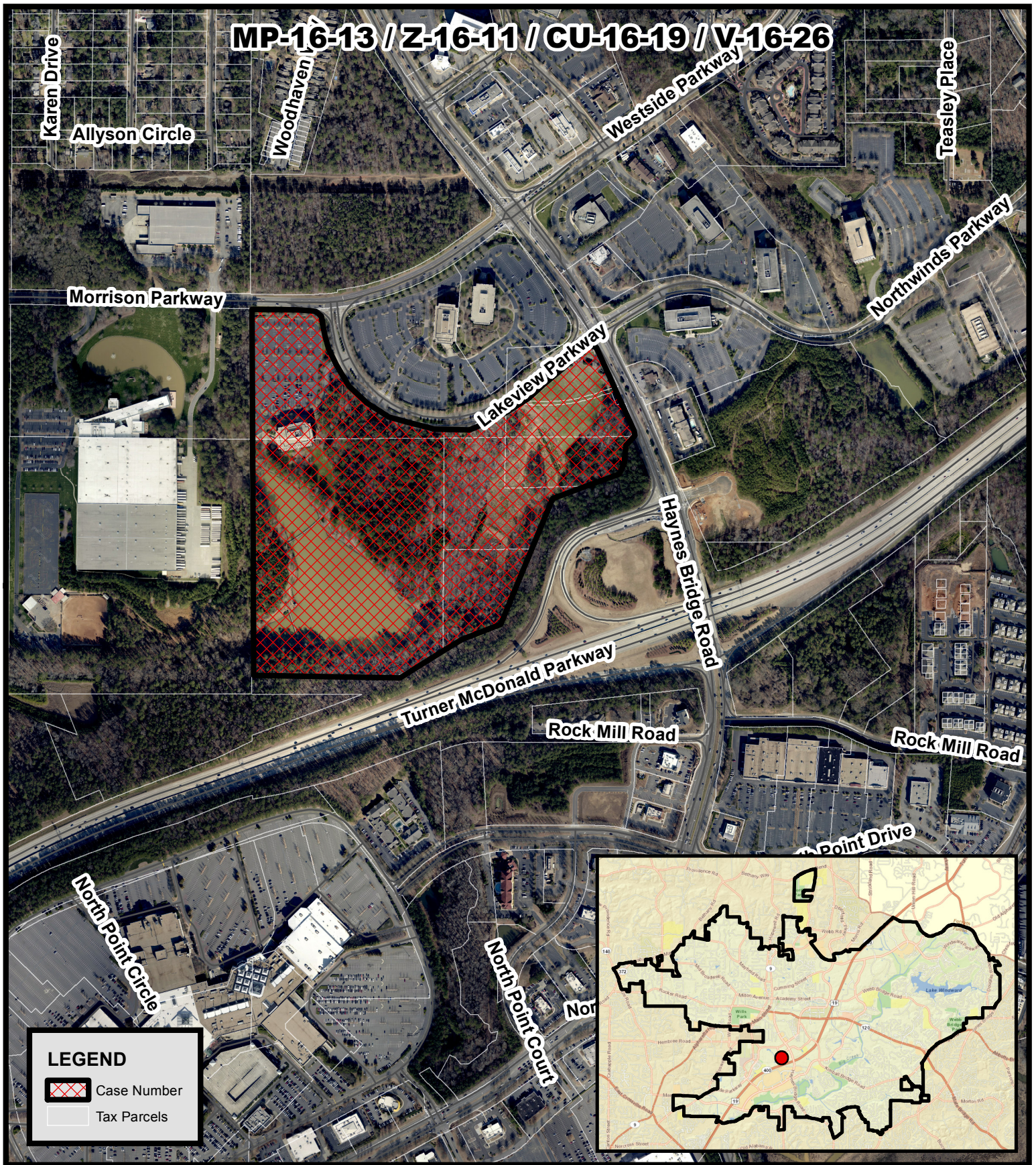
MP-16-13 / Z-16-11  
CU-16-19 / V-16-26  
D/LL: 1/2/744, 745, 752, 753  
PC: **03/02/17**  
CC: **04/17/17**



Location Map Provided by:  
Community Development - GIS



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



**LEGEND**

-  Case Number
-  Tax Parcels

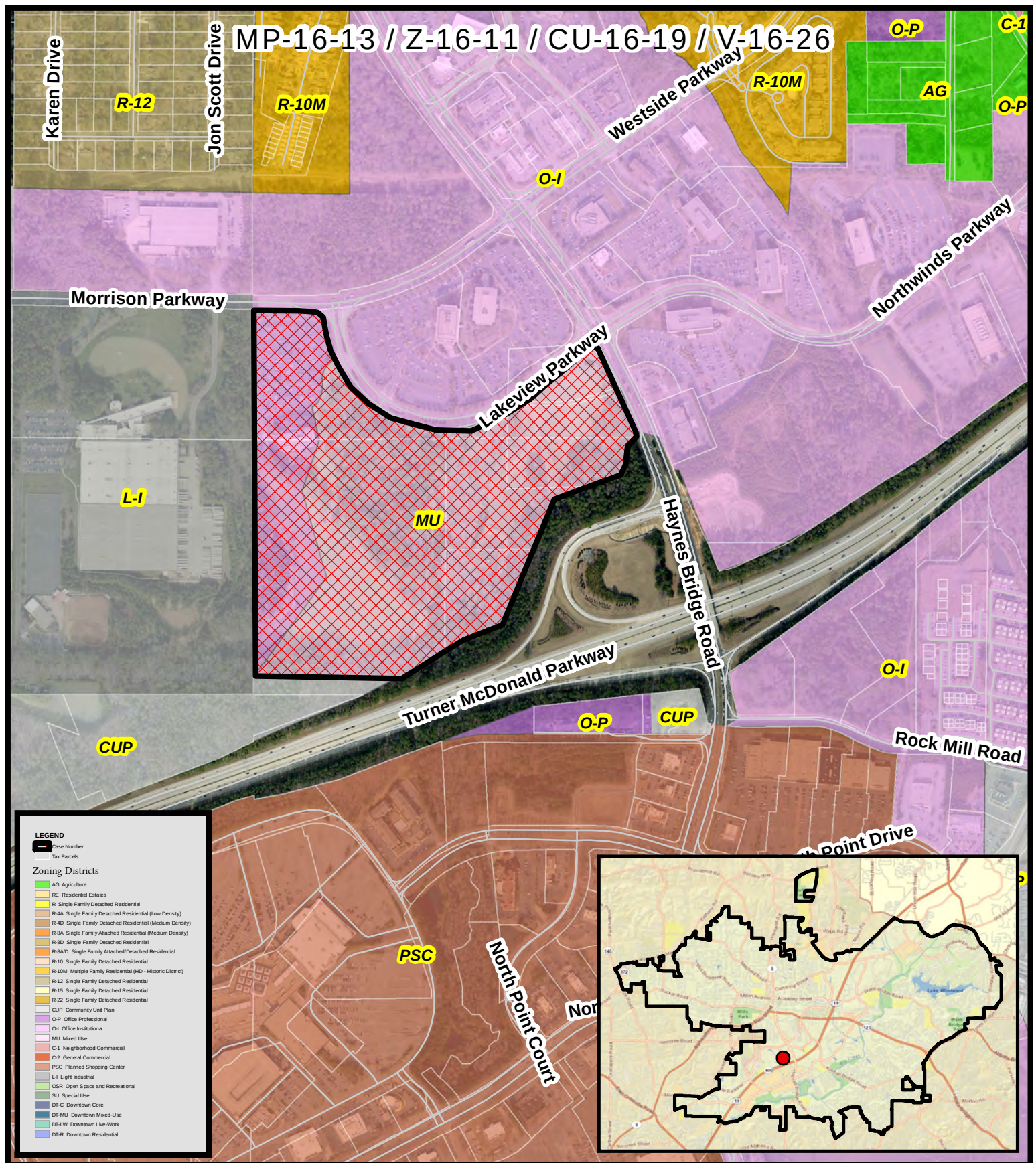


**Aerial Map  
TPA/ Fuqua Development  
Peridot**

**MP-16-13 / Z-16-11  
CU-16-19 / V-16-26  
D/LL: 1/2/744, 745, 752, 753  
PC: 03/02/17  
CC: 04/24/17**

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





# Zoning Map TPA/ Fuqua Development Peridot

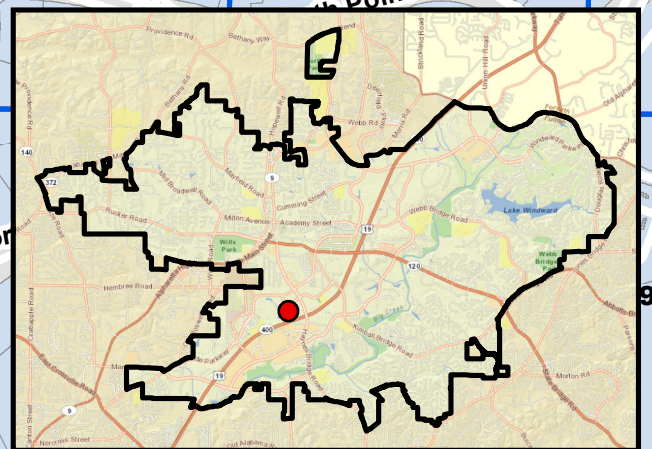
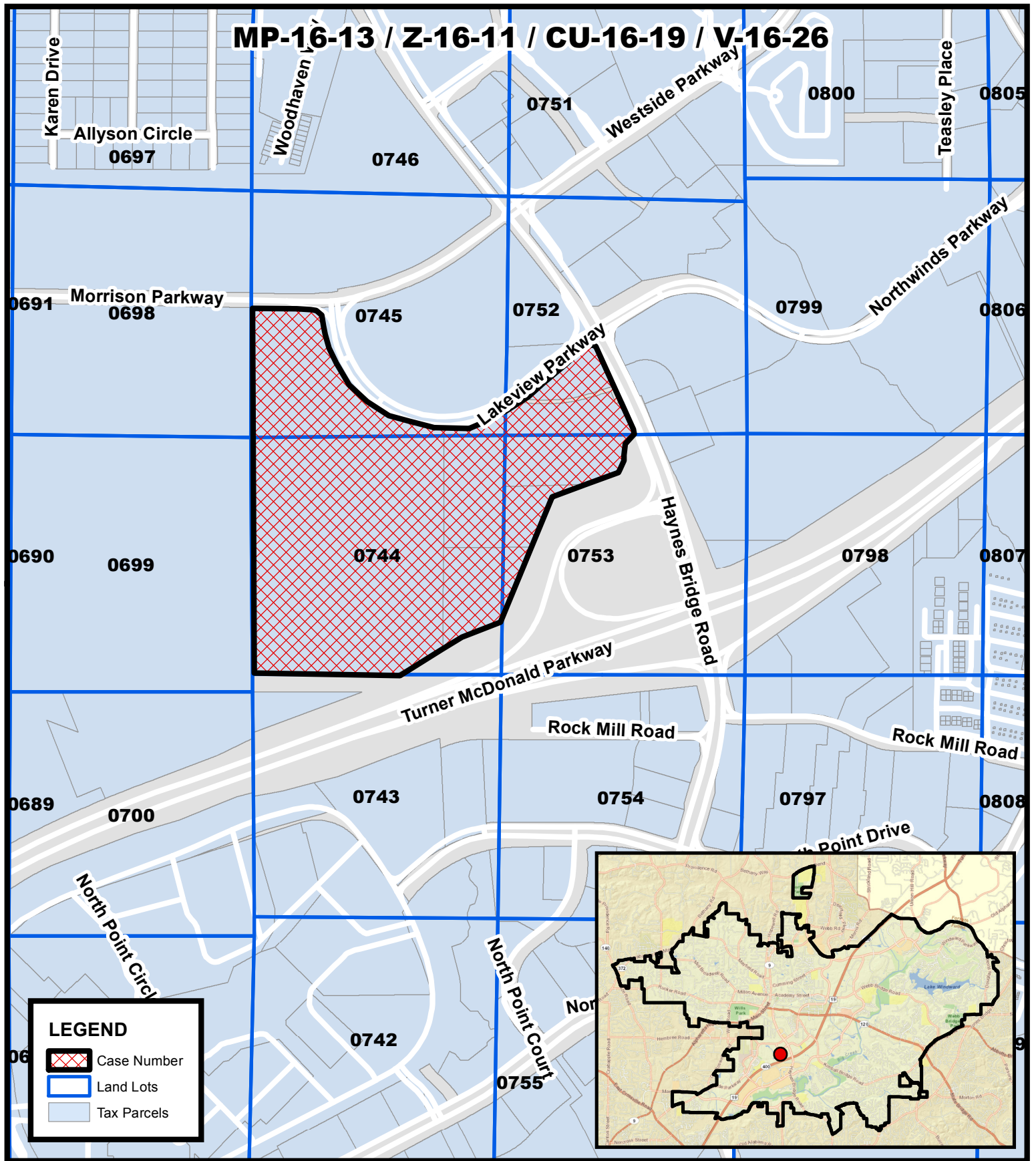
MP-16-13 / Z-16-11  
CU-16-19 / V-16-26  
D/LL: 1/2/744, 745, 752, 753  
PC: **03/02/17**  
CC: **04/24/17**



Location Map Provided by:  
Community Development - GIS



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



**LEGEND**

-  Case Number
-  Land Lots
-  Tax Parcels



**Location Map**  
**TPA/ Fuqua Development**  
**Peridot**

**MP-16-13 / Z-16-11**  
**CU-16-19 / V-16-26**  
**D/LL: 1/2/744, 745, 752, 753**  
**PC: 03/02/17**  
**CC: 04/17/17**

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



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

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

Existing office building - 6 stories with 154,400 sf

Office tower - 12 stories +/- 300,000 sf

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake front plaza with seating and area for food trucks and bike rental station

Townhome product with park space connecting to lake side trail and park space - 66 units

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail to and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage

Lakeview trail connecting city 'Loop' path along frontage - existing sidewalk to be widened toward curb to preserve existing tree canopy

Market building opening on to village green with outdoor dining patio space

Ground level retail with 3 levels of residential above - 4 stories total

Active uses associated with residential on ground level along main street - includes leasing and amenity space

Residential building with 4/5 story height (4 stories tall along Lakeview and 5 stories tall along internal main street)

Project identity signage at corner of Haynes Bridge and Lakeview

Buildings pulled up to street with parking concealed behind structures

Town center green space surrounded by retail/restaurant buildings and serving as central gathering space

Pedestrian access from Haynes Bridge frontage

Jewel box retail on green

Lower level parking built to take advantage of slope with +/- 190 sp

3 story office building

Access to lower level parking

Hotel with 200 rooms - 8 stories

Stacked townhome product 102 units

City 'Loop' path along GA 400 setback connecting lake area with loop trail and village center

## SITE CALCULATIONS

|                          |                     |              |
|--------------------------|---------------------|--------------|
| <b>TOTAL DEVELOPMENT</b> | <b>2,805,081 sf</b> |              |
| <b>COMMERCIAL</b>        | <b>705,490 sf</b>   | <b>25.2%</b> |
| HORIZONTAL               | 561,990 sf          |              |
| VERTICAL                 | 143,500 sf          |              |
| <b>OFFICE</b>            | <b>883,847 sf</b>   | <b>31.5%</b> |
| HORIZONTAL               | 355,347 sf          |              |
| VERTICAL                 | 528,500 sf          |              |
| <b>RESIDENTIAL</b>       | <b>892,004 sf</b>   | <b>31.8%</b> |
| HORIZONTAL               | 460,144 sf          |              |
| VERTICAL                 | 431,860 sf          |              |
| <b>PUBLIC SPACE</b>      | <b>323,740 sf</b>   | <b>11.5%</b> |

## DEVELOPMENT SUMMARY

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>SITE ACREAGE</b>       | <b>62.47 acres (2,721,193 sf)</b> |
| <b>COMMERCIAL</b>         | <b>182,200 sf</b>                 |
| RETAIL                    | 15,300 sf                         |
| RESTAURANTS               | 26,300 sf                         |
| MARKET                    | 9,600 sf                          |
| ENTERTAINMENT             | 27,000 sf                         |
| HOTEL                     | 104,000 sf (200 keys)             |
| <b>RESIDENTIAL UNITS</b>  | <b>488 un</b>                     |
| FOR RENT                  | 320 un                            |
| FOR SALE                  | 168 un                            |
| <b>DENSITY</b>            | <b>7.81 un/ac</b>                 |
| <b>OFFICE</b>             | <b>664,400 sf</b>                 |
| EXISTING                  | 154,400 SF                        |
| NEW                       | 510,000 SF                        |
| <b>PARKING</b>            | <b>3,322 spaces</b>               |
| SURFACE                   | 429 sp                            |
| ON STREET                 | 105 sp                            |
| DECKED                    | 2,788 sp                          |
| <b>OPEN/GREEN SPACE</b>   | <b>29.40 acres (47.1 %)</b>       |
| PARK SPACE                | 4.38 ac (190,880 sf)              |
| PUBLIC LOOP TRAIL AREA    | 3.05 ac (132,860 sf)              |
| OPEN SPACE                | 7.64 ac (332,800 sf)              |
| LAKE AREA                 | 9.83 ac (428,320 sf)              |
| WETLAND AREA              | 4.50 ac (196,000 sf)              |
| <b>TOTAL LOT COVERAGE</b> | <b>1,385,520 SF 50.9%</b>         |

**WAKEFIELD  
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stamp



**360  
TECH  
VILLAGE**  
Alpharetta, Georgia

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

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print record

17 APRIL 2017 - SUBMITTED FOR ZONING

### REVISIONS

16 DECEMBER 2016  
31 JANUARY 2017 - REVISED SITE PLAN  
21 FEBRUARY 2017 - REVISED SITE PLAN  
15 MARCH 2017 - REVISED SITE PLAN  
20 MARCH 2017 - REVISED SITE PLAN  
30 MARCH 2017 - REVISED SITE PLAN  
14 APRIL 2017 - REVISED SITE PLAN  
17 APRIL 2017 - REVISED SITE PLAN

date 17 APRIL 2017 job number 1508064.00

drawing title

**CONCEPTUAL SITE PLAN**

drawing number

**SP-9**

SUBMITTED FOR ZONING



0 25 50 100 200 500



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

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

Existing office building - 6 stories with 154,400 sf

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

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake side park space 40,000 sf

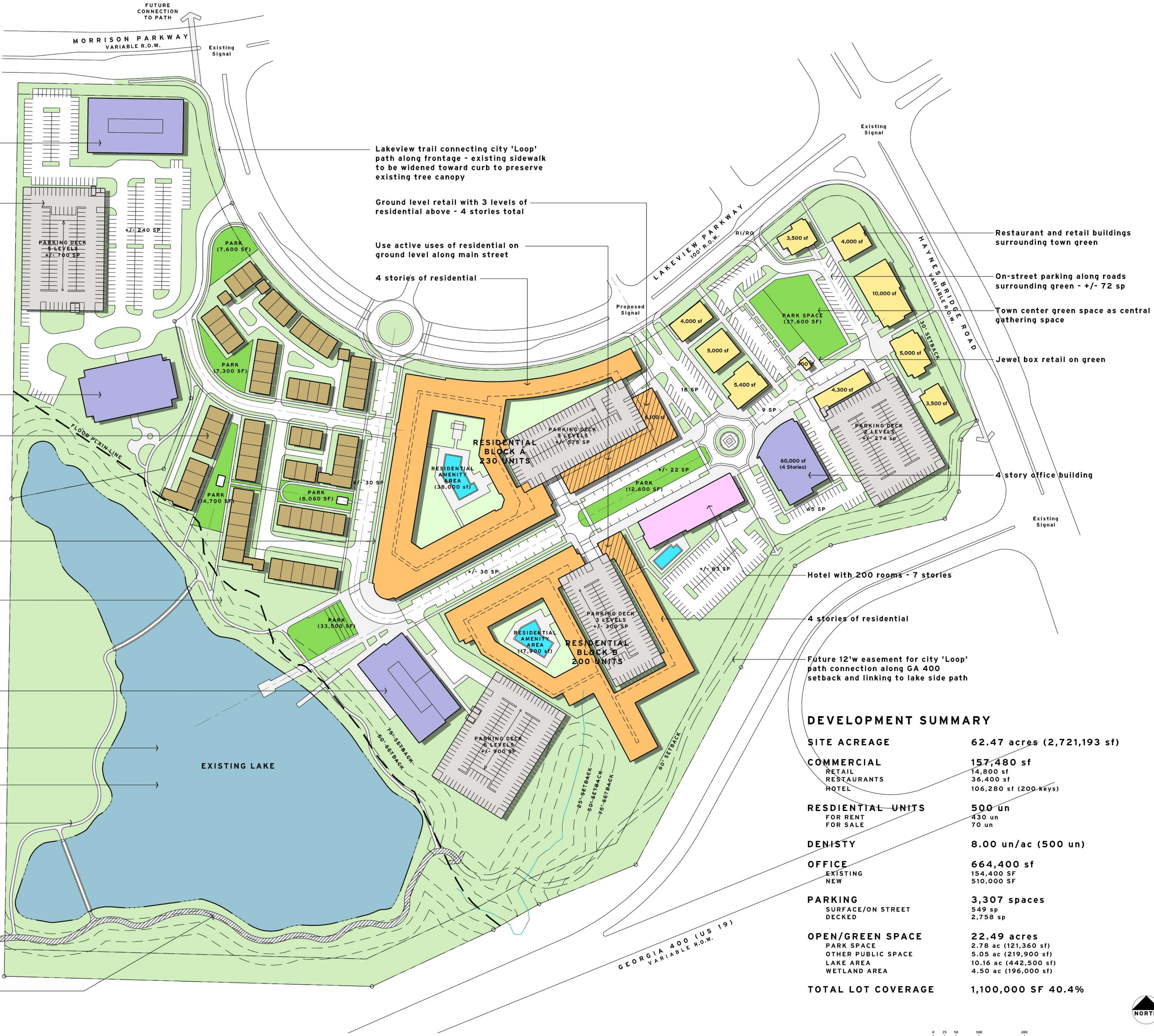
Office tower overlooking lake and open space - 12 stories +/- 300,000 sf

Lake amenity to be activated 605,200 sf

Existing lake to be used for storm water management

Improve existing lake side trail to and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage



### DEVELOPMENT SUMMARY

|                    |                            |
|--------------------|----------------------------|
| SITE ACREAGE       | 62.47 acres (2,721,193 sf) |
| COMMERCIAL         | 157,480 sf                 |
| RETAIL             | 14,800 sf                  |
| RESTAURANTS        | 36,400 sf                  |
| HOTEL              | 106,280 sf (200-Keys)      |
| RESIDENTIAL UNITS  | 500 un                     |
| FOR RENT           | 430 un                     |
| FOR SALE           | 70 un                      |
| DENSITY            | 8.00 un/ac (500 un)        |
| OFFICE             | 664,400 sf                 |
| EXISTING           | 154,400 SF                 |
| NEW                | 510,000 SF                 |
| PARKING            | 3,307 spaces               |
| SURFACE/ON STREET  | 549 sp                     |
| DECKED             | 2,758 sp                   |
| OPEN/GREEN SPACE   | 22.49 acres                |
| PARK SPACE         | 2.78 ac (121,360 sf)       |
| OTHER PUBLIC SPACE | 5.05 ac (219,900 sf)       |
| LAKE AREA          | 10.16 ac (442,500 sf)      |
| WETLAND AREA       | 4.50 ac (196,000 sf)       |
| TOTAL LOT COVERAGE | 1,100,000 SF 40.4%         |

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stamp



HAYNES  
BRIDGE  
MIXED-USE

Alpharetta, Georgia

TPA Group/  
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print record

01 AUGUST 2016 - SUBMITTED FOR ZONING

25 AUGUST 2016 - REVISED SITE PLAN

28 SEPTEMBER 2016 - REVISED SITE PLAN

07 OCTOBER 216 - REVISED SITE PLAN

### revisions

01 AUGUST 2016

25 AUGUST 2016

28 SEPTEMBER 2016

07 OCTOBER 2016

date  
07 OCTOBER 2016

job number  
1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-2

SUBMITTED FOR ZONING





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**ARCHITECT**                    PIERCE PENNER HEER ARCHITECTS  
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ALPHARETTA, GEORGIA 30022  
PHONE 770-569-1709  
FAX 770-599-1768

**SURVEYOR**                    WATTS & BROWNING ENGINEERS  
8562 PLEANTHRE ROAD  
ATLANTA, GEORGIA 30341  
PHONE 770-451-7453  
FAX 770-455-3055

|                               |                    |
|-------------------------------|--------------------|
| <b>PROPOSED</b>               |                    |
| EVENT RESTAURANT              | 20,000 GSF         |
| RESTAURANTS A & B             | 20,000 GSF         |
| RETAIL (SHOPPING CENTER)      | 70,036 GSF         |
| GENERAL OFFICE                | 447,309 GSF        |
| HOTEL (211 ROOMS)             | 125,000 GSF        |
| <b>TOTAL, NON-RESIDENTIAL</b> | <b>663,735 GSF</b> |

OPEN SPACE

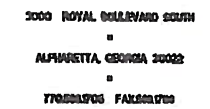
OPEN SPACE/GREEN SPACE 11.00 AC

|                 |       |
|-----------------|-------|
| REQUIRED SPACES | 3,300 |
| PROPOSED SPACES | 3,415 |

\* PLEASE REFER TO TRAFFIC STUDY FOR MORE DETAILED DESCRIPTION OF PROPOSED IMPROVEMENT

**PROPOSED BUILDING**

- A** PROPERTY LINE
- B** PROPOSED CURB AND GUTTER
- C** PROPOSED SIDEWALK
- D** BUILDING SETBACK LINE
- E** EXISTING SIDEWALK
- F** EXISTING R.O.W. LINE
- G** EXISTING CONTOUR
- H** EXISTING EDGE OF LAKE LINE
- I** WETLANDS



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## APPROVAL \_\_\_\_\_

[illegible]

PERIODOT 5 89 10 11 12 13 14 15  
PROPOSED MIXED-USE  
ALPHARETTA, GA.  
DEC 2010  
RECEIVED BY  
Community  
Development

|             |             |
|-------------|-------------|
| PROJECT NO. | 20-07031.00 |
| DATE        | 16 NOV 2010 |
| SHEET TITLE |             |

**ZONING SUBMITTAL**  
**SITE PLAN**

**SHEET NO** **SP-34**



# Deck Elevations 4.12.17



**WAKEFIELD BEASLEY & ASSOCIATES**

5200 Avalon Boulevard  
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**360 TECH VILLAGE**  
Alpharetta, Georgia

**TPA Group/ Fugua Development**  
Chris Hayes, Principal TPA Group  
3250 Riverwood Parkway  
Atlanta, GA 30338  
P | 770.436.2997

1:20" = 1' - Wakefield Beasley & Associates, Inc.

These drawings are provided for the specific use of the client. They are not to be used for any other purpose without the written consent of Wakefield Beasley & Associates, Inc.

print record

12 APRIL 2017 - SUBMITTED FOR ZONING

REVISIONS

16 DECEMBER 2016

16 JANUARY 2017 - REVISED SITE PLAN

16 FEBRUARY 2017 - REVISED SITE PLAN

16 MARCH 2017 - REVISED SITE PLAN

16 MARCH 2017 - REVISED SITE PLAN

16 MARCH 2017 - REVISED SITE PLAN

16 APRIL 2017 - REVISED SITE PLAN

16 APRIL 2017 - REVISED SITE PLAN

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16 APRIL 2017 - REVISED SITE PLAN



# Deck Elevations 4.12.17



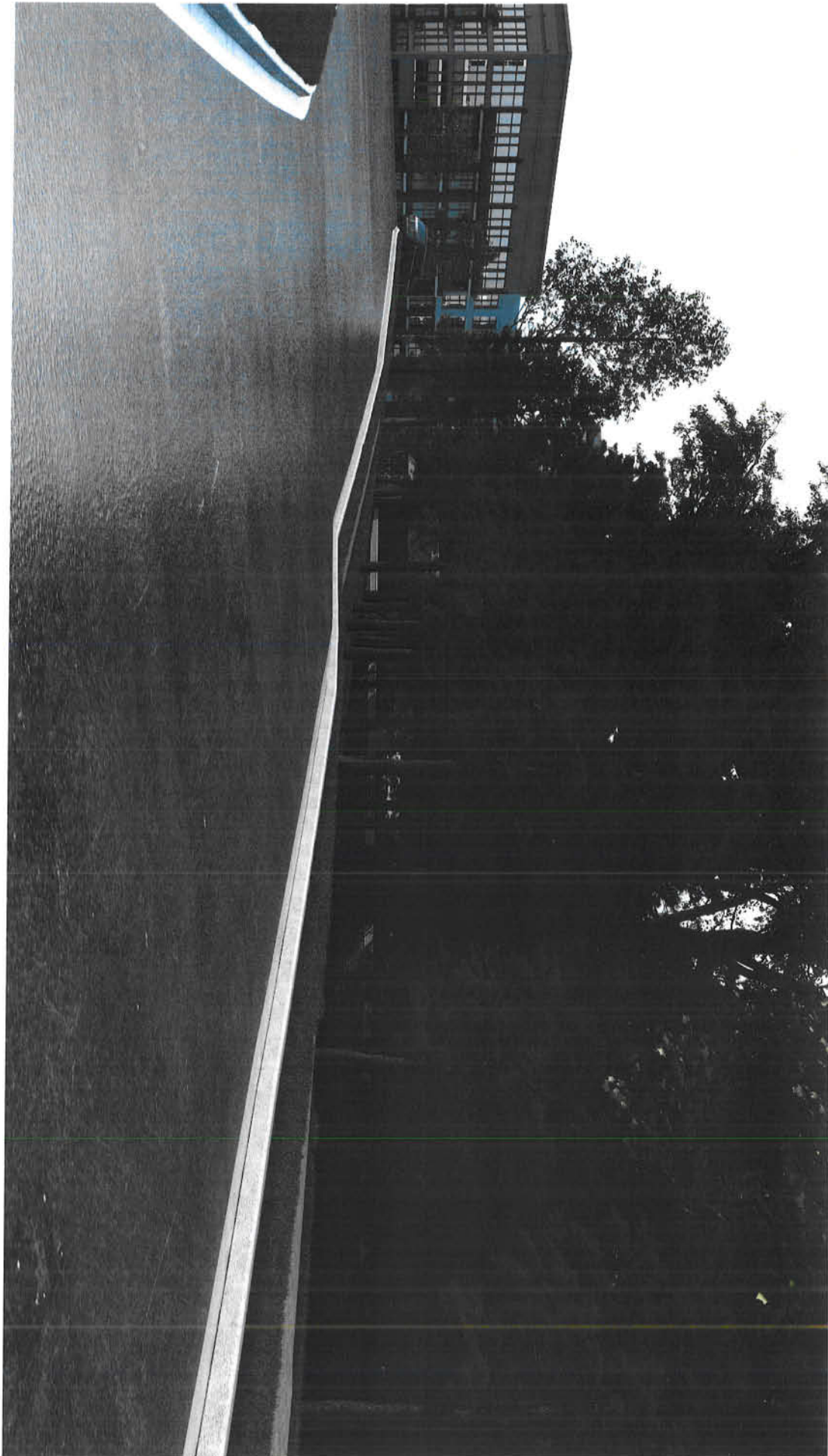
①

# Deck Elevations 4.12.17





# Deck Elevations 4.12.17



(w)

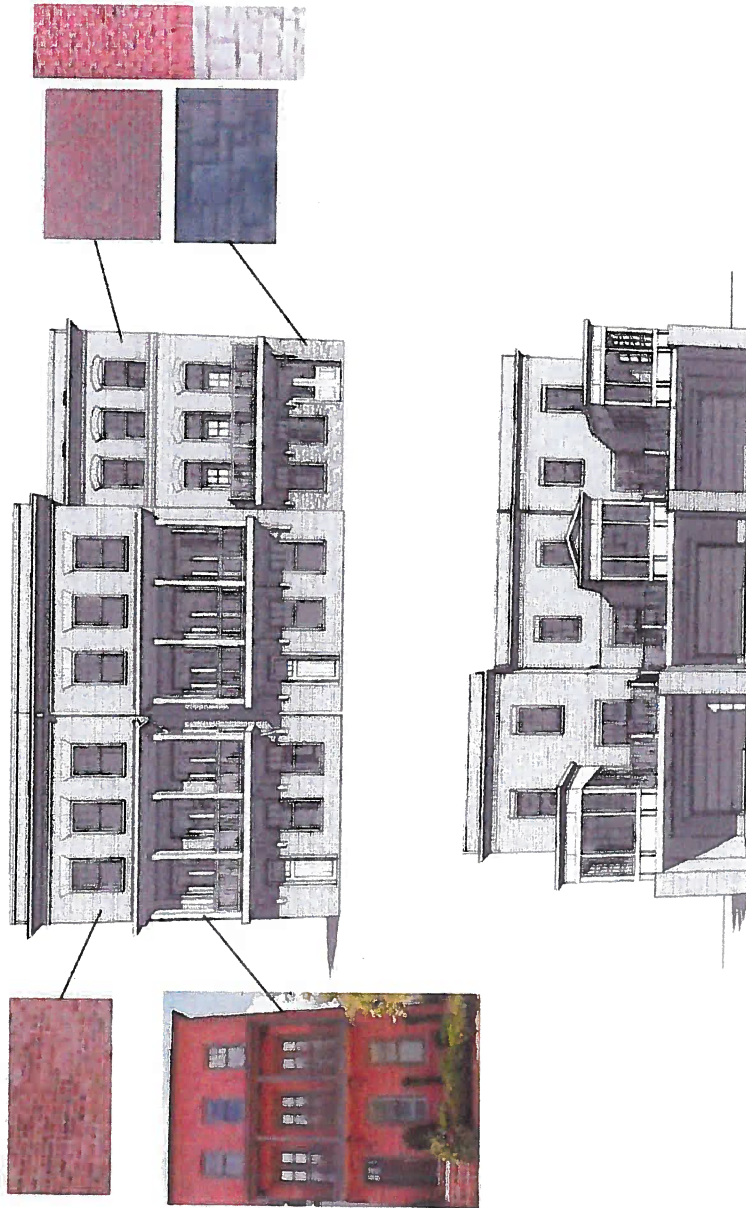
## EXHIBIT A

### Townhome Product



## EXHIBIT A

### Townhome Product



thePROVIDENCE group

A GREEN BRICK PARTNER

Haynes Park Zoning Inspiration



4/17/17

Multi-Family Elevation



2/01/2017





February 16, 2017

Eric Graves  
**City of Alpharetta**  
2 Park Plaza  
Alpharetta, Georgia 30009

**RE:    *Memorandum for 360 Tech Village***  
          (Previously *Innovation Mixed-Use DRI #2499* in 2015)  
          Level-of-Service Comparison  
          City of Alpharetta, Georgia

Dear Eric,

Kimley-Horn is pleased to provide this letter summarizing the level-of-service analysis for the 360 Tech Village development in the City of Alpharetta, Georgia.

## **Project Background**

This letter presents the level-of-service (LOS) at intersections along Lakeview Parkway for the *360 Tech Village* development (formerly *Innovation Mixed-Use DRI #2499*) located in the City of Alpharetta, Georgia. The site is bordered by Lakeview Parkway to the north and Haynes Bridge Road to the east.

The study intersections for this analysis includes the following five intersections:

1. Morrison Parkway @ Lakeview Parkway (signalized)
2. Lakeview Parkway @ Existing Office Driveway / Proposed Site Driveway (unsignalized)
3. Lakeview Parkway @ Proposed Site Driveway 2 (unsignalized)
4. Lakeview Parkway @ Existing Office Driveway 2 / Proposed Site Driveway 3 (unsignalized)
5. Haynes Bridge Road @ Lakeview Parkway (signalized)

The following three scenarios were analyzed:

1. Existing 2015 Conditions
2. Projected 2019 No-Build Conditions
3. Projected 2019 Build Conditions

The roadway laneage and volumes for each of the three scenarios can be found in **Figure 1**, **Figure 2**, and **Figure 3**.

## Level-of-Service Analysis

A level-of-service (LOS) analysis was performed using methodology consistent with the *Highway Capacity Manual 2010 (HCM 2010)* using *Synchro Professional, Version 9.0*.

**Table 1** presents the level-of-service comparison between Existing 2015, Projected 2019 No-Build, and Projected 2019 Build conditions for the study intersections.

| Table 1: Level-of-Service Comparison<br>LOS (Delay in Seconds) |             |               |          |                         |          |                      |           |
|----------------------------------------------------------------|-------------|---------------|----------|-------------------------|----------|----------------------|-----------|
| Intersection                                                   | Approach    | Existing 2015 |          | Projected 2019 No-Build |          | Projected 2019 Build |           |
|                                                                |             | AM Peak       | PM Peak  | AM Peak                 | PM Peak  | AM Peak              | PM Peak   |
| 1. Morrison Pkwy @ Lakeview Pkwy                               | Overall     | A (8.7)       | B (11.7) | A (8.9)                 | B (12.2) | A (9.5)              | B (13.3)  |
| 2. Lakeview Pkwy @ Existing Driveway / Proposed Driveway       | EB Approach | -             | -        | -                       | -        | C (18.8)             | F (54.0)  |
| 3. Lakeview Pkwy @ Proposed Driveway 2                         | NB Approach | -             | -        | -                       | -        | F (79.7)             | F (121.0) |
| 4. Lakeview Pkwy @ Existing Driveway 2 / Proposed Driveway 3   | NB Approach | -             | -        | -                       | -        | B (10.1)             | B (14.6)  |
| 5. Haynes Bridge Rd @ Lakeview Pkwy                            | Overall     | B (17.8)      | D (48.4) | C (20.4)                | D (53.4) | E (69.6)             | F (145.9) |

As shown in **Table 1**, the unsignalized intersection of Lakeview Parkway at Existing Driveway / Proposed Driveway (Intersection 2) is projected to operate at LOS F during the PM peak hour for the Proposed Driveway approach. Additionally, the unsignalized intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3) is projected to operate at LOS F during both the AM and PM peak hours for the Proposed Driveway approach.

The signalized intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5) is projected to operate at LOS E and LOS F during the AM and PM peak hours, respectively.

For the intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3), the installation of a traffic signal would improve the LOS; however, based on the projected traffic volumes, a traffic signal at this location will likely not be warranted.

**Table 2** provides the results for the Projected 2019 Build Improved traffic conditions with the following improvements applied:

### Intersection #5: Haynes Bridge Road @ Lakeview Parkway

- Construct one (1) additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway (creating dual northbound left-turn lanes).
- Construct one (1) additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road (creating dual eastbound right-turn lanes).

| Table 2: Level-of-Service (Improved)<br>LOS (Delay in Seconds) |          |                                  |          |
|----------------------------------------------------------------|----------|----------------------------------|----------|
| Intersection                                                   | Approach | Projected 2019<br>Build Improved |          |
|                                                                |          | AM Peak                          | PM Peak  |
| 5. Haynes Bridge Rd @ Lakeview Pkwy                            | Overall  | C (34.2)                         | D (49.0) |

## Summary

Based on this analysis, the unsignalized intersection of Lakeview Parkway at Existing Driveway / Proposed Driveway (Intersection 2) is projected to operate at LOS F during the PM peak hour for the Proposed Driveway approach. Additionally, the unsignalized intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3) is projected to operate at LOS F during both the AM and PM peak hours for the Proposed Driveway approach.

The signalized intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5) is projected to operate at LOS E and LOS F during the AM and PM peak hours, respectively.

With the proposed improvements at the intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5), the intersection is projected to operate at acceptable levels-of-service.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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



Jin Seo, E.I.T.  
Analyst

## Attachments:

- Figure 1: Existing 2015 Conditions
- Figure 2: Projected 2019 No-Build Conditions
- Figure 3: Projected 2019 Build Conditions
- Trip Generation Table
- Proposed Site Plan
- Synchro Reports (Available Upon Request)

LEGEND

Existing Roadway Laneage

Existing Traffic Signal

Existing STOP Control

XX

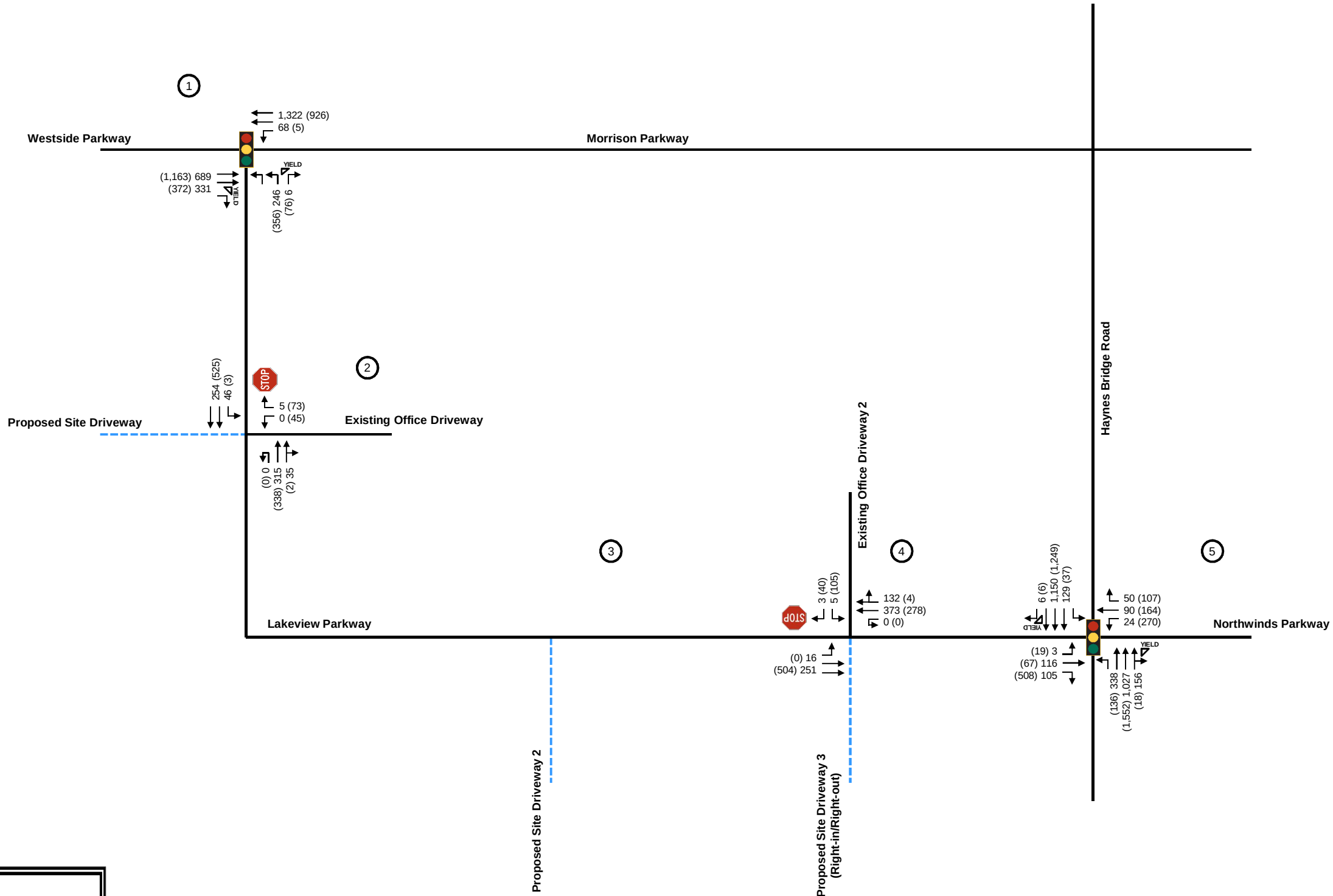
AM Peak Hour Traffic Volumes

(XX)

PM Peak Hour Traffic Volumes

#

Intersection Reference Number



NOT TO SCALE



LEGEND

→

Existing Roadway Laneage

Existing Traffic Signal

Existing STOP Control

XX

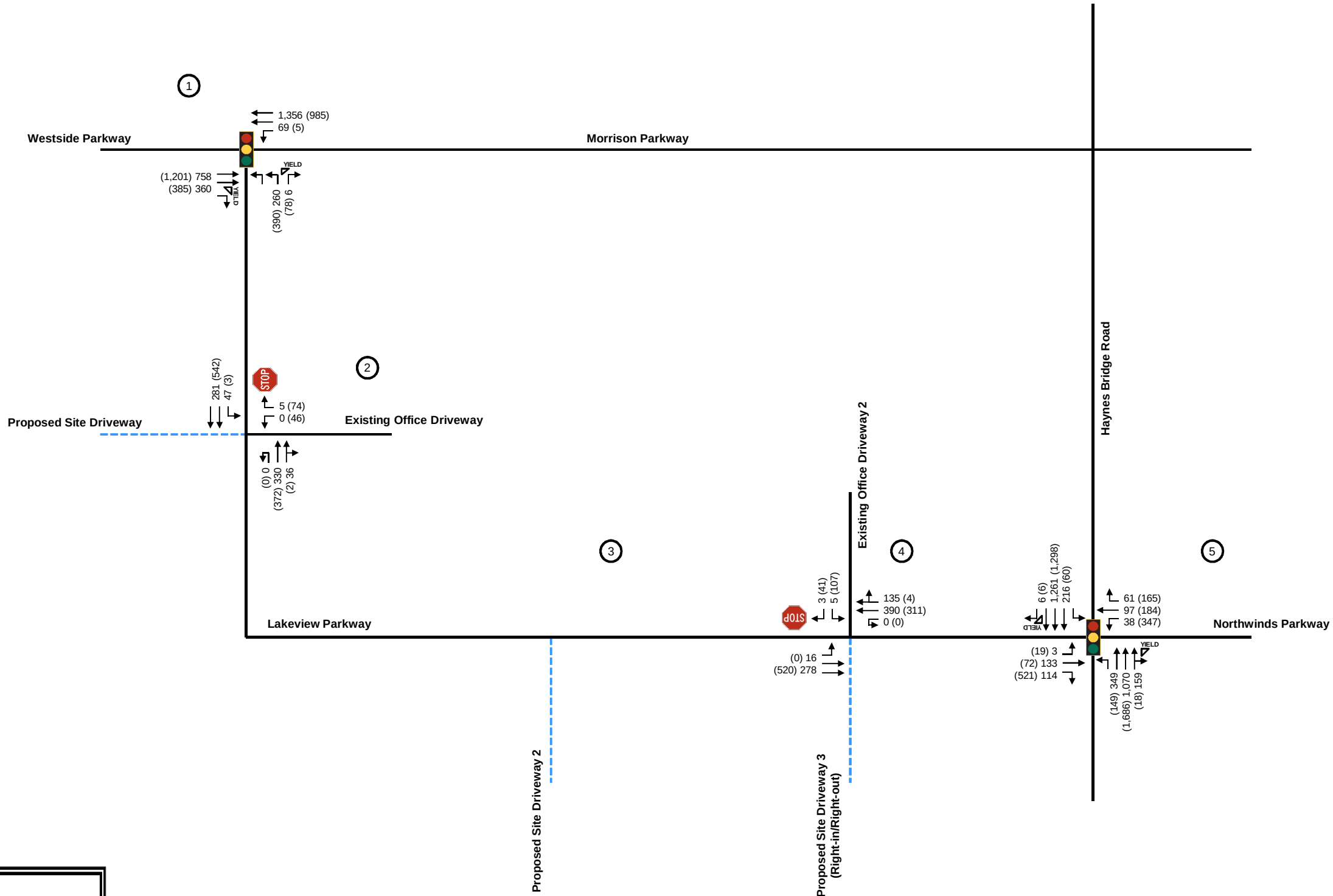
AM Peak Hour Traffic Volumes

(XX)

PM Peak Hour Traffic Volumes

#

Intersection Reference Number



NOT TO  
SCALE

LEGEND

Existing Roadway Laneage

Recommended Laneage for Build Improved Conditions

Existing Traffic Signal

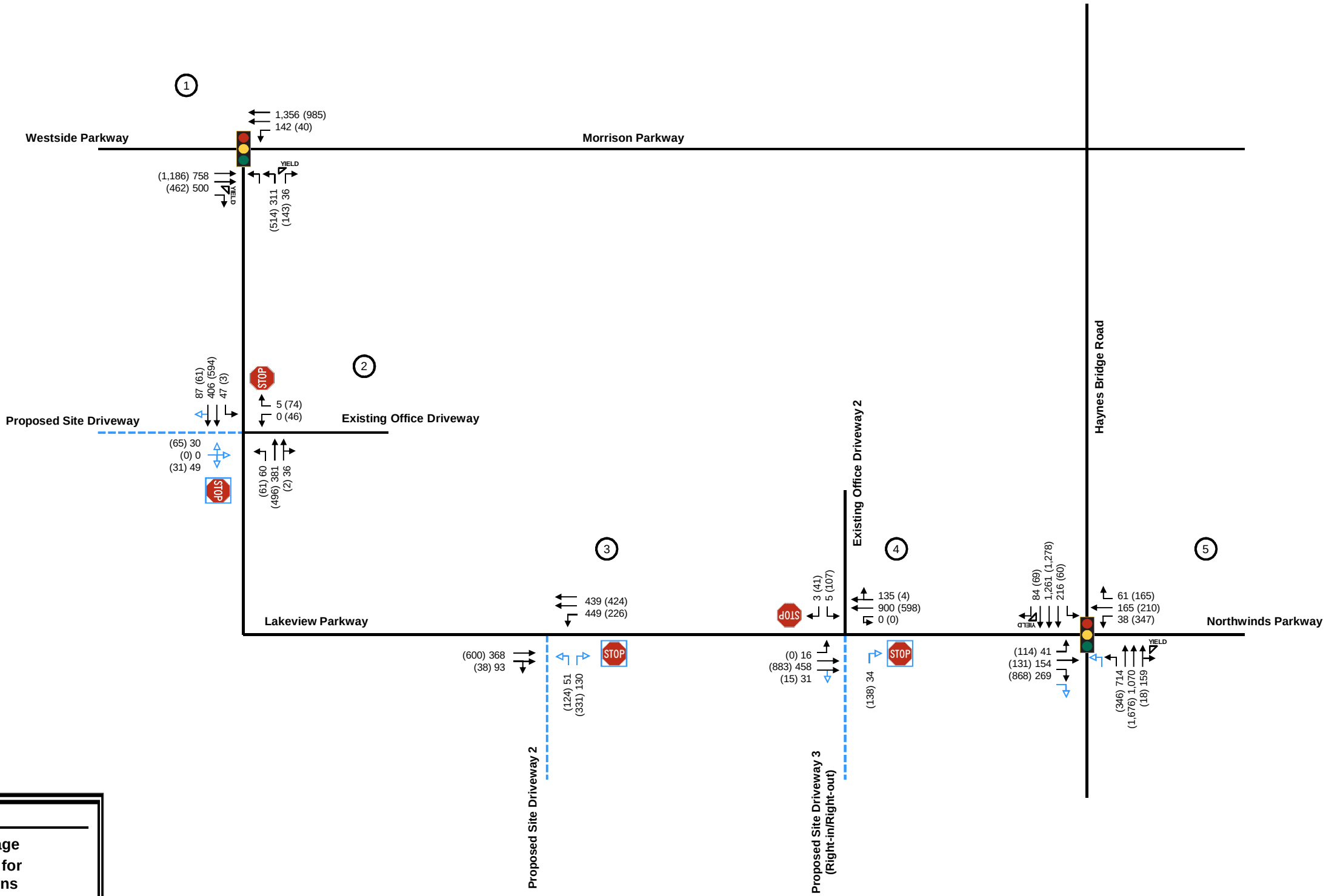
Existing STOP Control

Proposed STOP Control

XX AM Peak Hour Traffic Volumes

(XX) PM Peak Hour Traffic Volumes

Intersection Reference Number



NOT TO SCALE

| Trip Generation Analysis (9th Ed.)<br>360 Tech Village (February 2017)<br>Alpharetta, GA |                                 |               |              |            |            |              |            |            |
|------------------------------------------------------------------------------------------|---------------------------------|---------------|--------------|------------|------------|--------------|------------|------------|
| Land Use                                                                                 | Intensity                       | Daily Trips   | AM Peak Hour |            |            | PM Peak Hour |            |            |
|                                                                                          |                                 |               | Total        | In         | Out        | Total        | In         | Out        |
| <b>Proposed Site Traffic</b>                                                             |                                 |               |              |            |            |              |            |            |
| 220 Apartment                                                                            | 320 d.u.                        | 2,062         | 161          | 32         | 129        | 194          | 126        | 68         |
| 230 Residential Condominium/Townhouse                                                    | 167 d.u.                        | 1,004         | 78           | 13         | 65         | 92           | 62         | 30         |
| 310 Hotel                                                                                | 200 rooms                       | 1,418         | 106          | 63         | 43         | 120          | 61         | 59         |
| 710 General Office Building                                                              | 510,000 s.f.                    | 4,530         | 705          | 620        | 85         | 650          | 111        | 539        |
| 820 Shopping Center                                                                      | 16,500 s.f. gross leasable area | 2,106         | 52           | 32         | 20         | 179          | 86         | 93         |
| 932 High-Turnover (Sit-Down) Restaurant                                                  | 29,400 s.f.                     | 3,738         | 318          | 175        | 143        | 290          | 174        | 116        |
| <b>Gross Trips</b>                                                                       |                                 | <b>14,858</b> | <b>1,420</b> | <b>935</b> | <b>485</b> | <b>1,525</b> | <b>620</b> | <b>905</b> |
| Residential Trips                                                                        |                                 | 3,066         | 239          | 45         | 194        | 286          | 188        | 98         |
| Mixed-Use Reductions                                                                     |                                 | -430          | -44          | -3         | -41        | -90          | -53        | -37        |
| Alternative Mode Reductions                                                              |                                 | -132          | -10          | -2         | -8         | -10          | -7         | -3         |
| Adjusted Residential Trips                                                               |                                 | 2,504         | 185          | 40         | 145        | 186          | 128        | 58         |
| Hotel Trips                                                                              |                                 | 1,418         | 106          | 63         | 43         | 120          | 61         | 59         |
| Mixed-Use Reductions                                                                     |                                 | -199          | -27          | -3         | -24        | -27          | -16        | -11        |
| Alternative Mode Reductions                                                              |                                 | -61           | -4           | -3         | -1         | -5           | -2         | -2         |
| Adjusted Hotel Trips                                                                     |                                 | 1,158         | 75           | 57         | 18         | 88           | 43         | 46         |
| Office Trips                                                                             |                                 | 4,530         | 705          | 620        | 85         | 650          | 111        | 539        |
| Mixed-Use Reductions                                                                     |                                 | -250          | -123         | -73        | -50        | -27          | -9         | -18        |
| Alternative Mode Reductions                                                              |                                 | -214          | -29          | -27        | -2         | -31          | -5         | -26        |
| Adjusted Office Trips                                                                    |                                 | 4,066         | 553          | 520        | 33         | 592          | 97         | 495        |
| Retail Trips                                                                             |                                 | 2,106         | 52           | 32         | 20         | 179          | 86         | 93         |
| Mixed-Use Reductions                                                                     |                                 | -284          | -26          | -16        | -10        | -119         | -61        | -58        |
| Alternative Mode Reductions                                                              |                                 | -91           | -1           | -1         | -1         | -3           | -1         | -2         |
| Pass By Reductions (Based on ITE Rates)                                                  |                                 | -588          | 0            | 0          | 0          | -20          | -10        | -10        |
| Adjusted Retail Trips                                                                    |                                 | 1,143         | 25           | 15         | 9          | 37           | 14         | 23         |
| Restaurant Trips                                                                         |                                 | 3,738         | 318          | 175        | 143        | 290          | 174        | 116        |
| Mixed-Use Reductions                                                                     |                                 | -505          | -134         | -82        | -52        | -118         | -60        | -58        |
| Alternative Mode Reductions                                                              |                                 | -162          | -9           | -5         | -5         | -9           | -6         | -3         |
| Pass By Reductions (Based on ITE Rates)                                                  |                                 | -1,321        | 0            | 0          | 0          | -70          | -35        | -35        |
| Adjusted Restaurant Trips                                                                |                                 | 1,750         | 175          | 88         | 86         | 93           | 73         | 20         |
| Mixed-Use Reductions - TOTAL                                                             |                                 | -1,668        | -354         | -177       | -177       | -381         | -199       | -182       |
| Alternative Mode Reductions - TOTAL                                                      |                                 | -660          | -53          | -38        | -17        | -58          | -21        | -36        |
| Pass-By Reductions - TOTAL                                                               |                                 | -1,909        | 0            | 0          | 0          | -90          | -45        | -45        |
| <b>New Trips</b>                                                                         |                                 | <b>10,621</b> | <b>1,013</b> | <b>720</b> | <b>291</b> | <b>996</b>   | <b>355</b> | <b>642</b> |
| <b>Driveway Volumes</b>                                                                  |                                 | <b>12,530</b> | <b>1,013</b> | <b>720</b> | <b>291</b> | <b>1,086</b> | <b>400</b> | <b>687</b> |

k:\atl\_tpto\015002001 haynes bridge mixed use (previously innovation), alpharetta - sept 2016\2017-02\_haynes bridge mixed-use update\analysis\20170213 haynes bridge\_analysis.xlsm\trip generation



# WAKEFIELD BEASLEY & ASSOCIATES

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stamp



## 360 TECH VILLAGE

Alpharetta, Georgia

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

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print record

16 DECEMBER 2016 - SUBMITTED FOR ZONING  
31 JANUARY 2017 - SUBMITTED FOR ZONING

### revisions

16 DECEMBER 2016  
30 JANUARY 2017 - REVISED SITE PLAN

date  
31 JANUARY 2017  
drawing title

job number  
1508064.00

### CONCEPTUAL SITE PLAN

drawing number

## SP-5

SUBMITTED FOR ZONING

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

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

Existing office building - 6 stories with 154,400 sf

Townhome product with park space connecting to lake side trail and park space - 63 units

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake side park space 2.18 ac (95,100 sf)

Potential location for bike rental station

Stacked townhome product 104 units

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail to and provide connection to city wide path system

Path connection into main street area for bicycles and pedestrians - sidewalks along internal street and village green to accommodate bicycle circulation

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage

Lakeview trail connecting city 'Loop' path along frontage - existing sidewalk to be widened toward curb to preserve existing tree canopy

Market building opening on to village green with outdoor dining patio space

Ground level retail with 3 levels of residential above - 4 stories total

Active uses associated with residential on ground level along main street - includes leasing and amenity space

Residential building with 4/5 story height (4 stories tall along Lakeview and 5 stories tall along internal main street)

Project identity signage at corner of Haynes Bridge and Lakeview

Buildings pulled up to street with parking concealed behind structures

Town center green space surrounded by retail/restaurant buildings and serving as central gathering space

Jewel box retail on green

Lower level parking built to take advantage of slope with +/- 192 sp

3 story office building

Access to lower level parking

Hotel with 200 rooms - 7 stories

Office tower - 12 stories +/- 300,000 sf

Future 12'w easement for city 'Loop' path connection along GA 400 setback and linking to lake side path

### DEVELOPMENT SUMMARY

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

**COMMERCIAL**  
RETAIL 16,500 sf  
RESTAURANTS 29,400 sf  
MARKET 9,600 SF  
HOTEL 106,300 sf (200 keys)

**RESIDENTIAL UNITS** 487 un  
FOR RENT 320 un  
FOR SALE 167 un

**DENSITY** 7.80 un/ac

**OFFICE**  
EXISTING 664,400 sf  
NEW 154,400 SF  
510,000 SF

**PARKING**  
SURFACE 600 sp  
ON STREET 95 sp  
DECKED 2,782 sp

**OPEN/GREEN SPACE** 29.36 acres (47.0 %)  
PARK SPACE 3.74 ac (162,820 sf)  
OTHER PUBLIC SPACE 3.16 ac (137,576 sf)  
OPEN SPACE 8.13 ac (354,100 sf)  
LAKE AREA 9.83 ac (428,320 sf)  
WETLAND AREA 4.50 ac (196,000 sf)

**TOTAL LOT COVERAGE** 1,268,540 SF 46.6%



0 25 50 100 200 500



# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
|-----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
|                             |  |  |  |  |  |  |   |   |
| Movement                    | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations         | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)      | 689                                                                               | 331                                                                               | 68                                                                                | 1322                                                                              | 246                                                                               | 6                                                                                 |   |   |
| Future Volume (veh/h)       | 689                                                                               | 331                                                                               | 68                                                                                | 1322                                                                              | 246                                                                               | 6                                                                                 |   |   |
| Number                      | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h        | 733                                                                               | 0                                                                                 | 72                                                                                | 1406                                                                              | 262                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes            | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor            | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              |   |   |
| Percent Heavy Veh, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                  | 2325                                                                              | 1040                                                                              | 520                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| Arrive On Green             | 0.66                                                                              | 0.00                                                                              | 0.66                                                                              | 0.66                                                                              | 0.16                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h             | 3632                                                                              | 1583                                                                              | 721                                                                               | 3632                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h        | 733                                                                               | 0                                                                                 | 72                                                                                | 1406                                                                              | 262                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln    | 1770                                                                              | 1583                                                                              | 721                                                                               | 1770                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s             | 5.8                                                                               | 0.0                                                                               | 3.1                                                                               | 14.7                                                                              | 4.5                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s       | 5.8                                                                               | 0.0                                                                               | 8.9                                                                               | 14.7                                                                              | 4.5                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h      | 2325                                                                              | 1040                                                                              | 520                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| V/C Ratio(X)                | 0.32                                                                              | 0.00                                                                              | 0.14                                                                              | 0.60                                                                              | 0.48                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h       | 2325                                                                              | 1040                                                                              | 520                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| HCM Platoon Ratio           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)          | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh    | 4.8                                                                               | 0.0                                                                               | 6.8                                                                               | 6.3                                                                               | 24.8                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh      | 0.4                                                                               | 0.0                                                                               | 0.3                                                                               | 0.7                                                                               | 2.9                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh   | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln    | 5.2                                                                               | 0.0                                                                               | 1.2                                                                               | 11.7                                                                              | 4.3                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh        | 5.2                                                                               | 0.0                                                                               | 7.0                                                                               | 7.0                                                                               | 27.8                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                   | A                                                                                 |                                                                                   | A                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h         | 733                                                                               |                                                                                   |                                                                                   | 1478                                                                              | 262                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh       | 5.2                                                                               |                                                                                   |                                                                                   | 7.0                                                                               | 27.8                                                                              |                                                                                   |   |   |
| Approach LOS                | A                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                       | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s    |                                                                                   | 49.0                                                                              |                                                                                   | 16.0                                                                              |                                                                                   | 49.0                                                                              |   |   |
| Change Period (Y+Rc), s     |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s |                                                                                   | 42.7                                                                              |                                                                                   | 10.4                                                                              |                                                                                   | 42.7                                                                              |   |   |
| Max Q Clear Time (g_c+1), s |                                                                                   | 7.8                                                                               |                                                                                   | 6.5                                                                               |                                                                                   | 16.7                                                                              |   |   |
| Green Ext Time (p_c), s     |                                                                                   | 30.8                                                                              |                                                                                   | 0.4                                                                               |                                                                                   | 23.6                                                                              |   |   |
| Intersection Summary        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay         |                                                                                   |                                                                                   | 8.7                                                                               |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                |                                                                                   |                                                                                   | A                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

| Intersection             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |       |                                                                                     |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 0.7                                                                               |                                                                                   |                                                                                   |                                                                                   |       |                                                                                     |                                                                                     |
| Movement                 | WBL                                                                               | WBR                                                                               | NBU                                                                               | NBT                                                                               | NBR   | SBL                                                                                 | SBT                                                                                 |
| Lane Configurations      |  |  |  |  |       |  |  |
| Traffic Vol, veh/h       | 0                                                                                 | 5                                                                                 | 0                                                                                 | 315                                                                               | 35    | 46                                                                                  | 254                                                                                 |
| Future Vol, veh/h        | 0                                                                                 | 5                                                                                 | 0                                                                                 | 315                                                                               | 35    | 46                                                                                  | 254                                                                                 |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0     | 0                                                                                   | 0                                                                                   |
| Sign Control             | Stop                                                                              | Stop                                                                              | Free                                                                              | Free                                                                              | Free  | Free                                                                                | Free                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None  | -                                                                                   | None                                                                                |
| Storage Length           | 0                                                                                 | 0                                                                                 | 130                                                                               | -                                                                                 | -     | 100                                                                                 | -                                                                                   |
| Veh in Median Storage, # | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -     | -                                                                                   | 0                                                                                   |
| Grade, %                 | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -     | -                                                                                   | 0                                                                                   |
| Peak Hour Factor         | 88                                                                                | 88                                                                                | 92                                                                                | 88                                                                                | 88    | 88                                                                                  | 88                                                                                  |
| Heavy Vehicles, %        | 0                                                                                 | 20                                                                                | 2                                                                                 | 2                                                                                 | 2     | 2                                                                                   | 3                                                                                   |
| Mvmt Flow                | 0                                                                                 | 6                                                                                 | 0                                                                                 | 358                                                                               | 40    | 52                                                                                  | 289                                                                                 |
| Major/Minor              | Minor1                                                                            | Major1                                                                            |                                                                                   | Major2                                                                            |       |                                                                                     |                                                                                     |
| Conflicting Flow All     | 627                                                                               | 199                                                                               | 210                                                                               | 0                                                                                 | 0     | 398                                                                                 | 0                                                                                   |
| Stage 1                  | 378                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Stage 2                  | 249                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Critical Hdwy            | 6.8                                                                               | 7.3                                                                               | 6.44                                                                              | -                                                                                 | -     | 4.14                                                                                | -                                                                                   |
| Critical Hdwy Stg 1      | 5.8                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Critical Hdwy Stg 2      | 5.8                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Follow-up Hdwy           | 3.5                                                                               | 3.5                                                                               | 2.52                                                                              | -                                                                                 | -     | 2.22                                                                                | -                                                                                   |
| Pot Cap-1 Maneuver       | 420                                                                               | 756                                                                               | 1055                                                                              | -                                                                                 | -     | 1157                                                                                | -                                                                                   |
| Stage 1                  | 669                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Stage 2                  | 775                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Platoon blocked, %       |                                                                                   |                                                                                   |                                                                                   | -                                                                                 | -     |                                                                                     | -                                                                                   |
| Mov Cap-1 Maneuver       | 401                                                                               | 756                                                                               | 1055                                                                              | -                                                                                 | -     | 1157                                                                                | -                                                                                   |
| Mov Cap-2 Maneuver       | 401                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Stage 1                  | 669                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Stage 2                  | 740                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -     | -                                                                                   | -                                                                                   |
| Approach                 | WB                                                                                | NB                                                                                |                                                                                   | SB                                                                                |       |                                                                                     |                                                                                     |
| HCM Control Delay, s     | 9.8                                                                               | 0                                                                                 |                                                                                   | 1.3                                                                               |       |                                                                                     |                                                                                     |
| HCM LOS                  | A                                                                                 |                                                                                   |                                                                                   |                                                                                   |       |                                                                                     |                                                                                     |
| Minor Lane/Major Mvmt    | NBU                                                                               | NBT                                                                               | NBRWBLn1WBLn2                                                                     | SBL                                                                               | SBT   |                                                                                     |                                                                                     |
| Capacity (veh/h)         | 1055                                                                              | -                                                                                 | -                                                                                 | 756                                                                               | 1157  | -                                                                                   |                                                                                     |
| HCM Lane V/C Ratio       | -                                                                                 | -                                                                                 | -                                                                                 | 0.008                                                                             | 0.045 | -                                                                                   |                                                                                     |
| HCM Control Delay (s)    | 0                                                                                 | -                                                                                 | -                                                                                 | 9.8                                                                               | 8.3   | -                                                                                   |                                                                                     |
| HCM Lane LOS             | A                                                                                 | -                                                                                 | -                                                                                 | A                                                                                 | A     | -                                                                                   |                                                                                     |
| HCM 95th %tile Q(veh)    | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | 0.1   | -                                                                                   |                                                                                     |

Intersection

Int Delay, s/veh 0.3

| Movement                 | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR  | SBL                                                                                 | SBR                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |  |  |      |  |  |
| Traffic Vol, veh/h       | 16                                                                                | 251                                                                               | 0                                                                                 | 373                                                                               | 132  | 5                                                                                   | 3                                                                                   |
| Future Vol, veh/h        | 16                                                                                | 251                                                                               | 0                                                                                 | 373                                                                               | 132  | 5                                                                                   | 3                                                                                   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                   | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free                                                                              | Free                                                                              | Free | Stop                                                                                | Stop                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None | -                                                                                   | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | 60                                                                                | -                                                                                 | -    | 0                                                                                   | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -    | 0                                                                                   | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -    | 0                                                                                   | -                                                                                   |
| Peak Hour Factor         | 97                                                                                | 97                                                                                | 92                                                                                | 97                                                                                | 97   | 97                                                                                  | 97                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 5                                                                                 | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 16                                                                                | 259                                                                               | 0                                                                                 | 385                                                                               | 136  | 5                                                                                   | 3                                                                                   |

| Major/Minor          | Major1 |   | Major2 |   | Minor2 |      |
|----------------------|--------|---|--------|---|--------|------|
| Conflicting Flow All | 521    | 0 | 188    | - | 0      | 615  |
| Stage 1              | -      | - | -      | - | -      | 453  |
| Stage 2              | -      | - | -      | - | -      | 162  |
| Critical Hdwy        | 4.14   | - | 6.44   | - | -      | 6.84 |
| Critical Hdwy Stg 1  | -      | - | -      | - | -      | 5.84 |
| Critical Hdwy Stg 2  | -      | - | -      | - | -      | 5.84 |
| Follow-up Hdwy       | 2.22   | - | 2.52   | - | -      | 3.52 |
| Pot Cap-1 Maneuver   | 1041   | - | 1089   | - | -      | 423  |
| Stage 1              | -      | - | -      | - | -      | 607  |
| Stage 2              | -      | - | -      | - | -      | 850  |
| Platoon blocked, %   | -      | - | -      | - | -      | -    |
| Mov Cap-1 Maneuver   | 1041   | - | 1089   | - | -      | 416  |
| Mov Cap-2 Maneuver   | -      | - | -      | - | -      | 416  |
| Stage 1              | -      | - | -      | - | -      | 607  |
| Stage 2              | -      | - | -      | - | -      | 837  |

| Approach             | EB  | WB | SB   |
|----------------------|-----|----|------|
| HCM Control Delay, s | 0.5 | 0  | 12.3 |
| HCM LOS              |     |    | B    |

| Minor Lane/Major Mvmt | EBL   | EBT | WBU  | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|------|-----|-----|-------|-------|
| Capacity (veh/h)      | 1041  | -   | 1089 | -   | -   | 416   | 739   |
| HCM Lane V/C Ratio    | 0.016 | -   | -    | -   | -   | 0.012 | 0.004 |
| HCM Control Delay (s) | 8.5   | -   | 0    | -   | -   | 13.8  | 9.9   |
| HCM Lane LOS          | A     | -   | A    | -   | -   | B     | A     |
| HCM 95th %tile Q(veh) | 0     | -   | 0    | -   | -   | 0     | 0     |

HCM 2010 Signalized Intersection Summary  
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |   |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 3                                                                                 | 116                                                                               | 105                                                                               | 24                                                                                | 90                                                                                | 50                                                                                | 338                                                                                | 1027                                                                                | 156                                                                                 | 129                                                                                 | 1150                                                                                | 6                                                                                   |
| Future Volume (veh/h)        | 3                                                                                 | 116                                                                               | 105                                                                               | 24                                                                                | 90                                                                                | 50                                                                                | 338                                                                                | 1027                                                                                | 156                                                                                 | 129                                                                                 | 1150                                                                                | 6                                                                                   |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1827                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 3                                                                                 | 123                                                                               | 112                                                                               | 26                                                                                | 96                                                                                | 53                                                                                | 360                                                                                | 1093                                                                                | 0                                                                                   | 137                                                                                 | 1223                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                               | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 4                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 41                                                                                | 171                                                                               | 143                                                                               | 129                                                                               | 181                                                                               | 153                                                                               | 440                                                                                | 3371                                                                                | 0                                                                                   | 427                                                                                 | 3139                                                                                | 977                                                                                 |
| Arrive On Green              | 0.02                                                                              | 0.09                                                                              | 0.09                                                                              | 0.02                                                                              | 0.10                                                                              | 0.10                                                                              | 0.09                                                                               | 0.66                                                                                | 0.00                                                                                | 0.04                                                                                | 0.62                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 3                                                                                 | 123                                                                               | 112                                                                               | 26                                                                                | 96                                                                                | 53                                                                                | 360                                                                                | 1093                                                                                | 0                                                                                   | 137                                                                                 | 1223                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 0.2                                                                               | 8.3                                                                               | 9.2                                                                               | 1.7                                                                               | 6.4                                                                               | 4.1                                                                               | 9.2                                                                                | 12.0                                                                                | 0.0                                                                                 | 3.7                                                                                 | 15.8                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.2                                                                               | 8.3                                                                               | 9.2                                                                               | 1.7                                                                               | 6.4                                                                               | 4.1                                                                               | 9.2                                                                                | 12.0                                                                                | 0.0                                                                                 | 3.7                                                                                 | 15.8                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 41                                                                                | 171                                                                               | 143                                                                               | 129                                                                               | 181                                                                               | 153                                                                               | 440                                                                                | 3371                                                                                | 0                                                                                   | 427                                                                                 | 3139                                                                                | 977                                                                                 |
| V/C Ratio(X)                 | 0.07                                                                              | 0.72                                                                              | 0.78                                                                              | 0.20                                                                              | 0.53                                                                              | 0.35                                                                              | 0.82                                                                               | 0.32                                                                                | 0.00                                                                                | 0.32                                                                                | 0.39                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 41                                                                                | 249                                                                               | 208                                                                               | 161                                                                               | 292                                                                               | 248                                                                               | 777                                                                                | 3371                                                                                | 0                                                                                   | 531                                                                                 | 3139                                                                                | 977                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 62.1                                                                              | 57.4                                                                              | 57.8                                                                              | 51.9                                                                              | 55.9                                                                              | 54.8                                                                              | 12.1                                                                               | 9.4                                                                                 | 0.0                                                                                 | 8.3                                                                                 | 12.5                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 0.3                                                                               | 4.2                                                                               | 9.4                                                                               | 0.3                                                                               | 1.8                                                                               | 1.0                                                                               | 1.5                                                                                | 0.3                                                                                 | 0.0                                                                                 | 0.2                                                                                 | 0.4                                                                                 | 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     | 0.2                                                                               | 8.0                                                                               | 7.7                                                                               | 1.5                                                                               | 6.1                                                                               | 3.3                                                                               | 13.0                                                                               | 9.5                                                                                 | 0.0                                                                                 | 3.2                                                                                 | 11.9                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 62.4                                                                              | 61.5                                                                              | 67.2                                                                              | 52.2                                                                              | 57.7                                                                              | 55.8                                                                              | 13.6                                                                               | 9.7                                                                                 | 0.0                                                                                 | 8.4                                                                                 | 12.9                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | E                                                                                 | E                                                                                 | D                                                                                 | E                                                                                 | E                                                                                 | B                                                                                  | A                                                                                   |                                                                                     | A                                                                                   | B                                                                                   |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 238                                                                               |                                                                                   |                                                                                   | 175                                                                               |                                                                                   |                                                                                    | 1453                                                                                |                                                                                     |                                                                                     | 1360                                                                                |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 64.2                                                                              |                                                                                   |                                                                                   | 56.3                                                                              |                                                                                   |                                                                                    | 10.6                                                                                |                                                                                     |                                                                                     | 12.5                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | E                                                                                 |                                                                                   |                                                                                   | E                                                                                 |                                                                                   |                                                                                    | B                                                                                   |                                                                                     |                                                                                     | B                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 17.3                                                                              | 86.5                                                                              | 8.0                                                                               | 18.2                                                                              | 11.3                                                                              | 92.5                                                                              | 8.6                                                                                | 17.6                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 36.4                                                                              | 47.7                                                                              | 3.0                                                                               | 20.4                                                                              | 13.4                                                                              | 70.7                                                                              | 5.4                                                                                | 17.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 11.2                                                                              | 17.8                                                                              | 2.2                                                                               | 8.4                                                                               | 5.7                                                                               | 14.0                                                                              | 3.7                                                                                | 11.2                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.5                                                                               | 26.7                                                                              | 0.0                                                                               | 1.1                                                                               | 0.1                                                                               | 46.5                                                                              | 0.0                                                                                | 0.8                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 17.8                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                              |  |  |  |  |  |  |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)       | 1163                                                                              | 372                                                                               | 5                                                                                 | 926                                                                               | 356                                                                               | 76                                                                                |   |   |
| Future Volume (veh/h)        | 1163                                                                              | 372                                                                               | 5                                                                                 | 926                                                                               | 356                                                                               | 76                                                                                |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1743                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h         | 1251                                                                              | 0                                                                                 | 5                                                                                 | 996                                                                               | 383                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 2                                                                                 | 9                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                   | 2053                                                                              | 918                                                                               | 266                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| Arrive On Green              | 0.58                                                                              | 0.00                                                                              | 0.58                                                                              | 0.58                                                                              | 0.24                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 3632                                                                              | 1583                                                                              | 442                                                                               | 3399                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h         | 1251                                                                              | 0                                                                                 | 5                                                                                 | 996                                                                               | 383                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1770                                                                              | 1583                                                                              | 442                                                                               | 1656                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s              | 14.9                                                                              | 0.0                                                                               | 0.5                                                                               | 11.7                                                                              | 6.2                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 14.9                                                                              | 0.0                                                                               | 15.4                                                                              | 11.7                                                                              | 6.2                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 2053                                                                              | 918                                                                               | 266                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| V/C Ratio(X)                 | 0.61                                                                              | 0.00                                                                              | 0.02                                                                              | 0.52                                                                              | 0.47                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 2053                                                                              | 918                                                                               | 266                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)           | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 8.9                                                                               | 0.0                                                                               | 13.9                                                                              | 8.2                                                                               | 21.3                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 1.4                                                                               | 0.0                                                                               | 0.1                                                                               | 1.0                                                                               | 1.9                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 12.0                                                                              | 0.0                                                                               | 0.1                                                                               | 9.4                                                                               | 5.7                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 10.2                                                                              | 0.0                                                                               | 14.0                                                                              | 9.2                                                                               | 23.2                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | B                                                                                 |                                                                                   | B                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 1251                                                                              |                                                                                   |                                                                                   | 1001                                                                              | 383                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh        | 10.2                                                                              |                                                                                   |                                                                                   | 9.2                                                                               | 23.2                                                                              |                                                                                   |   |   |
| Approach LOS                 | B                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 44.0                                                                              |                                                                                   | 21.0                                                                              |                                                                                   | 44.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 37.7                                                                              |                                                                                   | 15.4                                                                              |                                                                                   | 37.7                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 16.9                                                                              |                                                                                   | 8.2                                                                               |                                                                                   | 17.4                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 19.2                                                                              |                                                                                   | 1.0                                                                               |                                                                                   | 18.8                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 11.7                                                                              |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

Intersection

Int Delay, s/veh 1.5

| Movement                 | WBL                                                                               | WBR                                                                               | NBU                                                                               | NBT                                                                               | NBR  | SBL                                                                                 | SBT                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |  |  |      |  |  |
| Traffic Vol, veh/h       | 45                                                                                | 73                                                                                | 0                                                                                 | 338                                                                               | 2    | 3                                                                                   | 525                                                                                 |
| Future Vol, veh/h        | 45                                                                                | 73                                                                                | 0                                                                                 | 338                                                                               | 2    | 3                                                                                   | 525                                                                                 |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                   | 0                                                                                   |
| Sign Control             | Stop                                                                              | Stop                                                                              | Free                                                                              | Free                                                                              | Free | Free                                                                                | Free                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None | -                                                                                   | None                                                                                |
| Storage Length           | 0                                                                                 | 0                                                                                 | 130                                                                               | -                                                                                 | -    | 100                                                                                 | -                                                                                   |
| Veh in Median Storage, # | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Grade, %                 | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Peak Hour Factor         | 88                                                                                | 88                                                                                | 92                                                                                | 88                                                                                | 88   | 88                                                                                  | 88                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 51                                                                                | 83                                                                                | 0                                                                                 | 384                                                                               | 2    | 3                                                                                   | 597                                                                                 |

| Major/Minor          | Minor1 | Major1 |      | Major2 |   |      |   |
|----------------------|--------|--------|------|--------|---|------|---|
| Conflicting Flow All | 690    | 193    | 435  | 0      | 0 | 386  | 0 |
| Stage 1              | 385    | -      | -    | -      | - | -    | - |
| Stage 2              | 305    | -      | -    | -      | - | -    | - |
| Critical Hdwy        | 6.84   | 6.94   | 6.44 | -      | - | 4.14 | - |
| Critical Hdwy Stg 1  | 5.84   | -      | -    | -      | - | -    | - |
| Critical Hdwy Stg 2  | 5.84   | -      | -    | -      | - | -    | - |
| Follow-up Hdwy       | 3.52   | 3.32   | 2.52 | -      | - | 2.22 | - |
| Pot Cap-1 Maneuver   | 379    | 816    | 761  | -      | - | 1169 | - |
| Stage 1              | 657    | -      | -    | -      | - | -    | - |
| Stage 2              | 721    | -      | -    | -      | - | -    | - |
| Platoon blocked, %   |        |        |      | -      | - |      | - |
| Mov Cap-1 Maneuver   | 378    | 816    | 761  | -      | - | 1169 | - |
| Mov Cap-2 Maneuver   | 378    | -      | -    | -      | - | -    | - |
| Stage 1              | 657    | -      | -    | -      | - | -    | - |
| Stage 2              | 719    | -      | -    | -      | - | -    | - |

| Approach             | WB   | NB | SB |
|----------------------|------|----|----|
| HCM Control Delay, s | 12.2 | 0  | 0  |
| HCM LOS              | B    |    |    |

| Minor Lane/Major Mvmt | NBU | NBT | NBRWBLn1 | WBLn2       | SBL   | SBT |
|-----------------------|-----|-----|----------|-------------|-------|-----|
| Capacity (veh/h)      | 761 | -   | -        | 378 816     | 1169  | -   |
| HCM Lane V/C Ratio    | -   | -   | -        | 0.135 0.102 | 0.003 | -   |
| HCM Control Delay (s) | 0   | -   | -        | 16 9.9      | 8.1   | -   |
| HCM Lane LOS          | A   | -   | -        | C A         | A     | -   |
| HCM 95th %tile Q(veh) | 0   | -   | -        | 0.5 0.3     | 0     | -   |

Intersection

Int Delay, s/veh 2.4

| Movement                 | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR  | SBL                                                                                 | SBR                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |  |  |      |  |  |
| Traffic Vol, veh/h       | 0                                                                                 | 504                                                                               | 0                                                                                 | 278                                                                               | 4    | 105                                                                                 | 40                                                                                  |
| Future Vol, veh/h        | 0                                                                                 | 504                                                                               | 0                                                                                 | 278                                                                               | 4    | 105                                                                                 | 40                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                   | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free                                                                              | Free                                                                              | Free | Stop                                                                                | Stop                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None | -                                                                                   | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | 60                                                                                | -                                                                                 | -    | 0                                                                                   | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -    | 0                                                                                   | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -    | 0                                                                                   | -                                                                                   |
| Peak Hour Factor         | 85                                                                                | 85                                                                                | 92                                                                                | 85                                                                                | 85   | 85                                                                                  | 85                                                                                  |
| Heavy Vehicles, %        | 0                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 0                                                                                 | 593                                                                               | 0                                                                                 | 327                                                                               | 5    | 124                                                                                 | 47                                                                                  |

| Major/Minor          | Major1 |   | Major2 |   | Minor2 |      |
|----------------------|--------|---|--------|---|--------|------|
| Conflicting Flow All | 332    | 0 | 432    | - | 0      | 625  |
| Stage 1              | -      | - | -      | - | -      | 329  |
| Stage 2              | -      | - | -      | - | -      | 296  |
| Critical Hdwy        | 4.1    | - | 6.44   | - | -      | 6.84 |
| Critical Hdwy Stg 1  | -      | - | -      | - | -      | 5.84 |
| Critical Hdwy Stg 2  | -      | - | -      | - | -      | 5.84 |
| Follow-up Hdwy       | 2.2    | - | 2.52   | - | -      | 3.52 |
| Pot Cap-1 Maneuver   | 1239   | - | 764    | - | -      | 417  |
| Stage 1              | -      | - | -      | - | -      | 701  |
| Stage 2              | -      | - | -      | - | -      | 729  |
| Platoon blocked, %   | -      | - | -      | - | -      | -    |
| Mov Cap-1 Maneuver   | 1239   | - | 764    | - | -      | 417  |
| Mov Cap-2 Maneuver   | -      | - | -      | - | -      | 417  |
| Stage 1              | -      | - | -      | - | -      | 701  |
| Stage 2              | -      | - | -      | - | -      | 729  |

| Approach             | EB | WB | SB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 15.1 |
| HCM LOS              |    |    | C    |

| Minor Lane/Major Mvmt | EBL  | EBT | WBU | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|------|-----|-----|-----|-----|-------|-------|
| Capacity (veh/h)      | 1239 | -   | 764 | -   | -   | 417   | 849   |
| HCM Lane V/C Ratio    | -    | -   | -   | -   | -   | 0.296 | 0.055 |
| HCM Control Delay (s) | 0    | -   | 0   | -   | -   | 17.2  | 9.5   |
| HCM Lane LOS          | A    | -   | A   | -   | -   | C     | A     |
| HCM 95th %tile Q(veh) | 0    | -   | 0   | -   | -   | 1.2   | 0.2   |

HCM 2010 Signalized Intersection Summary  
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 19                                                                                | 67                                                                                | 508                                                                               | 270                                                                               | 164                                                                               | 107                                                                               | 136                                                                                | 1552                                                                                | 18                                                                                  | 37                                                                                  | 1249                                                                                | 6                                                                                   |
| Future Volume (veh/h)        | 19                                                                                | 67                                                                                | 508                                                                               | 270                                                                               | 164                                                                               | 107                                                                               | 136                                                                                | 1552                                                                                | 18                                                                                  | 37                                                                                  | 1249                                                                                | 6                                                                                   |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1845                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 21                                                                                | 73                                                                                | 552                                                                               | 293                                                                               | 178                                                                               | 116                                                                               | 148                                                                                | 1687                                                                                | 0                                                                                   | 40                                                                                  | 1358                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| 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                                                                                 | 3                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 26                                                                                | 565                                                                               | 480                                                                               | 416                                                                               | 688                                                                               | 591                                                                               | 230                                                                                | 2084                                                                                | 0                                                                                   | 142                                                                                 | 1899                                                                                | 591                                                                                 |
| Arrive On Green              | 0.01                                                                              | 0.30                                                                              | 0.30                                                                              | 0.08                                                                              | 0.37                                                                              | 0.37                                                                              | 0.07                                                                               | 0.41                                                                                | 0.00                                                                                | 0.03                                                                                | 0.37                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 21                                                                                | 73                                                                                | 552                                                                               | 293                                                                               | 178                                                                               | 116                                                                               | 148                                                                                | 1687                                                                                | 0                                                                                   | 40                                                                                  | 1358                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 1.5                                                                               | 3.7                                                                               | 39.4                                                                              | 10.4                                                                              | 8.7                                                                               | 6.4                                                                               | 6.5                                                                                | 38.1                                                                                | 0.0                                                                                 | 1.8                                                                                 | 29.7                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 1.5                                                                               | 3.7                                                                               | 39.4                                                                              | 10.4                                                                              | 8.7                                                                               | 6.4                                                                               | 6.5                                                                                | 38.1                                                                                | 0.0                                                                                 | 1.8                                                                                 | 29.7                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 26                                                                                | 565                                                                               | 480                                                                               | 416                                                                               | 688                                                                               | 591                                                                               | 230                                                                                | 2084                                                                                | 0                                                                                   | 142                                                                                 | 1899                                                                                | 591                                                                                 |
| V/C Ratio(X)                 | 0.82                                                                              | 0.13                                                                              | 1.15                                                                              | 0.70                                                                              | 0.26                                                                              | 0.20                                                                              | 0.64                                                                               | 0.81                                                                                | 0.00                                                                                | 0.28                                                                                | 0.71                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 68                                                                                | 565                                                                               | 480                                                                               | 416                                                                               | 688                                                                               | 591                                                                               | 274                                                                                | 2084                                                                                | 0                                                                                   | 158                                                                                 | 1899                                                                                | 591                                                                                 |
| 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(l)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 63.9                                                                              | 32.9                                                                              | 45.3                                                                              | 31.1                                                                              | 28.3                                                                              | 27.6                                                                              | 27.4                                                                               | 33.9                                                                                | 0.0                                                                                 | 28.7                                                                                | 34.8                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 20.4                                                                              | 0.1                                                                               | 89.4                                                                              | 4.5                                                                               | 0.1                                                                               | 0.1                                                                               | 2.1                                                                                | 3.5                                                                                 | 0.0                                                                                 | 0.4                                                                                 | 2.3                                                                                 | 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     | 1.6                                                                               | 3.5                                                                               | 52.3                                                                              | 12.1                                                                              | 7.9                                                                               | 5.1                                                                               | 5.9                                                                                | 25.5                                                                                | 0.0                                                                                 | 1.6                                                                                 | 20.4                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 84.2                                                                              | 32.9                                                                              | 134.7                                                                             | 35.7                                                                              | 28.4                                                                              | 27.7                                                                              | 29.5                                                                               | 37.4                                                                                | 0.0                                                                                 | 29.1                                                                                | 37.1                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | F                                                                                 | C                                                                                 | F                                                                                 | D                                                                                 | C                                                                                 | C                                                                                 | C                                                                                  | D                                                                                   |                                                                                     | C                                                                                   | D                                                                                   |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 646                                                                               |                                                                                   |                                                                                   | 587                                                                               |                                                                                   |                                                                                    | 1835                                                                                |                                                                                     |                                                                                     | 1398                                                                                |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 121.5                                                                             |                                                                                   |                                                                                   | 31.9                                                                              |                                                                                   |                                                                                    | 36.8                                                                                |                                                                                     |                                                                                     | 36.9                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | F                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | 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     | 14.1                                                                              | 54.9                                                                              | 6.9                                                                               | 54.1                                                                              | 9.4                                                                               | 59.6                                                                              | 16.0                                                                               | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 11.8                                                                              | 45.3                                                                              | 5.0                                                                               | 45.4                                                                              | 5.0                                                                               | 52.1                                                                              | 10.4                                                                               | 39.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 8.5                                                                               | 31.7                                                                              | 3.5                                                                               | 10.7                                                                              | 3.8                                                                               | 40.1                                                                              | 12.4                                                                               | 41.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 13.4                                                                              | 0.0                                                                               | 3.3                                                                               | 0.0                                                                               | 11.8                                                                              | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 48.4                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | D                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
|-----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
|                             |  |  |  |  |  |  |   |   |
| Movement                    | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations         | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)      | 758                                                                               | 360                                                                               | 69                                                                                | 1356                                                                              | 260                                                                               | 6                                                                                 |   |   |
| Future Volume (veh/h)       | 758                                                                               | 360                                                                               | 69                                                                                | 1356                                                                              | 260                                                                               | 6                                                                                 |   |   |
| Number                      | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h        | 806                                                                               | 0                                                                                 | 73                                                                                | 1443                                                                              | 277                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes            | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor            | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              |   |   |
| Percent Heavy Veh, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                  | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| Arrive On Green             | 0.66                                                                              | 0.00                                                                              | 0.66                                                                              | 0.66                                                                              | 0.16                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h             | 3632                                                                              | 1583                                                                              | 673                                                                               | 3632                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h        | 806                                                                               | 0                                                                                 | 73                                                                                | 1443                                                                              | 277                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln    | 1770                                                                              | 1583                                                                              | 673                                                                               | 1770                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s             | 6.6                                                                               | 0.0                                                                               | 3.5                                                                               | 15.4                                                                              | 4.8                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s       | 6.6                                                                               | 0.0                                                                               | 10.1                                                                              | 15.4                                                                              | 4.8                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h      | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| V/C Ratio(X)                | 0.35                                                                              | 0.00                                                                              | 0.15                                                                              | 0.62                                                                              | 0.50                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h       | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| HCM Platoon Ratio           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)          | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh    | 5.0                                                                               | 0.0                                                                               | 7.2                                                                               | 6.5                                                                               | 24.9                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh      | 0.4                                                                               | 0.0                                                                               | 0.3                                                                               | 0.7                                                                               | 3.3                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh   | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln    | 5.9                                                                               | 0.0                                                                               | 1.2                                                                               | 11.9                                                                              | 4.5                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh        | 5.4                                                                               | 0.0                                                                               | 7.5                                                                               | 7.2                                                                               | 28.2                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                   | A                                                                                 |                                                                                   | A                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h         | 806                                                                               |                                                                                   |                                                                                   | 1516                                                                              | 277                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh       | 5.4                                                                               |                                                                                   |                                                                                   | 7.2                                                                               | 28.2                                                                              |                                                                                   |   |   |
| Approach LOS                | A                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                       | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s    |                                                                                   | 49.0                                                                              |                                                                                   | 16.0                                                                              |                                                                                   | 49.0                                                                              |   |   |
| Change Period (Y+Rc), s     |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s |                                                                                   | 42.7                                                                              |                                                                                   | 10.4                                                                              |                                                                                   | 42.7                                                                              |   |   |
| Max Q Clear Time (g_c+1), s |                                                                                   | 8.6                                                                               |                                                                                   | 6.8                                                                               |                                                                                   | 17.4                                                                              |   |   |
| Green Ext Time (p_c), s     |                                                                                   | 30.9                                                                              |                                                                                   | 0.4                                                                               |                                                                                   | 23.5                                                                              |   |   |
| Intersection Summary        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay         |                                                                                   |                                                                                   | 8.9                                                                               |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                |                                                                                   |                                                                                   | A                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

Intersection

Int Delay, s/veh 0.6

| Movement                 | WBL                                                                               | WBR                                                                               | NBU                                                                               | NBT                                                                               | NBR  | SBL                                                                                 | SBT                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |  |  |      |  |  |
| Traffic Vol, veh/h       | 0                                                                                 | 5                                                                                 | 0                                                                                 | 330                                                                               | 36   | 47                                                                                  | 281                                                                                 |
| Future Vol, veh/h        | 0                                                                                 | 5                                                                                 | 0                                                                                 | 330                                                                               | 36   | 47                                                                                  | 281                                                                                 |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                   | 0                                                                                   |
| Sign Control             | Stop                                                                              | Stop                                                                              | Free                                                                              | Free                                                                              | Free | Free                                                                                | Free                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None | -                                                                                   | None                                                                                |
| Storage Length           | 0                                                                                 | 0                                                                                 | 130                                                                               | -                                                                                 | -    | 100                                                                                 | -                                                                                   |
| Veh in Median Storage, # | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Grade, %                 | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Peak Hour Factor         | 88                                                                                | 88                                                                                | 92                                                                                | 88                                                                                | 88   | 88                                                                                  | 88                                                                                  |
| Heavy Vehicles, %        | 0                                                                                 | 20                                                                                | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                   | 3                                                                                   |
| Mvmt Flow                | 0                                                                                 | 6                                                                                 | 0                                                                                 | 375                                                                               | 41   | 53                                                                                  | 319                                                                                 |

| Major/Minor          | Minor1 | Major1 |      | Major2 |   |      |   |
|----------------------|--------|--------|------|--------|---|------|---|
| Conflicting Flow All | 661    | 208    | 233  | 0      | 0 | 416  | 0 |
| Stage 1              | 395    | -      | -    | -      | - | -    | - |
| Stage 2              | 266    | -      | -    | -      | - | -    | - |
| Critical Hdwy        | 6.8    | 7.3    | 6.44 | -      | - | 4.14 | - |
| Critical Hdwy Stg 1  | 5.8    | -      | -    | -      | - | -    | - |
| Critical Hdwy Stg 2  | 5.8    | -      | -    | -      | - | -    | - |
| Follow-up Hdwy       | 3.5    | 3.5    | 2.52 | -      | - | 2.22 | - |
| Pot Cap-1 Maneuver   | 400    | 745    | 1021 | -      | - | 1139 | - |
| Stage 1              | 656    | -      | -    | -      | - | -    | - |
| Stage 2              | 760    | -      | -    | -      | - | -    | - |
| Platoon blocked, %   |        |        |      | -      | - |      | - |
| Mov Cap-1 Maneuver   | 381    | 745    | 1021 | -      | - | 1139 | - |
| Mov Cap-2 Maneuver   | 381    | -      | -    | -      | - | -    | - |
| Stage 1              | 656    | -      | -    | -      | - | -    | - |
| Stage 2              | 725    | -      | -    | -      | - | -    | - |

| Approach             | WB  | NB | SB  |
|----------------------|-----|----|-----|
| HCM Control Delay, s | 9.9 | 0  | 1.2 |
| HCM LOS              | A   |    |     |

| Minor Lane/Major Mvmt | NBU  | NBT | NBRWBLn1WBLn2 | SBL   | SBT   |
|-----------------------|------|-----|---------------|-------|-------|
| Capacity (veh/h)      | 1021 | -   | -             | 745   | 1139  |
| HCM Lane V/C Ratio    | -    | -   | -             | 0.008 | 0.047 |
| HCM Control Delay (s) | 0    | -   | 0             | 9.9   | 8.3   |
| HCM Lane LOS          | A    | -   | A             | A     | A     |
| HCM 95th %tile Q(veh) | 0    | -   | -             | 0     | 0.1   |

| Intersection             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |        |                                                                                     |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 0.3                                                                               |                                                                                   |                                                                                   |                                                                                   |        |                                                                                     |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR    | SBL                                                                                 | SBR                                                                                 |
| Lane Configurations      |  |  |  |  |        |  |  |
| Traffic Vol, veh/h       | 16                                                                                | 278                                                                               | 0                                                                                 | 390                                                                               | 135    | 5                                                                                   | 3                                                                                   |
| Future Vol, veh/h        | 16                                                                                | 278                                                                               | 0                                                                                 | 390                                                                               | 135    | 5                                                                                   | 3                                                                                   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                   | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free                                                                              | Free                                                                              | Free   | Stop                                                                                | Stop                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None   | -                                                                                   | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | 60                                                                                | -                                                                                 | -      | 0                                                                                   | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -      | 0                                                                                   | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -      | 0                                                                                   | -                                                                                   |
| Peak Hour Factor         | 97                                                                                | 97                                                                                | 92                                                                                | 97                                                                                | 97     | 97                                                                                  | 97                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 5                                                                                 | 2                                                                                 | 2                                                                                 | 2      | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 16                                                                                | 287                                                                               | 0                                                                                 | 402                                                                               | 139    | 5                                                                                   | 3                                                                                   |
| Major/Minor              | Major1                                                                            |                                                                                   | Major2                                                                            |                                                                                   | Minor2 |                                                                                     |                                                                                     |
| Conflicting Flow All     | 541                                                                               | 0                                                                                 | 209                                                                               | -                                                                                 | 0      | 648                                                                                 | 271                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 472                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 176                                                                                 | -                                                                                   |
| Critical Hdwy            | 4.14                                                                              | -                                                                                 | 6.44                                                                              | -                                                                                 | -      | 6.84                                                                                | 6.94                                                                                |
| Critical Hdwy Stg 1      | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 5.84                                                                                | -                                                                                   |
| Critical Hdwy Stg 2      | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 5.84                                                                                | -                                                                                   |
| Follow-up Hdwy           | 2.22                                                                              | -                                                                                 | 2.52                                                                              | -                                                                                 | -      | 3.52                                                                                | 3.32                                                                                |
| Pot Cap-1 Maneuver       | 1024                                                                              | -                                                                                 | 1057                                                                              | -                                                                                 | -      | 403                                                                                 | 727                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 594                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 837                                                                                 | -                                                                                   |
| Platoon blocked, %       |                                                                                   | -                                                                                 |                                                                                   | -                                                                                 | -      |                                                                                     |                                                                                     |
| Mov Cap-1 Maneuver       | 1024                                                                              | -                                                                                 | 1057                                                                              | -                                                                                 | -      | 397                                                                                 | 727                                                                                 |
| Mov Cap-2 Maneuver       | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 397                                                                                 | -                                                                                   |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 594                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 824                                                                                 | -                                                                                   |
| Approach                 | EB                                                                                |                                                                                   | WB                                                                                |                                                                                   | SB     |                                                                                     |                                                                                     |
| HCM Control Delay, s     | 0.5                                                                               |                                                                                   | 0                                                                                 |                                                                                   | 12.6   |                                                                                     |                                                                                     |
| HCM LOS                  |                                                                                   |                                                                                   |                                                                                   |                                                                                   | B      |                                                                                     |                                                                                     |
| Minor Lane/Major Mvmt    | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR    | SBLn1                                                                               | SBLn2                                                                               |
| Capacity (veh/h)         | 1024                                                                              | -                                                                                 | 1057                                                                              | -                                                                                 | -      | 397                                                                                 | 727                                                                                 |
| HCM Lane V/C Ratio       | 0.016                                                                             | -                                                                                 | -                                                                                 | -                                                                                 | -      | 0.013                                                                               | 0.004                                                                               |
| HCM Control Delay (s)    | 8.6                                                                               | -                                                                                 | 0                                                                                 | -                                                                                 | -      | 14.2                                                                                | 10                                                                                  |
| HCM Lane LOS             | A                                                                                 | -                                                                                 | A                                                                                 | -                                                                                 | -      | B                                                                                   | B                                                                                   |
| HCM 95th %tile Q(veh)    | 0                                                                                 | -                                                                                 | 0                                                                                 | -                                                                                 | -      | 0                                                                                   | 0                                                                                   |

HCM 2010 Signalized Intersection Summary  
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 3                                                                                 | 133                                                                               | 114                                                                               | 38                                                                                | 97                                                                                | 61                                                                                | 349                                                                                | 1070                                                                                | 159                                                                                 | 60                                                                                  | 1298                                                                                | 6                                                                                   |
| Future Volume (veh/h)        | 3                                                                                 | 133                                                                               | 114                                                                               | 38                                                                                | 97                                                                                | 61                                                                                | 349                                                                                | 1070                                                                                | 159                                                                                 | 60                                                                                  | 1298                                                                                | 6                                                                                   |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1827                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 3                                                                                 | 141                                                                               | 121                                                                               | 40                                                                                | 103                                                                               | 65                                                                                | 371                                                                                | 1138                                                                                | 0                                                                                   | 64                                                                                  | 1381                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                               | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 4                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 41                                                                                | 182                                                                               | 152                                                                               | 134                                                                               | 203                                                                               | 172                                                                               | 401                                                                                | 3358                                                                                | 0                                                                                   | 394                                                                                 | 3048                                                                                | 949                                                                                 |
| Arrive On Green              | 0.02                                                                              | 0.10                                                                              | 0.10                                                                              | 0.03                                                                              | 0.11                                                                              | 0.11                                                                              | 0.10                                                                               | 0.66                                                                                | 0.00                                                                                | 0.03                                                                                | 0.60                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 3                                                                                 | 141                                                                               | 121                                                                               | 40                                                                                | 103                                                                               | 65                                                                                | 371                                                                                | 1138                                                                                | 0                                                                                   | 64                                                                                  | 1381                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 0.2                                                                               | 9.6                                                                               | 9.9                                                                               | 2.6                                                                               | 6.8                                                                               | 5.0                                                                               | 10.0                                                                               | 12.7                                                                                | 0.0                                                                                 | 1.8                                                                                 | 19.4                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.2                                                                               | 9.6                                                                               | 9.9                                                                               | 2.6                                                                               | 6.8                                                                               | 5.0                                                                               | 10.0                                                                               | 12.7                                                                                | 0.0                                                                                 | 1.8                                                                                 | 19.4                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 41                                                                                | 182                                                                               | 152                                                                               | 134                                                                               | 203                                                                               | 172                                                                               | 401                                                                                | 3358                                                                                | 0                                                                                   | 394                                                                                 | 3048                                                                                | 949                                                                                 |
| V/C Ratio(X)                 | 0.07                                                                              | 0.77                                                                              | 0.80                                                                              | 0.30                                                                              | 0.51                                                                              | 0.38                                                                              | 0.93                                                                               | 0.34                                                                                | 0.00                                                                                | 0.16                                                                                | 0.45                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 41                                                                                | 249                                                                               | 208                                                                               | 156                                                                               | 292                                                                               | 248                                                                               | 728                                                                                | 3358                                                                                | 0                                                                                   | 515                                                                                 | 3048                                                                                | 949                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 62.1                                                                              | 57.2                                                                              | 57.4                                                                              | 51.0                                                                              | 54.6                                                                              | 53.8                                                                              | 17.6                                                                               | 9.7                                                                                 | 0.0                                                                                 | 9.1                                                                                 | 14.3                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 0.3                                                                               | 8.4                                                                               | 12.2                                                                              | 0.5                                                                               | 1.5                                                                               | 1.0                                                                               | 4.8                                                                                | 0.3                                                                                 | 0.0                                                                                 | 0.1                                                                                 | 0.5                                                                                 | 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     | 0.2                                                                               | 9.2                                                                               | 8.3                                                                               | 2.3                                                                               | 6.4                                                                               | 4.0                                                                               | 13.6                                                                               | 10.0                                                                                | 0.0                                                                                 | 1.6                                                                                 | 14.2                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 62.4                                                                              | 65.6                                                                              | 69.5                                                                              | 51.5                                                                              | 56.1                                                                              | 54.8                                                                              | 22.4                                                                               | 9.9                                                                                 | 0.0                                                                                 | 9.2                                                                                 | 14.8                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | E                                                                                 | E                                                                                 | D                                                                                 | E                                                                                 | D                                                                                 | C                                                                                  | A                                                                                   |                                                                                     | A                                                                                   | B                                                                                   |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 265                                                                               |                                                                                   |                                                                                   | 208                                                                               |                                                                                   |                                                                                    | 1509                                                                                |                                                                                     |                                                                                     | 1445                                                                                |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 67.4                                                                              |                                                                                   |                                                                                   | 54.8                                                                              |                                                                                   |                                                                                    | 13.0                                                                                |                                                                                     |                                                                                     | 14.6                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | E                                                                                 |                                                                                   |                                                                                   | D                                                                                 |                                                                                   |                                                                                    | B                                                                                   |                                                                                     |                                                                                     | B                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 18.0                                                                              | 84.2                                                                              | 8.0                                                                               | 19.7                                                                              | 10.1                                                                              | 92.1                                                                              | 9.4                                                                                | 18.3                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 36.4                                                                              | 47.7                                                                              | 3.0                                                                               | 20.4                                                                              | 13.4                                                                              | 70.7                                                                              | 5.4                                                                                | 17.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 12.0                                                                              | 21.4                                                                              | 2.2                                                                               | 8.8                                                                               | 3.8                                                                               | 14.7                                                                              | 4.6                                                                                | 11.9                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.5                                                                               | 24.5                                                                              | 0.0                                                                               | 1.3                                                                               | 0.0                                                                               | 48.7                                                                              | 0.0                                                                                | 0.8                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 20.4                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                             |  |  |  |  |  |  |   |   |
|-----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
| Movement                    | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations         | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)      | 1201                                                                              | 385                                                                               | 5                                                                                 | 985                                                                               | 390                                                                               | 78                                                                                |   |   |
| Future Volume (veh/h)       | 1201                                                                              | 385                                                                               | 5                                                                                 | 985                                                                               | 390                                                                               | 78                                                                                |   |   |
| Number                      | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1743                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h        | 1291                                                                              | 0                                                                                 | 5                                                                                 | 1059                                                                              | 419                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes            | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor            | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              |   |   |
| Percent Heavy Veh, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 9                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                  | 2053                                                                              | 918                                                                               | 255                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| Arrive On Green             | 0.58                                                                              | 0.00                                                                              | 0.58                                                                              | 0.58                                                                              | 0.24                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h             | 3632                                                                              | 1583                                                                              | 426                                                                               | 3399                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h        | 1291                                                                              | 0                                                                                 | 5                                                                                 | 1059                                                                              | 419                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln    | 1770                                                                              | 1583                                                                              | 426                                                                               | 1656                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s             | 15.7                                                                              | 0.0                                                                               | 0.5                                                                               | 12.8                                                                              | 6.9                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s       | 15.7                                                                              | 0.0                                                                               | 16.2                                                                              | 12.8                                                                              | 6.9                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h      | 2053                                                                              | 918                                                                               | 255                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| V/C Ratio(X)                | 0.63                                                                              | 0.00                                                                              | 0.02                                                                              | 0.55                                                                              | 0.51                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h       | 2053                                                                              | 918                                                                               | 255                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| HCM Platoon Ratio           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)          | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh    | 9.0                                                                               | 0.0                                                                               | 14.4                                                                              | 8.4                                                                               | 21.5                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh      | 1.5                                                                               | 0.0                                                                               | 0.1                                                                               | 1.1                                                                               | 2.3                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh   | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln    | 12.6                                                                              | 0.0                                                                               | 0.1                                                                               | 10.1                                                                              | 6.3                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh        | 10.5                                                                              | 0.0                                                                               | 14.5                                                                              | 9.6                                                                               | 23.9                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                   | B                                                                                 |                                                                                   | B                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h         | 1291                                                                              |                                                                                   |                                                                                   | 1064                                                                              | 419                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh       | 10.5                                                                              |                                                                                   |                                                                                   | 9.6                                                                               | 23.9                                                                              |                                                                                   |   |   |
| Approach LOS                | B                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                       | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s    |                                                                                   | 44.0                                                                              |                                                                                   | 21.0                                                                              |                                                                                   | 44.0                                                                              |   |   |
| Change Period (Y+Rc), s     |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s |                                                                                   | 37.7                                                                              |                                                                                   | 15.4                                                                              |                                                                                   | 37.7                                                                              |   |   |
| Max Q Clear Time (g_c+1), s |                                                                                   | 17.7                                                                              |                                                                                   | 8.9                                                                               |                                                                                   | 18.2                                                                              |   |   |
| Green Ext Time (p_c), s     |                                                                                   | 18.8                                                                              |                                                                                   | 1.1                                                                               |                                                                                   | 18.4                                                                              |   |   |
| <b>Intersection Summary</b> |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay         |                                                                                   |                                                                                   | 12.2                                                                              |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

| Intersection             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |      |                                                                                     |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 1.5                                                                               |                                                                                   |                                                                                   |                                                                                   |      |                                                                                     |                                                                                     |
| Movement                 | WBL                                                                               | WBR                                                                               | NBU                                                                               | NBT                                                                               | NBR  | SBL                                                                                 | SBT                                                                                 |
| Lane Configurations      |  |  |  |  |      |  |  |
| Traffic Vol, veh/h       | 46                                                                                | 74                                                                                | 0                                                                                 | 372                                                                               | 2    | 3                                                                                   | 542                                                                                 |
| Future Vol, veh/h        | 46                                                                                | 74                                                                                | 0                                                                                 | 372                                                                               | 2    | 3                                                                                   | 542                                                                                 |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                   | 0                                                                                   |
| Sign Control             | Stop                                                                              | Stop                                                                              | Free                                                                              | Free                                                                              | Free | Free                                                                                | Free                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None | -                                                                                   | None                                                                                |
| Storage Length           | 0                                                                                 | 0                                                                                 | 130                                                                               | -                                                                                 | -    | 100                                                                                 | -                                                                                   |
| Veh in Median Storage, # | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Grade, %                 | 0                                                                                 | -                                                                                 | -                                                                                 | 0                                                                                 | -    | -                                                                                   | 0                                                                                   |
| Peak Hour Factor         | 88                                                                                | 88                                                                                | 92                                                                                | 88                                                                                | 88   | 88                                                                                  | 88                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 52                                                                                | 84                                                                                | 0                                                                                 | 423                                                                               | 2    | 3                                                                                   | 616                                                                                 |
| Major/Minor              | Minor1                                                                            | Major1                                                                            |                                                                                   | Major2                                                                            |      |                                                                                     |                                                                                     |
| Conflicting Flow All     | 739                                                                               | 213                                                                               | 449                                                                               | 0                                                                                 | 0    | 425                                                                                 | 0                                                                                   |
| Stage 1                  | 424                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Stage 2                  | 315                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Critical Hdwy            | 6.84                                                                              | 6.94                                                                              | 6.44                                                                              | -                                                                                 | -    | 4.14                                                                                | -                                                                                   |
| Critical Hdwy Stg 1      | 5.84                                                                              | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Critical Hdwy Stg 2      | 5.84                                                                              | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Follow-up Hdwy           | 3.52                                                                              | 3.32                                                                              | 2.52                                                                              | -                                                                                 | -    | 2.22                                                                                | -                                                                                   |
| Pot Cap-1 Maneuver       | 353                                                                               | 792                                                                               | 746                                                                               | -                                                                                 | -    | 1131                                                                                | -                                                                                   |
| Stage 1                  | 628                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Stage 2                  | 713                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Platoon blocked, %       |                                                                                   |                                                                                   |                                                                                   | -                                                                                 | -    |                                                                                     | -                                                                                   |
| Mov Cap-1 Maneuver       | 352                                                                               | 792                                                                               | 746                                                                               | -                                                                                 | -    | 1131                                                                                | -                                                                                   |
| Mov Cap-2 Maneuver       | 352                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Stage 1                  | 628                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Stage 2                  | 711                                                                               | -                                                                                 | -                                                                                 | -                                                                                 | -    | -                                                                                   | -                                                                                   |
| Approach                 | WB                                                                                | NB                                                                                |                                                                                   | SB                                                                                |      |                                                                                     |                                                                                     |
| HCM Control Delay, s     | 12.7                                                                              | 0                                                                                 |                                                                                   | 0                                                                                 |      |                                                                                     |                                                                                     |
| HCM LOS                  | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |      |                                                                                     |                                                                                     |
| Minor Lane/Major Mvmt    | NBU                                                                               | NBT                                                                               | NBRWBLn1WBLn2                                                                     | SBL                                                                               | SBT  |                                                                                     |                                                                                     |
| Capacity (veh/h)         | 746                                                                               | -                                                                                 | - 352 792                                                                         | 1131                                                                              | -    |                                                                                     |                                                                                     |
| HCM Lane V/C Ratio       | -                                                                                 | -                                                                                 | - 0.149 0.106                                                                     | 0.003                                                                             | -    |                                                                                     |                                                                                     |
| HCM Control Delay (s)    | 0                                                                                 | -                                                                                 | - 17 10.1                                                                         | 8.2                                                                               | -    |                                                                                     |                                                                                     |
| HCM Lane LOS             | A                                                                                 | -                                                                                 | - C B                                                                             | A                                                                                 | -    |                                                                                     |                                                                                     |
| HCM 95th %tile Q(veh)    | 0                                                                                 | -                                                                                 | - 0.5 0.4                                                                         | 0                                                                                 | -    |                                                                                     |                                                                                     |

| Intersection             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |        |                                                                                     |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 2.2                                                                               |                                                                                   |                                                                                   |                                                                                   |        |                                                                                     |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR    | SBL                                                                                 | SBR                                                                                 |
| Lane Configurations      |  |  |  |  |        |  |  |
| Traffic Vol, veh/h       | 0                                                                                 | 520                                                                               | 0                                                                                 | 311                                                                               | 4      | 107                                                                                 | 41                                                                                  |
| Future Vol, veh/h        | 0                                                                                 | 520                                                                               | 0                                                                                 | 311                                                                               | 4      | 107                                                                                 | 41                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                   | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free                                                                              | Free                                                                              | Free   | Stop                                                                                | Stop                                                                                |
| RT Channelized           | -                                                                                 | None                                                                              | -                                                                                 | -                                                                                 | None   | -                                                                                   | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | 60                                                                                | -                                                                                 | -      | 0                                                                                   | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -      | 0                                                                                   | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -                                                                                 | 0                                                                                 | -      | 0                                                                                   | -                                                                                   |
| Peak Hour Factor         | 92                                                                                | 92                                                                                | 92                                                                                | 92                                                                                | 92     | 92                                                                                  | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 2                                                                                 | 3                                                                                 | 2      | 2                                                                                   | 2                                                                                   |
| Mvmt Flow                | 0                                                                                 | 565                                                                               | 0                                                                                 | 338                                                                               | 4      | 116                                                                                 | 45                                                                                  |
| Major/Minor              | Major1                                                                            |                                                                                   | Major2                                                                            |                                                                                   | Minor2 |                                                                                     |                                                                                     |
| Conflicting Flow All     | 342                                                                               | 0                                                                                 | 412                                                                               | -                                                                                 | 0      | 623                                                                                 | 171                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 340                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 283                                                                                 | -                                                                                   |
| Critical Hdwy            | 4.14                                                                              | -                                                                                 | 6.44                                                                              | -                                                                                 | -      | 6.84                                                                                | 6.94                                                                                |
| Critical Hdwy Stg 1      | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 5.84                                                                                | -                                                                                   |
| Critical Hdwy Stg 2      | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 5.84                                                                                | -                                                                                   |
| Follow-up Hdwy           | 2.22                                                                              | -                                                                                 | 2.52                                                                              | -                                                                                 | -      | 3.52                                                                                | 3.32                                                                                |
| Pot Cap-1 Maneuver       | 1214                                                                              | -                                                                                 | 787                                                                               | -                                                                                 | -      | 418                                                                                 | 843                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 692                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 740                                                                                 | -                                                                                   |
| Platoon blocked, %       | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | -                                                                                   | -                                                                                   |
| Mov Cap-1 Maneuver       | 1214                                                                              | -                                                                                 | 787                                                                               | -                                                                                 | -      | 418                                                                                 | 843                                                                                 |
| Mov Cap-2 Maneuver       | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 418                                                                                 | -                                                                                   |
| Stage 1                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 692                                                                                 | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 740                                                                                 | -                                                                                   |
| Approach                 | EB                                                                                |                                                                                   | WB                                                                                |                                                                                   | SB     |                                                                                     |                                                                                     |
| HCM Control Delay, s     | 0                                                                                 |                                                                                   | 0                                                                                 |                                                                                   | 14.8   |                                                                                     |                                                                                     |
| HCM LOS                  |                                                                                   |                                                                                   |                                                                                   |                                                                                   | B      |                                                                                     |                                                                                     |
| Minor Lane/Major Mvmt    | EBL                                                                               | EBT                                                                               | WBU                                                                               | WBT                                                                               | WBR    | SBLn1                                                                               | SBLn2                                                                               |
| Capacity (veh/h)         | 1214                                                                              | -                                                                                 | 787                                                                               | -                                                                                 | -      | 418                                                                                 | 843                                                                                 |
| HCM Lane V/C Ratio       | -                                                                                 | -                                                                                 | -                                                                                 | -                                                                                 | -      | 0.278                                                                               | 0.053                                                                               |
| HCM Control Delay (s)    | 0                                                                                 | -                                                                                 | 0                                                                                 | -                                                                                 | -      | 16.9                                                                                | 9.5                                                                                 |
| HCM Lane LOS             | A                                                                                 | -                                                                                 | A                                                                                 | -                                                                                 | -      | C                                                                                   | A                                                                                   |
| HCM 95th %tile Q(veh)    | 0                                                                                 | -                                                                                 | 0                                                                                 | -                                                                                 | -      | 1.1                                                                                 | 0.2                                                                                 |

HCM 2010 Signalized Intersection Summary  
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 19                                                                                | 72                                                                                | 521                                                                               | 347                                                                               | 184                                                                               | 165                                                                               | 149                                                                                | 1686                                                                                | 18                                                                                  | 60                                                                                  | 1298                                                                                | 6                                                                                   |
| Future Volume (veh/h)        | 19                                                                                | 72                                                                                | 521                                                                               | 347                                                                               | 184                                                                               | 165                                                                               | 149                                                                                | 1686                                                                                | 18                                                                                  | 60                                                                                  | 1298                                                                                | 6                                                                                   |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1845                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 21                                                                                | 78                                                                                | 566                                                                               | 377                                                                               | 200                                                                               | 179                                                                               | 162                                                                                | 1833                                                                                | 0                                                                                   | 65                                                                                  | 1411                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| 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                                                                                 | 3                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 26                                                                                | 565                                                                               | 480                                                                               | 411                                                                               | 688                                                                               | 591                                                                               | 229                                                                                | 2057                                                                                | 0                                                                                   | 134                                                                                 | 1872                                                                                | 583                                                                                 |
| Arrive On Green              | 0.01                                                                              | 0.30                                                                              | 0.30                                                                              | 0.08                                                                              | 0.37                                                                              | 0.37                                                                              | 0.07                                                                               | 0.40                                                                                | 0.00                                                                                | 0.03                                                                                | 0.37                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 21                                                                                | 78                                                                                | 566                                                                               | 377                                                                               | 200                                                                               | 179                                                                               | 162                                                                                | 1833                                                                                | 0                                                                                   | 65                                                                                  | 1411                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 1.5                                                                               | 4.0                                                                               | 39.4                                                                              | 10.4                                                                              | 9.9                                                                               | 10.4                                                                              | 7.2                                                                                | 43.6                                                                                | 0.0                                                                                 | 3.0                                                                                 | 31.5                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 1.5                                                                               | 4.0                                                                               | 39.4                                                                              | 10.4                                                                              | 9.9                                                                               | 10.4                                                                              | 7.2                                                                                | 43.6                                                                                | 0.0                                                                                 | 3.0                                                                                 | 31.5                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 26                                                                                | 565                                                                               | 480                                                                               | 411                                                                               | 688                                                                               | 591                                                                               | 229                                                                                | 2057                                                                                | 0                                                                                   | 134                                                                                 | 1872                                                                                | 583                                                                                 |
| V/C Ratio(X)                 | 0.82                                                                              | 0.14                                                                              | 1.18                                                                              | 0.92                                                                              | 0.29                                                                              | 0.30                                                                              | 0.71                                                                               | 0.89                                                                                | 0.00                                                                                | 0.48                                                                                | 0.75                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 68                                                                                | 565                                                                               | 480                                                                               | 411                                                                               | 688                                                                               | 591                                                                               | 264                                                                                | 2057                                                                                | 0                                                                                   | 141                                                                                 | 1872                                                                                | 583                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 63.9                                                                              | 33.0                                                                              | 45.3                                                                              | 37.4                                                                              | 28.6                                                                              | 28.8                                                                              | 28.6                                                                               | 36.0                                                                                | 0.0                                                                                 | 31.7                                                                                | 35.9                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 20.4                                                                              | 0.1                                                                               | 100.6                                                                             | 24.9                                                                              | 0.2                                                                               | 0.2                                                                               | 5.3                                                                                | 6.3                                                                                 | 0.0                                                                                 | 1.0                                                                                 | 2.9                                                                                 | 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     | 1.6                                                                               | 3.7                                                                               | 55.0                                                                              | 17.6                                                                              | 8.8                                                                               | 8.1                                                                               | 6.8                                                                                | 29.2                                                                                | 0.0                                                                                 | 2.7                                                                                 | 21.7                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 84.2                                                                              | 33.0                                                                              | 145.9                                                                             | 62.3                                                                              | 28.8                                                                              | 29.0                                                                              | 33.9                                                                               | 42.4                                                                                | 0.0                                                                                 | 32.7                                                                                | 38.8                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | F                                                                                 | C                                                                                 | F                                                                                 | E                                                                                 | C                                                                                 | C                                                                                 | C                                                                                  | D                                                                                   |                                                                                     | C                                                                                   | D                                                                                   |                                                                                     |
| Approach Vol, veh/h          | 665                                                                               |                                                                                   |                                                                                   |                                                                                   | 756                                                                               |                                                                                   |                                                                                    |                                                                                     | 1995                                                                                |                                                                                     |                                                                                     |                                                                                     |
| Approach Delay, s/veh        | 130.7                                                                             |                                                                                   |                                                                                   |                                                                                   | 45.6                                                                              |                                                                                   |                                                                                    |                                                                                     | 41.7                                                                                |                                                                                     |                                                                                     |                                                                                     |
| Approach LOS                 | F                                                                                 |                                                                                   |                                                                                   |                                                                                   | 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     | 14.8                                                                              | 54.2                                                                              | 6.9                                                                               | 54.1                                                                              | 10.1                                                                              | 58.9                                                                              | 16.0                                                                               | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 11.8                                                                              | 45.3                                                                              | 5.0                                                                               | 45.4                                                                              | 5.0                                                                               | 52.1                                                                              | 10.4                                                                               | 39.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 9.2                                                                               | 33.5                                                                              | 3.5                                                                               | 12.4                                                                              | 5.0                                                                               | 45.6                                                                              | 12.4                                                                               | 41.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 11.6                                                                              | 0.0                                                                               | 3.7                                                                               | 0.0                                                                               | 6.4                                                                               | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          | 53.4                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 | D                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
|                              |  |  |  |  |  |  |   |   |
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)       | 758                                                                               | 500                                                                               | 142                                                                               | 1356                                                                              | 311                                                                               | 36                                                                                |   |   |
| Future Volume (veh/h)        | 758                                                                               | 500                                                                               | 142                                                                               | 1356                                                                              | 311                                                                               | 36                                                                                |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h         | 806                                                                               | 0                                                                                 | 151                                                                               | 1443                                                                              | 331                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                   | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| Arrive On Green              | 0.66                                                                              | 0.00                                                                              | 0.66                                                                              | 0.66                                                                              | 0.16                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 3632                                                                              | 1583                                                                              | 673                                                                               | 3632                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h         | 806                                                                               | 0                                                                                 | 151                                                                               | 1443                                                                              | 331                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1770                                                                              | 1583                                                                              | 673                                                                               | 1770                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s              | 6.6                                                                               | 0.0                                                                               | 8.4                                                                               | 15.4                                                                              | 5.8                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 6.6                                                                               | 0.0                                                                               | 14.9                                                                              | 15.4                                                                              | 5.8                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| V/C Ratio(X)                 | 0.35                                                                              | 0.00                                                                              | 0.31                                                                              | 0.62                                                                              | 0.60                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 2325                                                                              | 1040                                                                              | 485                                                                               | 2325                                                                              | 551                                                                               | 253                                                                               |   |   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)           | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 5.0                                                                               | 0.0                                                                               | 8.3                                                                               | 6.5                                                                               | 25.4                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 0.4                                                                               | 0.0                                                                               | 0.8                                                                               | 0.7                                                                               | 4.8                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 5.9                                                                               | 0.0                                                                               | 2.9                                                                               | 11.9                                                                              | 5.6                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 5.4                                                                               | 0.0                                                                               | 9.0                                                                               | 7.2                                                                               | 30.2                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | A                                                                                 |                                                                                   | A                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 806                                                                               |                                                                                   |                                                                                   | 1594                                                                              | 331                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh        | 5.4                                                                               |                                                                                   |                                                                                   | 7.4                                                                               | 30.2                                                                              |                                                                                   |   |   |
| Approach LOS                 | A                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 49.0                                                                              |                                                                                   | 16.0                                                                              |                                                                                   | 49.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 42.7                                                                              |                                                                                   | 10.4                                                                              |                                                                                   | 42.7                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 8.6                                                                               |                                                                                   | 7.8                                                                               |                                                                                   | 17.4                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 31.3                                                                              |                                                                                   | 0.4                                                                               |                                                                                   | 23.7                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 9.5                                                                               |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | A                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

Intersection

Int Delay, s/veh 2.2

| Movement                 | EBL  | EBT  | EBR  | WBL  | WBT  | WBR  | NBL  | NBT  | NBR  | SBL  | SBT  | SBR  |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations      |      | ↕    |      | ↕    |      | ↕    | ↕    | ↕↕   |      | ↕    | ↕↕   |      |
| Traffic Vol, veh/h       | 30   | 0    | 49   | 0    | 0    | 5    | 60   | 381  | 36   | 47   | 406  | 87   |
| Future Vol, veh/h        | 30   | 0    | 49   | 0    | 0    | 5    | 60   | 381  | 36   | 47   | 406  | 87   |
| 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           | -    | -    | -    | 0    | -    | 0    | 130  | -    | -    | 100  | -    | -    |
| Veh in Median Storage, # | -    | 0    | -    | -    | 0    | -    | -    | 0    | -    | -    | 0    | -    |
| Grade, %                 | -    | 0    | -    | -    | 0    | -    | -    | 0    | -    | -    | 0    | -    |
| Peak Hour Factor         | 88   | 88   | 88   | 88   | 88   | 88   | 88   | 88   | 88   | 88   | 88   | 88   |
| Heavy Vehicles, %        | 0    | 0    | 0    | 0    | 0    | 20   | 0    | 2    | 2    | 2    | 3    | 0    |
| Mvmt Flow                | 34   | 0    | 56   | 0    | 0    | 6    | 68   | 433  | 41   | 53   | 461  | 99   |

| Major/Minor          | Minor2 |      |     | Minor1 |   |     | Major1 |   |   | Major2 |   |   |
|----------------------|--------|------|-----|--------|---|-----|--------|---|---|--------|---|---|
| Conflicting Flow All | 971    | 1228 | 280 | 928    | - | 237 | 560    | 0 | 0 | 474    | 0 | 0 |
| Stage 1              | 618    | 618  | -   | 590    | - | -   | -      | - | - | -      | - | - |
| Stage 2              | 353    | 610  | -   | 338    | - | -   | -      | - | - | -      | - | - |
| Critical Hdwy        | 7.5    | 6.5  | 6.9 | 7.5    | - | 7.3 | 4.1    | - | - | 4.14   | - | - |
| Critical Hdwy Stg 1  | 6.5    | 5.5  | -   | 6.5    | - | -   | -      | - | - | -      | - | - |
| Critical Hdwy Stg 2  | 6.5    | 5.5  | -   | 6.5    | - | -   | -      | - | - | -      | - | - |
| Follow-up Hdwy       | 3.5    | 4    | 3.3 | 3.5    | - | 3.5 | 2.2    | - | - | 2.22   | - | - |
| Pot Cap-1 Maneuver   | 210    | 180  | 723 | 226    | 0 | 712 | 1021   | - | - | 1084   | - | - |
| Stage 1              | 448    | 484  | -   | 466    | 0 | -   | -      | - | - | -      | - | - |
| Stage 2              | 642    | 488  | -   | 656    | 0 | -   | -      | - | - | -      | - | - |
| Platoon blocked, %   |        |      |     |        |   |     |        | - | - |        | - | - |
| Mov Cap-1 Maneuver   | 190    | 160  | 723 | 191    | - | 712 | 1021   | - | - | 1084   | - | - |
| Mov Cap-2 Maneuver   | 190    | 160  | -   | 191    | - | -   | -      | - | - | -      | - | - |
| Stage 1              | 418    | 460  | -   | 435    | - | -   | -      | - | - | -      | - | - |
| Stage 2              | 594    | 455  | -   | 576    | - | -   | -      | - | - | -      | - | - |

| Approach             | EB   | WB   | NB  | SB  |
|----------------------|------|------|-----|-----|
| HCM Control Delay, s | 18.8 | 10.1 | 1.1 | 0.7 |
| HCM LOS              | C    | B    |     |     |

| Minor Lane/Major Mvmt | NBL   | NBT | NBR | EBLn1WBLn1WBLn2 | SBL | SBT   | SBR   |
|-----------------------|-------|-----|-----|-----------------|-----|-------|-------|
| Capacity (veh/h)      | 1021  | -   | -   | 350             | -   | 712   | 1084  |
| HCM Lane V/C Ratio    | 0.067 | -   | -   | 0.256           | -   | 0.008 | 0.049 |
| HCM Control Delay (s) | 8.8   | -   | -   | 18.8            | 0   | 10.1  | 8.5   |
| HCM Lane LOS          | A     | -   | -   | C               | A   | B     | A     |
| HCM 95th %tile Q(veh) | 0.2   | -   | -   | 1               | -   | 0     | 0.2   |

Intersection

Int Delay, s/veh 12.6

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR   |
|--------------------------|------|------|------|------|------|-------|
| Lane Configurations      | ↑↑   |      | ↑    | ↑↑   | ↑    | ↑     |
| Traffic Vol, veh/h       | 368  | 93   | 449  | 439  | 51   | 130   |
| Future Vol, veh/h        | 368  | 93   | 449  | 439  | 51   | 130   |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0     |
| Sign Control             | Free | Free | Free | Free | Stop | Stop  |
| RT Channelized           | -    | None | -    | None | -    | Yield |
| Storage Length           | -    | -    | 185  | -    | 150  | 0     |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -     |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -     |
| Peak Hour Factor         | 94   | 94   | 94   | 94   | 94   | 94    |
| Heavy Vehicles, %        | 2    | 0    | 0    | 2    | 0    | 0     |
| Mvmt Flow                | 391  | 99   | 478  | 467  | 54   | 138   |

| Major/Minor          | Major1 | Major2 | Minor1 |
|----------------------|--------|--------|--------|
| Conflicting Flow All | 0      | 0      | 1630   |
| Stage 1              | -      | -      | 441    |
| Stage 2              | -      | -      | 1189   |
| Critical Hdwy        | -      | 4.1    | 6.8    |
| Critical Hdwy Stg 1  | -      | -      | 5.8    |
| Critical Hdwy Stg 2  | -      | -      | 5.8    |
| Follow-up Hdwy       | -      | 2.2    | 3.5    |
| Pot Cap-1 Maneuver   | -      | 1084   | 94     |
| Stage 1              | -      | -      | 622    |
| Stage 2              | -      | -      | 256    |
| Platoon blocked, %   | -      | -      | -      |
| Mov Cap-1 Maneuver   | -      | 1084   | ~ 53   |
| Mov Cap-2 Maneuver   | -      | -      | ~ 53   |
| Stage 1              | -      | -      | 622    |
| Stage 2              | -      | -      | 143    |

| Approach             | EB | WB  | NB   |
|----------------------|----|-----|------|
| HCM Control Delay, s | 0  | 5.5 | 79.7 |
| HCM LOS              |    |     | F    |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL   | WBT |
|-----------------------|-------|-------|-----|-----|-------|-----|
| Capacity (veh/h)      | 53    | 762   | -   | -   | 1084  | -   |
| HCM Lane V/C Ratio    | 1.024 | 0.181 | -   | -   | 0.441 | -   |
| HCM Control Delay (s) | 255.2 | 10.8  | -   | -   | 10.9  | -   |
| HCM Lane LOS          | F     | B     | -   | -   | B     | -   |
| HCM 95th %tile Q(veh) | 4.6   | 0.7   | -   | -   | 2.3   | -   |

Notes

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

Intersection

Int Delay, s/veh 0.5

| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBU                                                                               | WBL  | WBT                                                                               | WBR  | NBL  | NBT  | NBR                                                                                 | SBL                                                                                 | SBT  | SBR                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |      |  |      |  |      |      |      |  |  |      |  |
| Traffic Vol, veh/h       | 16                                                                                | 458                                                                               | 31   | 0                                                                                 | 0    | 900                                                                               | 135  | 0    | 0    | 34                                                                                  | 5                                                                                   | 0    | 3                                                                                   |
| Future Vol, veh/h        | 16                                                                                | 458                                                                               | 31   | 0                                                                                 | 0    | 900                                                                               | 135  | 0    | 0    | 34                                                                                  | 5                                                                                   | 0    | 3                                                                                   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0    | 0                                                                                 | 0    | 0    | 0    | 0                                                                                   | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free                                                                              | Free | Free                                                                              | Free | Stop | Stop | Stop                                                                                | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -                                                                                 | -    | -                                                                                 | None | -    | -    | None                                                                                | -                                                                                   | -    | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | -    | -                                                                                 | 60   | -                                                                                 | -    | -    | -    | 0                                                                                   | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -    | -                                                                                 | -    | 0                                                                                 | -    | -    | 0    | -                                                                                   | -                                                                                   | 0    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -    | -                                                                                 | -    | 0                                                                                 | -    | -    | 0    | -                                                                                   | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 94                                                                                | 94                                                                                | 94   | 92                                                                                | 94   | 94                                                                                | 94   | 94   | 94   | 94                                                                                  | 94                                                                                  | 94   | 94                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 4    | 2                                                                                 | 2    | 2                                                                                 | 2    | 2    | 2    | 2                                                                                   | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 17                                                                                | 487                                                                               | 33   | 0                                                                                 | 0    | 957                                                                               | 144  | 0    | 0    | 36                                                                                  | 5                                                                                   | 0    | 3                                                                                   |

| Major/Minor          | Major1 |   | Major2 |      |   |   | Minor1 |   |   | Minor2 |      |   |      |
|----------------------|--------|---|--------|------|---|---|--------|---|---|--------|------|---|------|
| Conflicting Flow All | 1101   | 0 | 0      | 379  | - | - | 0      | - | - | 260    | 1307 | - | 551  |
| Stage 1              | -      | - | -      | -    | - | - | -      | - | - | -      | 1029 | - | -    |
| Stage 2              | -      | - | -      | -    | - | - | -      | - | - | -      | 278  | - | -    |
| Critical Hdwy        | 4.14   | - | -      | 6.44 | - | - | -      | - | - | 6.94   | 7.54 | - | 6.94 |
| Critical Hdwy Stg 1  | -      | - | -      | -    | - | - | -      | - | - | -      | 6.54 | - | -    |
| Critical Hdwy Stg 2  | -      | - | -      | -    | - | - | -      | - | - | -      | 6.54 | - | -    |
| Follow-up Hdwy       | 2.22   | - | -      | 2.52 | - | - | -      | - | - | 3.32   | 3.52 | - | 3.32 |
| Pot Cap-1 Maneuver   | 630    | - | -      | 826  | 0 | - | -      | 0 | 0 | 739    | 117  | 0 | 478  |
| Stage 1              | -      | - | -      | -    | 0 | - | -      | 0 | 0 | -      | 250  | 0 | -    |
| Stage 2              | -      | - | -      | -    | 0 | - | -      | 0 | 0 | -      | 705  | 0 | -    |
| Platoon blocked, %   |        | - | -      |      |   | - | -      |   |   |        |      |   |      |
| Mov Cap-1 Maneuver   | 630    | - | -      | 788  | - | - | -      | - | - | 739    | 109  | - | 478  |
| Mov Cap-2 Maneuver   | -      | - | -      | -    | - | - | -      | - | - | -      | 109  | - | -    |
| Stage 1              | -      | - | -      | -    | - | - | -      | - | - | -      | 243  | - | -    |
| Stage 2              | -      | - | -      | -    | - | - | -      | - | - | -      | 652  | - | -    |

| Approach             | EB  | WB | NB   | SB   |
|----------------------|-----|----|------|------|
| HCM Control Delay, s | 0.3 | 0  | 10.1 | 29.5 |
| HCM LOS              |     |    | B    | D    |

| Minor Lane/Major Mvmt | NBLn1 | EBL   | EBT | EBR | WBU | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-------|-----|-----|-----|-----|-----|-------|-------|
| Capacity (veh/h)      | 739   | 630   | -   | -   | 788 | -   | -   | 109   | 478   |
| HCM Lane V/C Ratio    | 0.049 | 0.027 | -   | -   | -   | -   | -   | 0.049 | 0.007 |
| HCM Control Delay (s) | 10.1  | 10.9  | -   | -   | 0   | -   | -   | 39.7  | 12.6  |
| HCM Lane LOS          | B     | B     | -   | -   | A   | -   | -   | E     | B     |
| HCM 95th %tile Q(veh) | 0.2   | 0.1   | -   | -   | 0   | -   | -   | 0.2   | 0     |



HCM 2010 Signalized Intersection Summary  
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 41                                                                                | 154                                                                               | 269                                                                               | 38                                                                                | 165                                                                               | 61                                                                                | 714                                                                                | 1070                                                                                | 159                                                                                 | 216                                                                                 | 1261                                                                                | 84                                                                                  |
| Future Volume (veh/h)        | 41                                                                                | 154                                                                               | 269                                                                               | 38                                                                                | 165                                                                               | 61                                                                                | 714                                                                                | 1070                                                                                | 159                                                                                 | 216                                                                                 | 1261                                                                                | 84                                                                                  |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1827                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 44                                                                                | 164                                                                               | 286                                                                               | 40                                                                                | 176                                                                               | 65                                                                                | 760                                                                                | 1138                                                                                | 0                                                                                   | 230                                                                                 | 1341                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                               | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 4                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 41                                                                                | 249                                                                               | 208                                                                               | 155                                                                               | 270                                                                               | 229                                                                               | 616                                                                                | 2873                                                                                | 0                                                                                   | 409                                                                                 | 1928                                                                                | 600                                                                                 |
| Arrive On Green              | 0.02                                                                              | 0.13                                                                              | 0.13                                                                              | 0.03                                                                              | 0.14                                                                              | 0.14                                                                              | 0.28                                                                               | 0.56                                                                                | 0.00                                                                                | 0.09                                                                                | 0.38                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 44                                                                                | 164                                                                               | 286                                                                               | 40                                                                                | 176                                                                               | 65                                                                                | 760                                                                                | 1138                                                                                | 0                                                                                   | 230                                                                                 | 1341                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1553                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 3.0                                                                               | 10.9                                                                              | 17.4                                                                              | 2.5                                                                               | 11.6                                                                              | 4.8                                                                               | 36.4                                                                               | 16.3                                                                                | 0.0                                                                                 | 10.2                                                                                | 28.9                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 3.0                                                                               | 10.9                                                                              | 17.4                                                                              | 2.5                                                                               | 11.6                                                                              | 4.8                                                                               | 36.4                                                                               | 16.3                                                                                | 0.0                                                                                 | 10.2                                                                                | 28.9                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 41                                                                                | 249                                                                               | 208                                                                               | 155                                                                               | 270                                                                               | 229                                                                               | 616                                                                                | 2873                                                                                | 0                                                                                   | 409                                                                                 | 1928                                                                                | 600                                                                                 |
| V/C Ratio(X)                 | 1.07                                                                              | 0.66                                                                              | 1.38                                                                              | 0.26                                                                              | 0.65                                                                              | 0.28                                                                              | 1.23                                                                               | 0.40                                                                                | 0.00                                                                                | 0.56                                                                                | 0.70                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 41                                                                                | 249                                                                               | 208                                                                               | 176                                                                               | 292                                                                               | 248                                                                               | 616                                                                                | 2873                                                                                | 0                                                                                   | 425                                                                                 | 1928                                                                                | 600                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 63.5                                                                              | 53.5                                                                              | 56.3                                                                              | 47.0                                                                              | 52.5                                                                              | 49.6                                                                              | 34.1                                                                               | 15.9                                                                                | 0.0                                                                                 | 20.7                                                                                | 34.0                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 163.6                                                                             | 5.7                                                                               | 196.5                                                                             | 0.3                                                                               | 4.1                                                                               | 0.5                                                                               | 119.1                                                                              | 0.4                                                                                 | 0.0                                                                                 | 0.9                                                                                 | 2.1                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 2.7                                                                               | 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     | 6.0                                                                               | 10.0                                                                              | 33.9                                                                              | 2.2                                                                               | 10.4                                                                              | 3.8                                                                               | 76.4                                                                               | 12.2                                                                                | 0.0                                                                                 | 8.7                                                                                 | 20.0                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 229.8                                                                             | 59.2                                                                              | 252.8                                                                             | 47.4                                                                              | 56.6                                                                              | 50.1                                                                              | 153.1                                                                              | 16.3                                                                                | 0.0                                                                                 | 21.6                                                                                | 36.1                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | F                                                                                 | E                                                                                 | F                                                                                 | D                                                                                 | E                                                                                 | D                                                                                 | F                                                                                  | B                                                                                   |                                                                                     | C                                                                                   | D                                                                                   |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 494                                                                               |                                                                                   |                                                                                   | 281                                                                               |                                                                                   |                                                                                    | 1898                                                                                |                                                                                     |                                                                                     | 1571                                                                                |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 186.5                                                                             |                                                                                   |                                                                                   | 53.7                                                                              |                                                                                   |                                                                                    | 71.1                                                                                |                                                                                     |                                                                                     | 34.0                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | F                                                                                 |                                                                                   |                                                                                   | D                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     | C                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 42.0                                                                              | 55.6                                                                              | 8.0                                                                               | 24.4                                                                              | 17.8                                                                              | 79.7                                                                              | 9.4                                                                                | 23.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 36.4                                                                              | 47.7                                                                              | 3.0                                                                               | 20.4                                                                              | 13.4                                                                              | 70.7                                                                              | 5.4                                                                                | 17.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 38.4                                                                              | 30.9                                                                              | 5.0                                                                               | 13.6                                                                              | 12.2                                                                              | 18.3                                                                              | 4.5                                                                                | 19.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 15.9                                                                              | 0.0                                                                               | 1.6                                                                               | 0.0                                                                               | 45.5                                                                              | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 69.6                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | E                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                              |  |  |  |  |  |  |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                | ↗                                                                                 | ↖                                                                                 | ↑↑                                                                                | ↖↗                                                                                | ↗                                                                                 |   |   |
| Traffic Volume (veh/h)       | 1186                                                                              | 462                                                                               | 40                                                                                | 985                                                                               | 514                                                                               | 143                                                                               |   |   |
| Future Volume (veh/h)        | 1186                                                                              | 462                                                                               | 40                                                                                | 985                                                                               | 514                                                                               | 143                                                                               |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1743                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h         | 1275                                                                              | 0                                                                                 | 43                                                                                | 1059                                                                              | 553                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 2                                                                                 | 9                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                   | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| Arrive On Green              | 0.58                                                                              | 0.00                                                                              | 0.58                                                                              | 0.58                                                                              | 0.24                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 3632                                                                              | 1583                                                                              | 432                                                                               | 3399                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h         | 1275                                                                              | 0                                                                                 | 43                                                                                | 1059                                                                              | 553                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1770                                                                              | 1583                                                                              | 432                                                                               | 1656                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s              | 15.4                                                                              | 0.0                                                                               | 4.7                                                                               | 12.8                                                                              | 9.5                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 15.4                                                                              | 0.0                                                                               | 20.1                                                                              | 12.8                                                                              | 9.5                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| V/C Ratio(X)                 | 0.62                                                                              | 0.00                                                                              | 0.17                                                                              | 0.55                                                                              | 0.68                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)           | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 9.0                                                                               | 0.0                                                                               | 15.6                                                                              | 8.4                                                                               | 22.5                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 1.4                                                                               | 0.0                                                                               | 1.4                                                                               | 1.1                                                                               | 4.5                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 12.4                                                                              | 0.0                                                                               | 1.2                                                                               | 10.1                                                                              | 8.6                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 10.4                                                                              | 0.0                                                                               | 16.9                                                                              | 9.6                                                                               | 27.1                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | B                                                                                 |                                                                                   | B                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 1275                                                                              |                                                                                   |                                                                                   | 1102                                                                              | 553                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh        | 10.4                                                                              |                                                                                   |                                                                                   | 9.9                                                                               | 27.1                                                                              |                                                                                   |   |   |
| Approach LOS                 | B                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 44.0                                                                              |                                                                                   | 21.0                                                                              |                                                                                   | 44.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 37.7                                                                              |                                                                                   | 15.4                                                                              |                                                                                   | 37.7                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 17.4                                                                              |                                                                                   | 11.5                                                                              |                                                                                   | 22.1                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 19.2                                                                              |                                                                                   | 1.0                                                                               |                                                                                   | 14.9                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 13.3                                                                              |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

| Intersection             |        |      |      |        |       |       |        |      |      |        |      |      |
|--------------------------|--------|------|------|--------|-------|-------|--------|------|------|--------|------|------|
| Int Delay, s/veh         | 5.8    |      |      |        |       |       |        |      |      |        |      |      |
| Movement                 | EBL    | EBT  | EBR  | WBL    | WBT   | WBR   | NBL    | NBT  | NBR  | SBL    | SBT  | SBR  |
| Lane Configurations      |        | ↔    |      | ↔      |       | ↔     | ↔      | ↔    |      | ↔      | ↔    |      |
| Traffic Vol, veh/h       | 65     | 0    | 31   | 46     | 0     | 74    | 61     | 496  | 2    | 3      | 594  | 61   |
| Future Vol, veh/h        | 65     | 0    | 31   | 46     | 0     | 74    | 61     | 496  | 2    | 3      | 594  | 61   |
| 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           | -      | -    | -    | 0      | -     | 0     | 130    | -    | -    | 100    | -    | -    |
| Veh in Median Storage, # | -      | 0    | -    | -      | 0     | -     | -      | 0    | -    | -      | 0    | -    |
| Grade, %                 | -      | 0    | -    | -      | 0     | -     | -      | 0    | -    | -      | 0    | -    |
| Peak Hour Factor         | 88     | 88   | 88   | 88     | 88    | 88    | 88     | 88   | 88   | 88     | 88   | 88   |
| Heavy Vehicles, %        | 0      | 0    | 0    | 2      | 0     | 2     | 0      | 2    | 2    | 2      | 2    | 0    |
| Mvmt Flow                | 74     | 0    | 35   | 52     | 0     | 84    | 69     | 564  | 2    | 3      | 675  | 69   |
| Major/Minor              | Minor2 |      |      | Minor1 |       |       | Major1 |      |      | Major2 |      |      |
| Conflicting Flow All     | 1136   | 1421 | 372  | 1047   | -     | 283   | 744    | 0    | 0    | 566    | 0    | 0    |
| Stage 1                  | 716    | 716  | -    | 703    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 420    | 705  | -    | 344    | -     | -     | -      | -    | -    | -      | -    | -    |
| Critical Hdwy            | 7.5    | 6.5  | 6.9  | 7.54   | -     | 6.94  | 4.1    | -    | -    | 4.14   | -    | -    |
| Critical Hdwy Stg 1      | 6.5    | 5.5  | -    | 6.54   | -     | -     | -      | -    | -    | -      | -    | -    |
| Critical Hdwy Stg 2      | 6.5    | 5.5  | -    | 6.54   | -     | -     | -      | -    | -    | -      | -    | -    |
| Follow-up Hdwy           | 3.5    | 4    | 3.3  | 3.52   | -     | 3.32  | 2.2    | -    | -    | 2.22   | -    | -    |
| Pot Cap-1 Maneuver       | 159    | 138  | 631  | 182    | 0     | 714   | 873    | -    | -    | 1002   | -    | -    |
| Stage 1                  | 392    | 437  | -    | 394    | 0     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 587    | 442  | -    | 645    | 0     | -     | -      | -    | -    | -      | -    | -    |
| Platoon blocked, %       |        |      |      |        |       |       |        | -    | -    |        | -    | -    |
| Mov Cap-1 Maneuver       | 131    | 127  | 631  | 161    | -     | 714   | 873    | -    | -    | 1002   | -    | -    |
| Mov Cap-2 Maneuver       | 131    | 127  | -    | 161    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 1                  | 361    | 436  | -    | 363    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 477    | 407  | -    | 607    | -     | -     | -      | -    | -    | -      | -    | -    |
| Approach                 | EB     |      |      | WB     |       |       | NB     |      |      | SB     |      |      |
| HCM Control Delay, s     | 54     |      |      | 21.1   |       |       | 1      |      |      | 0      |      |      |
| HCM LOS                  | F      |      |      | C      |       |       |        |      |      |        |      |      |
| Minor Lane/Major Mvmt    | NBL    | NBT  | NBR  | EBLn1  | WBLn1 | WBLn2 | SBL    | SBT  | SBR  |        |      |      |
| Capacity (veh/h)         | 873    | -    | -    | 176    | 161   | 714   | 1002   | -    | -    |        |      |      |
| HCM Lane V/C Ratio       | 0.079  | -    | -    | 0.62   | 0.325 | 0.118 | 0.003  | -    | -    |        |      |      |
| HCM Control Delay (s)    | 9.5    | -    | -    | 54     | 37.8  | 10.7  | 8.6    | -    | -    |        |      |      |
| HCM Lane LOS             | A      | -    | -    | F      | E     | B     | A      | -    | -    |        |      |      |
| HCM 95th %tile Q(veh)    | 0.3    | -    | -    | 3.5    | 1.3   | 0.4   | 0      | -    | -    |        |      |      |

| Intersection                                                                                                         |        |       |        |      |        |       |
|----------------------------------------------------------------------------------------------------------------------|--------|-------|--------|------|--------|-------|
| Int Delay, s/veh                                                                                                     | 24.1   |       |        |      |        |       |
| Movement                                                                                                             | EBT    | EBR   | WBL    | WBT  | NBL    | NBR   |
| Lane Configurations                                                                                                  | ↑↑     |       | ↑      | ↑↑   | ↑      | ↑     |
| Traffic Vol, veh/h                                                                                                   | 600    | 38    | 226    | 424  | 124    | 331   |
| Future Vol, veh/h                                                                                                    | 600    | 38    | 226    | 424  | 124    | 331   |
| Conflicting Peds, #/hr                                                                                               | 0      | 0     | 0      | 0    | 0      | 0     |
| Sign Control                                                                                                         | Free   | Free  | Free   | Free | Stop   | Stop  |
| RT Channelized                                                                                                       | -      | None  | -      | None | -      | Yield |
| Storage Length                                                                                                       | -      | -     | 185    | -    | 150    | 0     |
| Veh in Median Storage, #                                                                                             | 0      | -     | -      | 0    | 0      | -     |
| Grade, %                                                                                                             | 0      | -     | -      | 0    | 0      | -     |
| Peak Hour Factor                                                                                                     | 93     | 93    | 93     | 93   | 93     | 93    |
| Heavy Vehicles, %                                                                                                    | 2      | 0     | 0      | 2    | 0      | 0     |
| Mvmt Flow                                                                                                            | 645    | 41    | 243    | 456  | 133    | 356   |
| Major/Minor                                                                                                          | Major1 |       | Major2 |      | Minor1 |       |
| Conflicting Flow All                                                                                                 | 0      | 0     | 686    | 0    | 1380   | 343   |
| Stage 1                                                                                                              | -      | -     | -      | -    | 666    | -     |
| Stage 2                                                                                                              | -      | -     | -      | -    | 714    | -     |
| Critical Hdwy                                                                                                        | -      | -     | 4.1    | -    | 6.8    | 6.9   |
| Critical Hdwy Stg 1                                                                                                  | -      | -     | -      | -    | 5.8    | -     |
| Critical Hdwy Stg 2                                                                                                  | -      | -     | -      | -    | 5.8    | -     |
| Follow-up Hdwy                                                                                                       | -      | -     | 2.2    | -    | 3.5    | 3.3   |
| Pot Cap-1 Maneuver                                                                                                   | -      | -     | 917    | -    | 138    | 659   |
| Stage 1                                                                                                              | -      | -     | -      | -    | 478    | -     |
| Stage 2                                                                                                              | -      | -     | -      | -    | 452    | -     |
| Platoon blocked, %                                                                                                   | -      | -     | -      | -    | -      | -     |
| Mov Cap-1 Maneuver                                                                                                   | -      | -     | 917    | -    | ~ 101  | 659   |
| Mov Cap-2 Maneuver                                                                                                   | -      | -     | -      | -    | ~ 101  | -     |
| Stage 1                                                                                                              | -      | -     | -      | -    | 478    | -     |
| Stage 2                                                                                                              | -      | -     | -      | -    | 332    | -     |
| Approach                                                                                                             | EB     |       | WB     |      | NB     |       |
| HCM Control Delay, s                                                                                                 | 0      |       | 3.6    |      | 87.1   |       |
| HCM LOS                                                                                                              |        |       |        |      | F      |       |
| Minor Lane/Major Mvmt                                                                                                | NBLn1  | NBLn2 | EBT    | EBR  | WBL    | WBT   |
| Capacity (veh/h)                                                                                                     | 101    | 659   | -      | -    | 917    | -     |
| HCM Lane V/C Ratio                                                                                                   | 1.32   | 0.54  | -      | -    | 0.265  | -     |
| HCM Control Delay (s)                                                                                                | 275    | 16.7  | -      | -    | 10.3   | -     |
| HCM Lane LOS                                                                                                         | F      | C     | -      | -    | B      | -     |
| HCM 95th %tile Q(veh)                                                                                                | 9.4    | 3.2   | -      | -    | 1.1    | -     |
| Notes                                                                                                                |        |       |        |      |        |       |
| ~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    *: All major volume in platoon |        |       |        |      |        |       |



| Intersection               |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|--------|-------|--------------------------------|--------|-------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh           |                                                                                   | 11.3                                                                              |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Movement                   | EBL                                                                               | EBT                                                                               | EBR  | WBU                                                                               | WBL                        | WBT                                                                               | WBR    |       | NBL                            | NBT    | NBR                                                                                 |  | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations        |  |  |      |  |                            |  |        |       |                                |        |  |  |  |      |  |
| Traffic Vol, veh/h         | 0                                                                                 | 883                                                                               | 15   | 0                                                                                 | 0                          | 598                                                                               | 4      |       | 0                              | 0      | 138                                                                                 |  | 107                                                                                 | 0    | 41                                                                                  |
| Future Vol, veh/h          | 0                                                                                 | 883                                                                               | 15   | 0                                                                                 | 0                          | 598                                                                               | 4      |       | 0                              | 0      | 138                                                                                 |  | 107                                                                                 | 0    | 41                                                                                  |
| Conflicting Peds, #/hr     | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0                          | 0                                                                                 | 0      |       | 0                              | 0      | 0                                                                                   |  | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control               | Free                                                                              | Free                                                                              | Free | Free                                                                              | Free                       | Free                                                                              | Free   |       | Stop                           | Stop   | Stop                                                                                |  | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized             | -                                                                                 | -                                                                                 | None | -                                                                                 | -                          | -                                                                                 | None   |       | -                              | -      | None                                                                                |  | -                                                                                   | -    | None                                                                                |
| Storage Length             | 130                                                                               | -                                                                                 | -    | -                                                                                 | 60                         | -                                                                                 | -      |       | -                              | -      | 0                                                                                   |  | 0                                                                                   | -    | 0                                                                                   |
| 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   | 92                                                                                  |
| Heavy Vehicles, %          | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                 | 2                          | 3                                                                                 | 2      |       | 2                              | 2      | 2                                                                                   |  | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                  | 0                                                                                 | 960                                                                               | 16   | 0                                                                                 | 0                          | 650                                                                               | 4      |       | 0                              | 0      | 150                                                                                 |  | 116                                                                                 | 0    | 45                                                                                  |
|                            |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Major/Minor                | Major1                                                                            |                                                                                   |      | Major2                                                                            |                            |                                                                                   | Minor1 |       |                                | Minor2 |                                                                                     |  |                                                                                     |      |                                                                                     |
| Conflicting Flow All       | 654                                                                               | 0                                                                                 | 0    | 712                                                                               | -                          | -                                                                                 | 0      |       | -                              | -      | 488                                                                                 |  | 1132                                                                                | -    | 327                                                                                 |
| Stage 1                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 652                                                                                 | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 480                                                                                 | -    | -                                                                                   |
| Critical Hdwy              | 4.14                                                                              | -                                                                                 | -    | 6.44                                                                              | -                          | -                                                                                 | -      |       | -                              | -      | 6.94                                                                                |  | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1        | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2        | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy             | 2.22                                                                              | -                                                                                 | -    | 2.52                                                                              | -                          | -                                                                                 | -      |       | -                              | -      | 3.32                                                                                |  | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver         | 929                                                                               | -                                                                                 | -    | 508                                                                               | 0                          | -                                                                                 | -      |       | 0                              | 0      | 526                                                                                 |  | 158                                                                                 | 0    | 669                                                                                 |
| Stage 1                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | 0                          | -                                                                                 | -      |       | 0                              | 0      | -                                                                                   |  | 423                                                                                 | 0    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | 0                          | -                                                                                 | -      |       | 0                              | 0      | -                                                                                   |  | 536                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %         |                                                                                   | -                                                                                 | -    |                                                                                   | -                          | -                                                                                 |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver         | 929                                                                               | -                                                                                 | -    | 375                                                                               | -                          | -                                                                                 | -      |       | -                              | -      | 526                                                                                 |  | ~ 113                                                                               | -    | 669                                                                                 |
| Mov Cap-2 Maneuver         | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | ~ 113                                                                               | -    | -                                                                                   |
| Stage 1                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 423                                                                                 | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      |       | -                              | -      | -                                                                                   |  | 383                                                                                 | -    | -                                                                                   |
|                            |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Approach                   | EB                                                                                |                                                                                   |      | WB                                                                                |                            |                                                                                   | NB     |       |                                | SB     |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM Control Delay, s       | 0                                                                                 |                                                                                   |      | 0                                                                                 |                            |                                                                                   | 14.6   |       |                                | 122.4  |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM LOS                    |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   | B      |       |                                | F      |                                                                                     |  |                                                                                     |      |                                                                                     |
|                            |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt      | NBLn1                                                                             | EBL                                                                               | EBT  | EBR                                                                               | WBU                        | WBT                                                                               | WBR    | SBLn1 | SBLn2                          |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Capacity (veh/h)           | 526                                                                               | 929                                                                               | -    | -                                                                                 | 375                        | -                                                                                 | -      | 113   | 669                            |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio         | 0.285                                                                             | -                                                                                 | -    | -                                                                                 | -                          | -                                                                                 | -      | 1.029 | 0.067                          |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)      | 14.6                                                                              | 0                                                                                 | -    | -                                                                                 | 0                          | -                                                                                 | -      | 165.1 | 10.8                           |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM Lane LOS               | B                                                                                 | A                                                                                 | -    | -                                                                                 | A                          | -                                                                                 | -      | F     | B                              |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| HCM 95th %tile Q(veh)      | 1.2                                                                               | 0                                                                                 | -    | -                                                                                 | 0                          | -                                                                                 | -      | 6.8   | 0.2                            |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| Notes                      |                                                                                   |                                                                                   |      |                                                                                   |                            |                                                                                   |        |       |                                |        |                                                                                     |  |                                                                                     |      |                                                                                     |
| ~: Volume exceeds capacity |                                                                                   | \$: Delay exceeds 300s                                                            |      |                                                                                   | +: Computation Not Defined |                                                                                   |        |       | *: All major volume in platoon |        |                                                                                     |  |                                                                                     |      |                                                                                     |

HCM 2010 Signalized Intersection Summary  
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--|--|--|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |  |  |  |  |
| Lane Configurations          |  |  |  |  |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 114                                                                               | 131                                                                               | 868                                                                               | 347                                                                               | 210                                                                               | 165                                                                               | 346                                                                                | 1676                                                                                | 18                                                                                  | 60                                                                                  | 1278                                                                                | 69                                                                                  |  |  |  |  |
| Future Volume (veh/h)        | 114                                                                               | 131                                                                               | 868                                                                               | 347                                                                               | 210                                                                               | 165                                                                               | 346                                                                                | 1676                                                                                | 18                                                                                  | 60                                                                                  | 1278                                                                                | 69                                                                                  |  |  |  |  |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |  |  |  |  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |  |  |  |  |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |  |  |  |  |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |  |  |  |  |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1845                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |  |  |  |  |
| Adj Flow Rate, veh/h         | 124                                                                               | 142                                                                               | 943                                                                               | 377                                                                               | 228                                                                               | 179                                                                               | 376                                                                                | 1822                                                                                | 0                                                                                   | 65                                                                                  | 1389                                                                                | 0                                                                                   |  |  |  |  |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |  |  |  |  |
| 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                                                                                 | 3                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |  |  |  |  |
| Cap, veh/h                   | 68                                                                                | 565                                                                               | 480                                                                               | 324                                                                               | 644                                                                               | 553                                                                               | 257                                                                                | 2055                                                                                | 0                                                                                   | 136                                                                                 | 1772                                                                                | 552                                                                                 |  |  |  |  |
| Arrive On Green              | 0.04                                                                              | 0.30                                                                              | 0.30                                                                              | 0.08                                                                              | 0.35                                                                              | 0.35                                                                              | 0.09                                                                               | 0.40                                                                                | 0.00                                                                                | 0.04                                                                                | 0.35                                                                                | 0.00                                                                                |  |  |  |  |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |  |  |  |  |
| Grp Volume(v), veh/h         | 124                                                                               | 142                                                                               | 943                                                                               | 377                                                                               | 228                                                                               | 179                                                                               | 376                                                                                | 1822                                                                                | 0                                                                                   | 65                                                                                  | 1389                                                                                | 0                                                                                   |  |  |  |  |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1774                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |  |  |  |  |
| Q Serve(g_s), s              | 5.0                                                                               | 7.5                                                                               | 39.4                                                                              | 10.4                                                                              | 11.9                                                                              | 10.8                                                                              | 11.8                                                                               | 43.3                                                                                | 0.0                                                                                 | 3.0                                                                                 | 31.8                                                                                | 0.0                                                                                 |  |  |  |  |
| Cycle Q Clear(g_c), s        | 5.0                                                                               | 7.5                                                                               | 39.4                                                                              | 10.4                                                                              | 11.9                                                                              | 10.8                                                                              | 11.8                                                                               | 43.3                                                                                | 0.0                                                                                 | 3.0                                                                                 | 31.8                                                                                | 0.0                                                                                 |  |  |  |  |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |  |  |  |  |
| Lane Grp Cap(c), veh/h       | 68                                                                                | 565                                                                               | 480                                                                               | 324                                                                               | 644                                                                               | 553                                                                               | 257                                                                                | 2055                                                                                | 0                                                                                   | 136                                                                                 | 1772                                                                                | 552                                                                                 |  |  |  |  |
| V/C Ratio(X)                 | 1.82                                                                              | 0.25                                                                              | 1.97                                                                              | 1.16                                                                              | 0.35                                                                              | 0.32                                                                              | 1.47                                                                               | 0.89                                                                                | 0.00                                                                                | 0.48                                                                                | 0.78                                                                                | 0.00                                                                                |  |  |  |  |
| Avail Cap(c_a), veh/h        | 68                                                                                | 565                                                                               | 480                                                                               | 324                                                                               | 644                                                                               | 553                                                                               | 257                                                                                | 2055                                                                                | 0                                                                                   | 142                                                                                 | 1772                                                                                | 552                                                                                 |  |  |  |  |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |  |  |  |  |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |  |  |  |  |
| Uniform Delay (d), s/veh     | 62.5                                                                              | 34.2                                                                              | 45.3                                                                              | 38.4                                                                              | 31.4                                                                              | 31.0                                                                              | 30.6                                                                               | 36.0                                                                                | 0.0                                                                                 | 32.2                                                                                | 38.0                                                                                | 0.0                                                                                 |  |  |  |  |
| Incr Delay (d2), s/veh       | 419.2                                                                             | 0.2                                                                               | 441.8                                                                             | 101.5                                                                             | 0.2                                                                               | 0.2                                                                               | 229.6                                                                              | 6.1                                                                                 | 0.0                                                                                 | 1.0                                                                                 | 3.6                                                                                 | 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     | 18.7                                                                              | 6.9                                                                               | 136.9                                                                             | 30.6                                                                              | 10.2                                                                              | 8.3                                                                               | 35.6                                                                               | 29.0                                                                                | 0.0                                                                                 | 2.7                                                                                 | 22.0                                                                                | 0.0                                                                                 |  |  |  |  |
| LnGrp Delay(d),s/veh         | 481.7                                                                             | 34.3                                                                              | 487.1                                                                             | 139.8                                                                             | 31.7                                                                              | 31.3                                                                              | 260.1                                                                              | 42.1                                                                                | 0.0                                                                                 | 33.2                                                                                | 41.5                                                                                | 0.0                                                                                 |  |  |  |  |
| LnGrp LOS                    | F                                                                                 | C                                                                                 | F                                                                                 | F                                                                                 | C                                                                                 | C                                                                                 | F                                                                                  | D                                                                                   |                                                                                     | C                                                                                   | D                                                                                   |                                                                                     |  |  |  |  |
| Approach Vol, veh/h          | 1209                                                                              |                                                                                   |                                                                                   |                                                                                   | 784                                                                               |                                                                                   |                                                                                    |                                                                                     | 2198                                                                                |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Approach Delay, s/veh        | 433.4                                                                             |                                                                                   |                                                                                   |                                                                                   | 83.6                                                                              |                                                                                   |                                                                                    |                                                                                     | 79.4                                                                                |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Approach LOS                 | F                                                                                 |                                                                                   |                                                                                   |                                                                                   | F                                                                                 |                                                                                   |                                                                                    |                                                                                     | 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     | 17.4                                                                              | 51.6                                                                              | 10.0                                                                              | 51.0                                                                              | 10.2                                                                              | 58.8                                                                              | 16.0                                                                               | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Max Green Setting (Gmax), s  | 11.8                                                                              | 45.3                                                                              | 5.0                                                                               | 45.4                                                                              | 5.0                                                                               | 52.1                                                                              | 10.4                                                                               | 39.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Max Q Clear Time (g_c+I1), s | 13.8                                                                              | 33.8                                                                              | 7.0                                                                               | 13.9                                                                              | 5.0                                                                               | 45.3                                                                              | 12.4                                                                               | 41.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Green Ext Time (p_c), s      | 0.0                                                                               | 11.4                                                                              | 0.0                                                                               | 6.6                                                                               | 0.0                                                                               | 6.8                                                                               | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| HCM 2010 Ctrl Delay          | 145.9                                                                             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |
| HCM 2010 LOS                 | F                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |  |  |  |

# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                              |  |  |  |  |  |  |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                | ↗                                                                                 | ↖                                                                                 | ↑↑                                                                                | ↖↗                                                                                | ↗                                                                                 |   |   |
| Traffic Volume (veh/h)       | 758                                                                               | 500                                                                               | 142                                                                               | 1356                                                                              | 311                                                                               | 36                                                                                |   |   |
| Future Volume (veh/h)        | 758                                                                               | 500                                                                               | 142                                                                               | 1356                                                                              | 311                                                                               | 36                                                                                |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h         | 806                                                                               | 0                                                                                 | 151                                                                               | 1443                                                                              | 331                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                   | 2053                                                                              | 918                                                                               | 418                                                                               | 2053                                                                              | 815                                                                               | 375                                                                               |   |   |
| Arrive On Green              | 0.58                                                                              | 0.00                                                                              | 0.58                                                                              | 0.58                                                                              | 0.24                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 3632                                                                              | 1583                                                                              | 673                                                                               | 3632                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h         | 806                                                                               | 0                                                                                 | 151                                                                               | 1443                                                                              | 331                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1770                                                                              | 1583                                                                              | 673                                                                               | 1770                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s              | 8.1                                                                               | 0.0                                                                               | 10.2                                                                              | 18.8                                                                              | 5.3                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 8.1                                                                               | 0.0                                                                               | 18.3                                                                              | 18.8                                                                              | 5.3                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 2053                                                                              | 918                                                                               | 418                                                                               | 2053                                                                              | 815                                                                               | 375                                                                               |   |   |
| V/C Ratio(X)                 | 0.39                                                                              | 0.00                                                                              | 0.36                                                                              | 0.70                                                                              | 0.41                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 2053                                                                              | 918                                                                               | 418                                                                               | 2053                                                                              | 815                                                                               | 375                                                                               |   |   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)           | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 7.4                                                                               | 0.0                                                                               | 12.4                                                                              | 9.7                                                                               | 20.9                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 0.6                                                                               | 0.0                                                                               | 2.4                                                                               | 2.0                                                                               | 1.5                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 7.3                                                                               | 0.0                                                                               | 3.9                                                                               | 14.7                                                                              | 4.8                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 8.0                                                                               | 0.0                                                                               | 14.8                                                                              | 11.7                                                                              | 22.4                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | A                                                                                 |                                                                                   | B                                                                                 | B                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 806                                                                               |                                                                                   |                                                                                   | 1594                                                                              | 331                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh        | 8.0                                                                               |                                                                                   |                                                                                   | 12.0                                                                              | 22.4                                                                              |                                                                                   |   |   |
| Approach LOS                 | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 44.0                                                                              |                                                                                   | 21.0                                                                              |                                                                                   | 44.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 37.7                                                                              |                                                                                   | 15.4                                                                              |                                                                                   | 37.7                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 10.1                                                                              |                                                                                   | 7.3                                                                               |                                                                                   | 20.8                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 25.7                                                                              |                                                                                   | 0.9                                                                               |                                                                                   | 16.1                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 12.1                                                                              |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

Intersection

Int Delay, s/veh 2.2

| Movement                 | EBL  | EBT                                                                               | EBR  | WBL                                                                               | WBT  | WBR                                                                               | NBL                                                                                 | NBT                                                                                 | NBR  | SBL                                                                                 | SBT                                                                                 | SBR  |
|--------------------------|------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|
| Lane Configurations      |      |  |      |  |      |  |  |  |      |  |  |      |
| Traffic Vol, veh/h       | 30   | 0                                                                                 | 49   | 0                                                                                 | 0    | 5                                                                                 | 60                                                                                  | 381                                                                                 | 36   | 47                                                                                  | 406                                                                                 | 87   |
| Future Vol, veh/h        | 30   | 0                                                                                 | 49   | 0                                                                                 | 0    | 5                                                                                 | 60                                                                                  | 381                                                                                 | 36   | 47                                                                                  | 406                                                                                 | 87   |
| 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           | -    | -                                                                                 | -    | 0                                                                                 | -    | 0                                                                                 | 130                                                                                 | -                                                                                   | -    | 100                                                                                 | -                                                                                   | -    |
| Veh in Median Storage, # | -    | 0                                                                                 | -    | -                                                                                 | 0    | -                                                                                 | -                                                                                   | 0                                                                                   | -    | -                                                                                   | 0                                                                                   | -    |
| Grade, %                 | -    | 0                                                                                 | -    | -                                                                                 | 0    | -                                                                                 | -                                                                                   | 0                                                                                   | -    | -                                                                                   | 0                                                                                   | -    |
| Peak Hour Factor         | 88   | 88                                                                                | 88   | 88                                                                                | 88   | 88                                                                                | 88                                                                                  | 88                                                                                  | 88   | 88                                                                                  | 88                                                                                  | 88   |
| Heavy Vehicles, %        | 0    | 0                                                                                 | 0    | 0                                                                                 | 0    | 20                                                                                | 0                                                                                   | 2                                                                                   | 2    | 2                                                                                   | 3                                                                                   | 0    |
| Mvmt Flow                | 34   | 0                                                                                 | 56   | 0                                                                                 | 0    | 6                                                                                 | 68                                                                                  | 433                                                                                 | 41   | 53                                                                                  | 461                                                                                 | 99   |

| Major/Minor          | Minor2 |      |     | Minor1 |   |     | Major1 |   |   | Major2 |   |   |
|----------------------|--------|------|-----|--------|---|-----|--------|---|---|--------|---|---|
| Conflicting Flow All | 971    | 1228 | 280 | 928    | - | 237 | 560    | 0 | 0 | 474    | 0 | 0 |
| Stage 1              | 618    | 618  | -   | 590    | - | -   | -      | - | - | -      | - | - |
| Stage 2              | 353    | 610  | -   | 338    | - | -   | -      | - | - | -      | - | - |
| Critical Hdwy        | 7.5    | 6.5  | 6.9 | 7.5    | - | 7.3 | 4.1    | - | - | 4.14   | - | - |
| Critical Hdwy Stg 1  | 6.5    | 5.5  | -   | 6.5    | - | -   | -      | - | - | -      | - | - |
| Critical Hdwy Stg 2  | 6.5    | 5.5  | -   | 6.5    | - | -   | -      | - | - | -      | - | - |
| Follow-up Hdwy       | 3.5    | 4    | 3.3 | 3.5    | - | 3.5 | 2.2    | - | - | 2.22   | - | - |
| Pot Cap-1 Maneuver   | 210    | 180  | 723 | 226    | 0 | 712 | 1021   | - | - | 1084   | - | - |
| Stage 1              | 448    | 484  | -   | 466    | 0 | -   | -      | - | - | -      | - | - |
| Stage 2              | 642    | 488  | -   | 656    | 0 | -   | -      | - | - | -      | - | - |
| Platoon blocked, %   |        |      |     |        |   |     |        | - | - |        | - | - |
| Mov Cap-1 Maneuver   | 190    | 160  | 723 | 191    | - | 712 | 1021   | - | - | 1084   | - | - |
| Mov Cap-2 Maneuver   | 190    | 160  | -   | 191    | - | -   | -      | - | - | -      | - | - |
| Stage 1              | 418    | 460  | -   | 435    | - | -   | -      | - | - | -      | - | - |
| Stage 2              | 594    | 455  | -   | 576    | - | -   | -      | - | - | -      | - | - |

| Approach             | EB   | WB   | NB  | SB  |
|----------------------|------|------|-----|-----|
| HCM Control Delay, s | 18.8 | 10.1 | 1.1 | 0.7 |
| HCM LOS              | C    | B    |     |     |

| Minor Lane/Major Mvmt | NBL   | NBT | NBR | EBLn1WBLn1WBLn2 | SBL | SBT   | SBR   |
|-----------------------|-------|-----|-----|-----------------|-----|-------|-------|
| Capacity (veh/h)      | 1021  | -   | -   | 350             | -   | 712   | 1084  |
| HCM Lane V/C Ratio    | 0.067 | -   | -   | 0.256           | -   | 0.008 | 0.049 |
| HCM Control Delay (s) | 8.8   | -   | -   | 18.8            | 0   | 10.1  | 8.5   |
| HCM Lane LOS          | A     | -   | -   | C               | A   | B     | A     |
| HCM 95th %tile Q(veh) | 0.2   | -   | -   | 1               | -   | 0     | 0.2   |



# HCM 2010 Signalized Intersection Summary

## 3: Proposed Site Driveway 2 & Lakeview Pkwy

360 Tech Village

02/16/2017

|                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
|                              |  |  |  |  |  |  |   |   |
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                |                                                                                   | ↵                                                                                 | ↑↑                                                                                | ↵                                                                                 | ↵                                                                                 |   |   |
| Traffic Volume (veh/h)       | 368                                                                               | 93                                                                                | 449                                                                               | 439                                                                               | 51                                                                                | 130                                                                               |   |   |
| Future Volume (veh/h)        | 368                                                                               | 93                                                                                | 449                                                                               | 439                                                                               | 51                                                                                | 130                                                                               |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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       | 1870                                                                              | 1900                                                                              | 1900                                                                              | 1863                                                                              | 1900                                                                              | 1900                                                                              |   |   |
| Adj Flow Rate, veh/h         | 391                                                                               | 99                                                                                | 478                                                                               | 467                                                                               | 54                                                                                | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 0                                                                                 | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                 | 0                                                                                 | 0                                                                                 |   |   |
| Cap, veh/h                   | 2080                                                                              | 521                                                                               | 751                                                                               | 2614                                                                              | 139                                                                               | 124                                                                               |   |   |
| Arrive On Green              | 0.74                                                                              | 0.74                                                                              | 0.74                                                                              | 0.74                                                                              | 0.08                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 2910                                                                              | 706                                                                               | 921                                                                               | 3632                                                                              | 1810                                                                              | 1615                                                                              |   |   |
| Grp Volume(v), veh/h         | 245                                                                               | 245                                                                               | 478                                                                               | 467                                                                               | 54                                                                                | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1777                                                                              | 1746                                                                              | 921                                                                               | 1770                                                                              | 1810                                                                              | 1615                                                                              |   |   |
| Q Serve(g_s), s              | 2.7                                                                               | 2.8                                                                               | 21.3                                                                              | 2.6                                                                               | 1.8                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 2.7                                                                               | 2.8                                                                               | 24.1                                                                              | 2.6                                                                               | 1.8                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 0.40                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 1312                                                                              | 1289                                                                              | 751                                                                               | 2614                                                                              | 139                                                                               | 124                                                                               |   |   |
| V/C Ratio(X)                 | 0.19                                                                              | 0.19                                                                              | 0.64                                                                              | 0.18                                                                              | 0.39                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 1312                                                                              | 1289                                                                              | 751                                                                               | 2614                                                                              | 139                                                                               | 124                                                                               |   |   |
| 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                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 2.6                                                                               | 2.6                                                                               | 6.3                                                                               | 2.6                                                                               | 28.5                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 0.3                                                                               | 0.3                                                                               | 1.8                                                                               | 0.0                                                                               | 8.0                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 2.5                                                                               | 2.5                                                                               | 9.6                                                                               | 2.2                                                                               | 2.2                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 2.9                                                                               | 2.9                                                                               | 8.0                                                                               | 2.6                                                                               | 36.5                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | A                                                                                 | A                                                                                 | A                                                                                 | A                                                                                 | D                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 490                                                                               |                                                                                   |                                                                                   | 945                                                                               | 54                                                                                |                                                                                   |   |   |
| Approach Delay, s/veh        | 2.9                                                                               |                                                                                   |                                                                                   | 5.3                                                                               | 36.5                                                                              |                                                                                   |   |   |
| Approach LOS                 | A                                                                                 |                                                                                   |                                                                                   | A                                                                                 | D                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 54.0                                                                              |                                                                                   | 11.0                                                                              |                                                                                   | 54.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.0                                                                               |                                                                                   | 6.0                                                                               |                                                                                   | 6.0                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 48.0                                                                              |                                                                                   | 5.0                                                                               |                                                                                   | 48.0                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 4.8                                                                               |                                                                                   | 3.8                                                                               |                                                                                   | 26.1                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 13.2                                                                              |                                                                                   | 0.0                                                                               |                                                                                   | 10.2                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 5.7                                                                               |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | A                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |

**Intersection**

Int Delay, s/veh 0.5

| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBU                                                                               | WBL  | WBT                                                                               | WBR  | NBL  | NBT  | NBR                                                                                 | SBL                                                                                 | SBT  | SBR                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |      |  |      |  |      |      |      |  |  |      |  |
| Traffic Vol, veh/h       | 16                                                                                | 458                                                                               | 31   | 0                                                                                 | 0    | 900                                                                               | 135  | 0    | 0    | 34                                                                                  | 5                                                                                   | 0    | 3                                                                                   |
| Future Vol, veh/h        | 16                                                                                | 458                                                                               | 31   | 0                                                                                 | 0    | 900                                                                               | 135  | 0    | 0    | 34                                                                                  | 5                                                                                   | 0    | 3                                                                                   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0    | 0                                                                                 | 0    | 0    | 0    | 0                                                                                   | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free                                                                              | Free | Free                                                                              | Free | Stop | Stop | Stop                                                                                | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -                                                                                 | -    | -                                                                                 | None | -    | -    | None                                                                                | -                                                                                   | -    | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | -    | -                                                                                 | 60   | -                                                                                 | -    | -    | -    | 0                                                                                   | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -    | -                                                                                 | -    | 0                                                                                 | -    | -    | 0    | -                                                                                   | -                                                                                   | 0    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -    | -                                                                                 | -    | 0                                                                                 | -    | -    | 0    | -                                                                                   | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 94                                                                                | 94                                                                                | 94   | 92                                                                                | 94   | 94                                                                                | 94   | 94   | 94   | 94                                                                                  | 94                                                                                  | 94   | 94                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 4    | 2                                                                                 | 2    | 2                                                                                 | 2    | 2    | 2    | 2                                                                                   | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 17                                                                                | 487                                                                               | 33   | 0                                                                                 | 0    | 957                                                                               | 144  | 0    | 0    | 36                                                                                  | 5                                                                                   | 0    | 3                                                                                   |

| Major/Minor          | Major1 |   | Major2 |      |   |   | Minor1 |   |   | Minor2 |      |   |      |
|----------------------|--------|---|--------|------|---|---|--------|---|---|--------|------|---|------|
| Conflicting Flow All | 1101   | 0 | 0      | 379  | - | - | 0      | - | - | 260    | 1307 | - | 551  |
| Stage 1              | -      | - | -      | -    | - | - | -      | - | - | -      | 1029 | - | -    |
| Stage 2              | -      | - | -      | -    | - | - | -      | - | - | -      | 278  | - | -    |
| Critical Hdwy        | 4.14   | - | -      | 6.44 | - | - | -      | - | - | 6.94   | 7.54 | - | 6.94 |
| Critical Hdwy Stg 1  | -      | - | -      | -    | - | - | -      | - | - | -      | 6.54 | - | -    |
| Critical Hdwy Stg 2  | -      | - | -      | -    | - | - | -      | - | - | -      | 6.54 | - | -    |
| Follow-up Hdwy       | 2.22   | - | -      | 2.52 | - | - | -      | - | - | 3.32   | 3.52 | - | 3.32 |
| Pot Cap-1 Maneuver   | 630    | - | -      | 826  | 0 | - | -      | 0 | 0 | 739    | 117  | 0 | 478  |
| Stage 1              | -      | - | -      | -    | 0 | - | -      | 0 | 0 | -      | 250  | 0 | -    |
| Stage 2              | -      | - | -      | -    | 0 | - | -      | 0 | 0 | -      | 705  | 0 | -    |
| Platoon blocked, %   |        | - | -      |      |   | - | -      |   |   |        |      |   |      |
| Mov Cap-1 Maneuver   | 630    | - | -      | 788  | - | - | -      | - | - | 739    | 109  | - | 478  |
| Mov Cap-2 Maneuver   | -      | - | -      | -    | - | - | -      | - | - | -      | 109  | - | -    |
| Stage 1              | -      | - | -      | -    | - | - | -      | - | - | -      | 243  | - | -    |
| Stage 2              | -      | - | -      | -    | - | - | -      | - | - | -      | 652  | - | -    |

| Approach             | EB  | WB | NB   | SB   |
|----------------------|-----|----|------|------|
| HCM Control Delay, s | 0.3 | 0  | 10.1 | 29.5 |
| HCM LOS              |     |    | B    | D    |

| Minor Lane/Major Mvmt | NBLn1 | EBL   | EBT | EBR | WBU | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-------|-----|-----|-----|-----|-----|-------|-------|
| Capacity (veh/h)      | 739   | 630   | -   | -   | 788 | -   | -   | 109   | 478   |
| HCM Lane V/C Ratio    | 0.049 | 0.027 | -   | -   | -   | -   | -   | 0.049 | 0.007 |
| HCM Control Delay (s) | 10.1  | 10.9  | -   | -   | 0   | -   | -   | 39.7  | 12.6  |
| HCM Lane LOS          | B     | B     | -   | -   | A   | -   | -   | E     | B     |
| HCM 95th %tile Q(veh) | 0.2   | 0.1   | -   | -   | 0   | -   | -   | 0.2   | 0     |

HCM 2010 Signalized Intersection Summary  
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 41                                                                                | 154                                                                               | 269                                                                               | 38                                                                                | 165                                                                               | 61                                                                                | 714                                                                                | 1070                                                                                | 159                                                                                 | 216                                                                                 | 1261                                                                                | 84                                                                                  |
| Future Volume (veh/h)        | 41                                                                                | 154                                                                               | 269                                                                               | 38                                                                                | 165                                                                               | 61                                                                                | 714                                                                                | 1070                                                                                | 159                                                                                 | 216                                                                                 | 1261                                                                                | 84                                                                                  |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1827                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 44                                                                                | 164                                                                               | 286                                                                               | 40                                                                                | 176                                                                               | 65                                                                                | 760                                                                                | 1138                                                                                | 0                                                                                   | 230                                                                                 | 1341                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| Peak Hour Factor             | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                              | 0.94                                                                               | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                | 0.94                                                                                |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 4                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 57                                                                                | 214                                                                               | 968                                                                               | 135                                                                               | 218                                                                               | 185                                                                               | 823                                                                                | 3004                                                                                | 0                                                                                   | 427                                                                                 | 2232                                                                                | 695                                                                                 |
| Arrive On Green              | 0.03                                                                              | 0.11                                                                              | 0.11                                                                              | 0.03                                                                              | 0.12                                                                              | 0.12                                                                              | 0.24                                                                               | 0.59                                                                                | 0.00                                                                                | 0.09                                                                                | 0.44                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 2733                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 3442                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 44                                                                                | 164                                                                               | 286                                                                               | 40                                                                                | 176                                                                               | 65                                                                                | 760                                                                                | 1138                                                                                | 0                                                                                   | 230                                                                                 | 1341                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1367                                                                              | 1774                                                                              | 1863                                                                              | 1583                                                                              | 1721                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 3.2                                                                               | 11.1                                                                              | 9.8                                                                               | 2.6                                                                               | 12.0                                                                              | 4.9                                                                               | 28.0                                                                               | 15.3                                                                                | 0.0                                                                                 | 9.2                                                                                 | 26.1                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 3.2                                                                               | 11.1                                                                              | 9.8                                                                               | 2.6                                                                               | 12.0                                                                              | 4.9                                                                               | 28.0                                                                               | 15.3                                                                                | 0.0                                                                                 | 9.2                                                                                 | 26.1                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 57                                                                                | 214                                                                               | 968                                                                               | 135                                                                               | 218                                                                               | 185                                                                               | 823                                                                                | 3004                                                                                | 0                                                                                   | 427                                                                                 | 2232                                                                                | 695                                                                                 |
| V/C Ratio(X)                 | 0.78                                                                              | 0.77                                                                              | 0.30                                                                              | 0.30                                                                              | 0.81                                                                              | 0.35                                                                              | 0.92                                                                               | 0.38                                                                                | 0.00                                                                                | 0.54                                                                                | 0.60                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 82                                                                                | 264                                                                               | 1041                                                                              | 157                                                                               | 264                                                                               | 224                                                                               | 990                                                                                | 3004                                                                                | 0                                                                                   | 529                                                                                 | 2232                                                                                | 695                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 62.5                                                                              | 55.8                                                                              | 30.3                                                                              | 49.2                                                                              | 56.0                                                                              | 52.9                                                                              | 48.3                                                                               | 14.0                                                                                | 0.0                                                                                 | 16.8                                                                                | 27.8                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 14.6                                                                              | 9.3                                                                               | 0.1                                                                               | 0.4                                                                               | 13.3                                                                              | 0.8                                                                               | 11.3                                                                               | 0.4                                                                                 | 0.0                                                                                 | 0.4                                                                                 | 1.2                                                                                 | 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     | 3.2                                                                               | 10.4                                                                              | 6.7                                                                               | 2.3                                                                               | 11.3                                                                              | 3.9                                                                               | 20.9                                                                               | 11.7                                                                                | 0.0                                                                                 | 7.9                                                                                 | 18.2                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 77.0                                                                              | 65.1                                                                              | 30.4                                                                              | 49.6                                                                              | 69.3                                                                              | 53.7                                                                              | 59.6                                                                               | 14.4                                                                                | 0.0                                                                                 | 17.2                                                                                | 29.0                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | E                                                                                 | C                                                                                 | D                                                                                 | E                                                                                 | D                                                                                 | E                                                                                  | B                                                                                   |                                                                                     | B                                                                                   | C                                                                                   |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 494                                                                               |                                                                                   |                                                                                   | 281                                                                               |                                                                                   |                                                                                    | 1898                                                                                |                                                                                     |                                                                                     | 1571                                                                                |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 46.1                                                                              |                                                                                   |                                                                                   | 62.9                                                                              |                                                                                   |                                                                                    | 32.5                                                                                |                                                                                     |                                                                                     | 27.3                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | D                                                                                 |                                                                                   |                                                                                   | E                                                                                 |                                                                                   |                                                                                    | C                                                                                   |                                                                                     |                                                                                     | C                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 36.7                                                                              | 63.4                                                                              | 9.1                                                                               | 20.8                                                                              | 17.0                                                                              | 83.1                                                                              | 9.4                                                                                | 20.5                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 37.4                                                                              | 45.7                                                                              | 6.0                                                                               | 18.4                                                                              | 18.9                                                                              | 64.2                                                                              | 5.4                                                                                | 18.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 30.0                                                                              | 28.1                                                                              | 5.2                                                                               | 14.0                                                                              | 11.2                                                                              | 17.3                                                                              | 4.6                                                                                | 13.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 1.1                                                                               | 16.6                                                                              | 0.0                                                                               | 1.2                                                                               | 0.2                                                                               | 41.3                                                                              | 0.0                                                                                | 1.4                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 34.2                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

# HCM 2010 Signalized Intersection Summary

## 1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village  
02/16/2017

|                              |  |  |  |  |  |  |   |   |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|---|
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |   |
| Lane Configurations          | ↑↑                                                                                | ↑                                                                                 | ↑                                                                                 | ↑↑                                                                                | ↑↑                                                                                | ↑                                                                                 |   |   |
| Traffic Volume (veh/h)       | 1186                                                                              | 462                                                                               | 40                                                                                | 985                                                                               | 514                                                                               | 143                                                                               |   |   |
| Future Volume (veh/h)        | 1186                                                                              | 462                                                                               | 40                                                                                | 985                                                                               | 514                                                                               | 143                                                                               |   |   |
| Number                       | 2                                                                                 | 12                                                                                | 1                                                                                 | 6                                                                                 | 7                                                                                 | 14                                                                                |   |   |
| 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                                                                              | 1743                                                                              | 1863                                                                              | 1863                                                                              |   |   |
| Adj Flow Rate, veh/h         | 1275                                                                              | 0                                                                                 | 43                                                                                | 1059                                                                              | 553                                                                               | 0                                                                                 |   |   |
| Adj No. of Lanes             | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 2                                                                                 | 1                                                                                 |   |   |
| Peak Hour Factor             | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              |   |   |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 2                                                                                 | 9                                                                                 | 2                                                                                 | 2                                                                                 |   |   |
| Cap, veh/h                   | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| Arrive On Green              | 0.58                                                                              | 0.00                                                                              | 0.58                                                                              | 0.58                                                                              | 0.24                                                                              | 0.00                                                                              |   |   |
| Sat Flow, veh/h              | 3632                                                                              | 1583                                                                              | 432                                                                               | 3399                                                                              | 3442                                                                              | 1583                                                                              |   |   |
| Grp Volume(v), veh/h         | 1275                                                                              | 0                                                                                 | 43                                                                                | 1059                                                                              | 553                                                                               | 0                                                                                 |   |   |
| Grp Sat Flow(s),veh/h/ln     | 1770                                                                              | 1583                                                                              | 432                                                                               | 1656                                                                              | 1721                                                                              | 1583                                                                              |   |   |
| Q Serve(g_s), s              | 15.4                                                                              | 0.0                                                                               | 4.7                                                                               | 12.8                                                                              | 9.5                                                                               | 0.0                                                                               |   |   |
| Cycle Q Clear(g_c), s        | 15.4                                                                              | 0.0                                                                               | 20.1                                                                              | 12.8                                                                              | 9.5                                                                               | 0.0                                                                               |   |   |
| Prop In Lane                 |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |   |
| Lane Grp Cap(c), veh/h       | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| V/C Ratio(X)                 | 0.62                                                                              | 0.00                                                                              | 0.17                                                                              | 0.55                                                                              | 0.68                                                                              | 0.00                                                                              |   |   |
| Avail Cap(c_a), veh/h        | 2053                                                                              | 918                                                                               | 259                                                                               | 1921                                                                              | 815                                                                               | 375                                                                               |   |   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              |   |   |
| Upstream Filter(l)           | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              |   |   |
| Uniform Delay (d), s/veh     | 9.0                                                                               | 0.0                                                                               | 15.6                                                                              | 8.4                                                                               | 22.5                                                                              | 0.0                                                                               |   |   |
| Incr Delay (d2), s/veh       | 1.4                                                                               | 0.0                                                                               | 1.4                                                                               | 1.1                                                                               | 4.5                                                                               | 0.0                                                                               |   |   |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |   |
| %ile BackOfQ(95%),veh/ln     | 12.4                                                                              | 0.0                                                                               | 1.2                                                                               | 10.1                                                                              | 8.6                                                                               | 0.0                                                                               |   |   |
| LnGrp Delay(d),s/veh         | 10.4                                                                              | 0.0                                                                               | 16.9                                                                              | 9.6                                                                               | 27.1                                                                              | 0.0                                                                               |   |   |
| LnGrp LOS                    | B                                                                                 |                                                                                   | B                                                                                 | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Approach Vol, veh/h          | 1275                                                                              |                                                                                   |                                                                                   | 1102                                                                              | 553                                                                               |                                                                                   |   |   |
| Approach Delay, s/veh        | 10.4                                                                              |                                                                                   |                                                                                   | 9.9                                                                               | 27.1                                                                              |                                                                                   |   |   |
| Approach LOS                 | B                                                                                 |                                                                                   |                                                                                   | A                                                                                 | C                                                                                 |                                                                                   |   |   |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8 |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   | 6                                                                                 |   |   |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 44.0                                                                              |                                                                                   | 21.0                                                                              |                                                                                   | 44.0                                                                              |   |   |
| Change Period (Y+Rc), s      |                                                                                   | 6.3                                                                               |                                                                                   | 5.6                                                                               |                                                                                   | 6.3                                                                               |   |   |
| Max Green Setting (Gmax), s  |                                                                                   | 37.7                                                                              |                                                                                   | 15.4                                                                              |                                                                                   | 37.7                                                                              |   |   |
| Max Q Clear Time (g_c+I1), s |                                                                                   | 17.4                                                                              |                                                                                   | 11.5                                                                              |                                                                                   | 22.1                                                                              |   |   |
| Green Ext Time (p_c), s      |                                                                                   | 19.2                                                                              |                                                                                   | 1.0                                                                               |                                                                                   | 14.9                                                                              |   |   |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 13.3                                                                              |                                                                                   |                                                                                   |                                                                                   |   |   |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |   |



| Intersection             |        |      |      |        |       |       |        |      |      |        |      |      |
|--------------------------|--------|------|------|--------|-------|-------|--------|------|------|--------|------|------|
| Int Delay, s/veh         | 5.8    |      |      |        |       |       |        |      |      |        |      |      |
| Movement                 | EBL    | EBT  | EBR  | WBL    | WBT   | WBR   | NBL    | NBT  | NBR  | SBL    | SBT  | SBR  |
| Lane Configurations      |        | ↔    |      | ↔      |       | ↔     | ↔      | ↔    |      | ↔      | ↔    |      |
| Traffic Vol, veh/h       | 65     | 0    | 31   | 46     | 0     | 74    | 61     | 496  | 2    | 3      | 594  | 61   |
| Future Vol, veh/h        | 65     | 0    | 31   | 46     | 0     | 74    | 61     | 496  | 2    | 3      | 594  | 61   |
| 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           | -      | -    | -    | 0      | -     | 0     | 130    | -    | -    | 100    | -    | -    |
| Veh in Median Storage, # | -      | 0    | -    | -      | 0     | -     | -      | 0    | -    | -      | 0    | -    |
| Grade, %                 | -      | 0    | -    | -      | 0     | -     | -      | 0    | -    | -      | 0    | -    |
| Peak Hour Factor         | 88     | 88   | 88   | 88     | 88    | 88    | 88     | 88   | 88   | 88     | 88   | 88   |
| Heavy Vehicles, %        | 0      | 0    | 0    | 2      | 0     | 2     | 0      | 2    | 2    | 2      | 2    | 0    |
| Mvmt Flow                | 74     | 0    | 35   | 52     | 0     | 84    | 69     | 564  | 2    | 3      | 675  | 69   |
| Major/Minor              | Minor2 |      |      | Minor1 |       |       | Major1 |      |      | Major2 |      |      |
| Conflicting Flow All     | 1136   | 1421 | 372  | 1047   | -     | 283   | 744    | 0    | 0    | 566    | 0    | 0    |
| Stage 1                  | 716    | 716  | -    | 703    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 420    | 705  | -    | 344    | -     | -     | -      | -    | -    | -      | -    | -    |
| Critical Hdwy            | 7.5    | 6.5  | 6.9  | 7.54   | -     | 6.94  | 4.1    | -    | -    | 4.14   | -    | -    |
| Critical Hdwy Stg 1      | 6.5    | 5.5  | -    | 6.54   | -     | -     | -      | -    | -    | -      | -    | -    |
| Critical Hdwy Stg 2      | 6.5    | 5.5  | -    | 6.54   | -     | -     | -      | -    | -    | -      | -    | -    |
| Follow-up Hdwy           | 3.5    | 4    | 3.3  | 3.52   | -     | 3.32  | 2.2    | -    | -    | 2.22   | -    | -    |
| Pot Cap-1 Maneuver       | 159    | 138  | 631  | 182    | 0     | 714   | 873    | -    | -    | 1002   | -    | -    |
| Stage 1                  | 392    | 437  | -    | 394    | 0     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 587    | 442  | -    | 645    | 0     | -     | -      | -    | -    | -      | -    | -    |
| Platoon blocked, %       |        |      |      |        |       |       |        | -    | -    |        | -    | -    |
| Mov Cap-1 Maneuver       | 131    | 127  | 631  | 161    | -     | 714   | 873    | -    | -    | 1002   | -    | -    |
| Mov Cap-2 Maneuver       | 131    | 127  | -    | 161    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 1                  | 361    | 436  | -    | 363    | -     | -     | -      | -    | -    | -      | -    | -    |
| Stage 2                  | 477    | 407  | -    | 607    | -     | -     | -      | -    | -    | -      | -    | -    |
| Approach                 | EB     |      |      | WB     |       |       | NB     |      |      | SB     |      |      |
| HCM Control Delay, s     | 54     |      |      | 21.1   |       |       | 1      |      |      | 0      |      |      |
| HCM LOS                  | F      |      |      | C      |       |       |        |      |      |        |      |      |
| Minor Lane/Major Mvmt    | NBL    | NBT  | NBR  | EBLn1  | WBLn1 | WBLn2 | SBL    | SBT  | SBR  |        |      |      |
| Capacity (veh/h)         | 873    | -    | -    | 176    | 161   | 714   | 1002   | -    | -    |        |      |      |
| HCM Lane V/C Ratio       | 0.079  | -    | -    | 0.62   | 0.325 | 0.118 | 0.003  | -    | -    |        |      |      |
| HCM Control Delay (s)    | 9.5    | -    | -    | 54     | 37.8  | 10.7  | 8.6    | -    | -    |        |      |      |
| HCM Lane LOS             | A      | -    | -    | F      | E     | B     | A      | -    | -    |        |      |      |
| HCM 95th %tile Q(veh)    | 0.3    | -    | -    | 3.5    | 1.3   | 0.4   | 0      | -    | -    |        |      |      |

# HCM 2010 Signalized Intersection Summary

## 3: Proposed Site Driveway 2 & Lakeview Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |   |      |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|------|
| Movement                     | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | NBL                                                                               | NBR                                                                               |   |      |
| Lane Configurations          | ↑↑                                                                                |                                                                                   | ↵                                                                                 | ↑↑                                                                                | ↵                                                                                 | ↵                                                                                 |   |      |
| Traffic Volume (veh/h)       | 600                                                                               | 38                                                                                | 226                                                                               | 424                                                                               | 124                                                                               | 331                                                                               |   |      |
| Future Volume (veh/h)        | 600                                                                               | 38                                                                                | 226                                                                               | 424                                                                               | 124                                                                               | 331                                                                               |   |      |
| 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       | 1865                                                                              | 1900                                                                              | 1900                                                                              | 1863                                                                              | 1900                                                                              | 1900                                                                              |   |      |
| Adj Flow Rate, veh/h         | 645                                                                               | 41                                                                                | 243                                                                               | 456                                                                               | 133                                                                               | 0                                                                                 |   |      |
| Adj No. of Lanes             | 2                                                                                 | 0                                                                                 | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 |   |      |
| Peak Hour Factor             | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              | 0.93                                                                              |   |      |
| Percent Heavy Veh, %         | 2                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                 | 0                                                                                 | 0                                                                                 |   |      |
| Cap, veh/h                   | 1801                                                                              | 114                                                                               | 444                                                                               | 1883                                                                              | 484                                                                               | 432                                                                               |   |      |
| Arrive On Green              | 0.53                                                                              | 0.53                                                                              | 0.53                                                                              | 0.53                                                                              | 0.27                                                                              | 0.00                                                                              |   |      |
| Sat Flow, veh/h              | 3477                                                                              | 215                                                                               | 768                                                                               | 3632                                                                              | 1810                                                                              | 1615                                                                              |   |      |
| Grp Volume(v), veh/h         | 337                                                                               | 349                                                                               | 243                                                                               | 456                                                                               | 133                                                                               | 0                                                                                 |   |      |
| Grp Sat Flow(s),veh/h/ln     | 1772                                                                              | 1827                                                                              | 768                                                                               | 1770                                                                              | 1810                                                                              | 1615                                                                              |   |      |
| Q Serve(g_s), s              | 6.6                                                                               | 6.6                                                                               | 16.0                                                                              | 4.1                                                                               | 3.5                                                                               | 0.0                                                                               |   |      |
| Cycle Q Clear(g_c), s        | 6.6                                                                               | 6.6                                                                               | 22.6                                                                              | 4.1                                                                               | 3.5                                                                               | 0.0                                                                               |   |      |
| Prop In Lane                 |                                                                                   | 0.12                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |   |      |
| Lane Grp Cap(c), veh/h       | 943                                                                               | 972                                                                               | 444                                                                               | 1883                                                                              | 484                                                                               | 432                                                                               |   |      |
| V/C Ratio(X)                 | 0.36                                                                              | 0.36                                                                              | 0.55                                                                              | 0.24                                                                              | 0.27                                                                              | 0.00                                                                              |   |      |
| Avail Cap(c_a), veh/h        | 1095                                                                              | 1129                                                                              | 510                                                                               | 2188                                                                              | 484                                                                               | 432                                                                               |   |      |
| 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                                                                              | 0.00                                                                              |   |      |
| Uniform Delay (d), s/veh     | 8.1                                                                               | 8.1                                                                               | 14.6                                                                              | 7.5                                                                               | 17.3                                                                              | 0.0                                                                               |   |      |
| Incr Delay (d2), s/veh       | 0.2                                                                               | 0.2                                                                               | 1.1                                                                               | 0.1                                                                               | 1.4                                                                               | 0.0                                                                               |   |      |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               |   |      |
| %ile BackOfQ(95%),veh/ln     | 5.8                                                                               | 6.0                                                                               | 6.3                                                                               | 3.6                                                                               | 3.5                                                                               | 0.0                                                                               |   |      |
| LnGrp Delay(d),s/veh         | 8.3                                                                               | 8.3                                                                               | 15.7                                                                              | 7.6                                                                               | 18.7                                                                              | 0.0                                                                               |   |      |
| LnGrp LOS                    | A                                                                                 | A                                                                                 | B                                                                                 | A                                                                                 | B                                                                                 |                                                                                   |   |      |
| Approach Vol, veh/h          | 686                                                                               |                                                                                   |                                                                                   | 699                                                                               | 133                                                                               |                                                                                   |   |      |
| Approach Delay, s/veh        | 8.3                                                                               |                                                                                   |                                                                                   | 10.4                                                                              | 18.7                                                                              |                                                                                   |   |      |
| Approach LOS                 | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 | B                                                                                 |                                                                                   |   |      |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7 | 8    |
| Assigned Phs                 |                                                                                   | 2                                                                                 |                                                                                   | 4                                                                                 |                                                                                   |                                                                                   |   | 8    |
| Phs Duration (G+Y+Rc), s     |                                                                                   | 22.0                                                                              |                                                                                   | 37.8                                                                              |                                                                                   |                                                                                   |   | 37.8 |
| Change Period (Y+Rc), s      |                                                                                   | 6.0                                                                               |                                                                                   | 6.0                                                                               |                                                                                   |                                                                                   |   | 6.0  |
| Max Green Setting (Gmax), s  |                                                                                   | 16.0                                                                              |                                                                                   | 37.0                                                                              |                                                                                   |                                                                                   |   | 37.0 |
| Max Q Clear Time (g_c+l1), s |                                                                                   | 5.5                                                                               |                                                                                   | 8.6                                                                               |                                                                                   |                                                                                   |   | 24.6 |
| Green Ext Time (p_c), s      |                                                                                   | 0.2                                                                               |                                                                                   | 11.6                                                                              |                                                                                   |                                                                                   |   | 7.2  |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |   |      |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 10.2                                                                              |                                                                                   |                                                                                   |                                                                                   |   |      |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |   |      |

**Intersection**

Int Delay, s/veh 11.3

| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBU                                                                               | WBL  | WBT                                                                               | WBR  | NBL  | NBT  | NBR                                                                                 | SBL                                                                                 | SBT  | SBR                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------|------|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Lane Configurations      |  |  |      |  |      |  |      |      |      |  |  |      |  |
| Traffic Vol, veh/h       | 0                                                                                 | 883                                                                               | 15   | 0                                                                                 | 0    | 598                                                                               | 4    | 0    | 0    | 138                                                                                 | 107                                                                                 | 0    | 41                                                                                  |
| Future Vol, veh/h        | 0                                                                                 | 883                                                                               | 15   | 0                                                                                 | 0    | 598                                                                               | 4    | 0    | 0    | 138                                                                                 | 107                                                                                 | 0    | 41                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0    | 0                                                                                 | 0    | 0    | 0    | 0                                                                                   | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free                                                                              | Free | Free                                                                              | Free | Stop | Stop | Stop                                                                                | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -                                                                                 | -    | -                                                                                 | None | -    | -    | None                                                                                | -                                                                                   | -    | None                                                                                |
| Storage Length           | 130                                                                               | -                                                                                 | -    | -                                                                                 | 60   | -                                                                                 | -    | -    | -    | 0                                                                                   | 0                                                                                   | -    | 0                                                                                   |
| 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   | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 2                                                                                 | 2    | 2                                                                                 | 2    | 3                                                                                 | 2    | 2    | 2    | 2                                                                                   | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 0                                                                                 | 960                                                                               | 16   | 0                                                                                 | 0    | 650                                                                               | 4    | 0    | 0    | 150                                                                                 | 116                                                                                 | 0    | 45                                                                                  |

| Major/Minor          | Major1 |   |   | Major2 |   |   | Minor1 |   |   | Minor2 |       |   |      |
|----------------------|--------|---|---|--------|---|---|--------|---|---|--------|-------|---|------|
| Conflicting Flow All | 654    | 0 | 0 | 712    | - | - | 0      | - | - | 488    | 1132  | - | 327  |
| Stage 1              | -      | - | - | -      | - | - | -      | - | - | -      | 652   | - | -    |
| Stage 2              | -      | - | - | -      | - | - | -      | - | - | -      | 480   | - | -    |
| Critical Hdwy        | 4.14   | - | - | 6.44   | - | - | -      | - | - | 6.94   | 7.54  | - | 6.94 |
| Critical Hdwy Stg 1  | -      | - | - | -      | - | - | -      | - | - | -      | 6.54  | - | -    |
| Critical Hdwy Stg 2  | -      | - | - | -      | - | - | -      | - | - | -      | 6.54  | - | -    |
| Follow-up Hdwy       | 2.22   | - | - | 2.52   | - | - | -      | - | - | 3.32   | 3.52  | - | 3.32 |
| Pot Cap-1 Maneuver   | 929    | - | - | 508    | 0 | - | -      | 0 | 0 | 526    | 158   | 0 | 669  |
| Stage 1              | -      | - | - | -      | 0 | - | -      | 0 | 0 | -      | 423   | 0 | -    |
| Stage 2              | -      | - | - | -      | 0 | - | -      | 0 | 0 | -      | 536   | 0 | -    |
| Platoon blocked, %   |        | - | - |        |   | - | -      |   |   |        |       |   |      |
| Mov Cap-1 Maneuver   | 929    | - | - | 375    | - | - | -      | - | - | 526    | ~ 113 | - | 669  |
| Mov Cap-2 Maneuver   | -      | - | - | -      | - | - | -      | - | - | -      | ~ 113 | - | -    |
| Stage 1              | -      | - | - | -      | - | - | -      | - | - | -      | 423   | - | -    |
| Stage 2              | -      | - | - | -      | - | - | -      | - | - | -      | 383   | - | -    |

| Approach             | EB | WB | NB   | SB    |
|----------------------|----|----|------|-------|
| HCM Control Delay, s | 0  | 0  | 14.6 | 122.4 |
| HCM LOS              |    |    | B    | F     |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBU | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|-----|-----|-----|-----|-----|-------|-------|
| Capacity (veh/h)      | 526   | 929 | -   | -   | 375 | -   | -   | 113   | 669   |
| HCM Lane V/C Ratio    | 0.285 | -   | -   | -   | -   | -   | -   | 1.029 | 0.067 |
| HCM Control Delay (s) | 14.6  | 0   | -   | -   | 0   | -   | -   | 165.1 | 10.8  |
| HCM Lane LOS          | B     | A   | -   | -   | A   | -   | -   | F     | B     |
| HCM 95th %tile Q(veh) | 1.2   | 0   | -   | -   | 0   | -   | -   | 6.8   | 0.2   |

**Notes**

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

HCM 2010 Signalized Intersection Summary  
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |  |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 114                                                                               | 131                                                                               | 868                                                                               | 347                                                                               | 210                                                                               | 165                                                                               | 346                                                                                | 1676                                                                                | 18                                                                                  | 60                                                                                  | 1278                                                                                | 69                                                                                  |
| Future Volume (veh/h)        | 114                                                                               | 131                                                                               | 868                                                                               | 347                                                                               | 210                                                                               | 165                                                                               | 346                                                                                | 1676                                                                                | 18                                                                                  | 60                                                                                  | 1278                                                                                | 69                                                                                  |
| Number                       | 3                                                                                 | 8                                                                                 | 18                                                                                | 7                                                                                 | 4                                                                                 | 14                                                                                | 1                                                                                  | 6                                                                                   | 16                                                                                  | 5                                                                                   | 2                                                                                   | 12                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1863                                                                              | 1845                                                                              | 1863                                                                              | 1863                                                                               | 1863                                                                                | 1900                                                                                | 1863                                                                                | 1863                                                                                | 1863                                                                                |
| Adj Flow Rate, veh/h         | 124                                                                               | 142                                                                               | 943                                                                               | 377                                                                               | 228                                                                               | 179                                                                               | 376                                                                                | 1822                                                                                | 0                                                                                   | 65                                                                                  | 1389                                                                                | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                  | 3                                                                                   | 0                                                                                   | 1                                                                                   | 3                                                                                   | 1                                                                                   |
| 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                                                                                 | 3                                                                                 | 2                                                                                 | 2                                                                                  | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   | 2                                                                                   |
| Cap, veh/h                   | 149                                                                               | 450                                                                               | 1017                                                                              | 358                                                                               | 518                                                                               | 445                                                                               | 424                                                                                | 2171                                                                                | 0                                                                                   | 146                                                                                 | 1724                                                                                | 537                                                                                 |
| Arrive On Green              | 0.08                                                                              | 0.24                                                                              | 0.24                                                                              | 0.12                                                                              | 0.28                                                                              | 0.28                                                                              | 0.12                                                                               | 0.43                                                                                | 0.00                                                                                | 0.04                                                                                | 0.34                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1774                                                                              | 1863                                                                              | 2787                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 3442                                                                               | 5253                                                                                | 0                                                                                   | 1774                                                                                | 5085                                                                                | 1583                                                                                |
| Grp Volume(v), veh/h         | 124                                                                               | 142                                                                               | 943                                                                               | 377                                                                               | 228                                                                               | 179                                                                               | 376                                                                                | 1822                                                                                | 0                                                                                   | 65                                                                                  | 1389                                                                                | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1774                                                                              | 1863                                                                              | 1393                                                                              | 1774                                                                              | 1845                                                                              | 1583                                                                              | 1721                                                                               | 1695                                                                                | 0                                                                                   | 1774                                                                                | 1695                                                                                | 1583                                                                                |
| Q Serve(g_s), s              | 9.0                                                                               | 8.1                                                                               | 31.4                                                                              | 15.4                                                                              | 13.2                                                                              | 11.9                                                                              | 14.0                                                                               | 41.6                                                                                | 0.0                                                                                 | 3.1                                                                                 | 32.3                                                                                | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 9.0                                                                               | 8.1                                                                               | 31.4                                                                              | 15.4                                                                              | 13.2                                                                              | 11.9                                                                              | 14.0                                                                               | 41.6                                                                                | 0.0                                                                                 | 3.1                                                                                 | 32.3                                                                                | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 0.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Lane Grp Cap(c), veh/h       | 149                                                                               | 450                                                                               | 1017                                                                              | 358                                                                               | 518                                                                               | 445                                                                               | 424                                                                                | 2171                                                                                | 0                                                                                   | 146                                                                                 | 1724                                                                                | 537                                                                                 |
| V/C Ratio(X)                 | 0.83                                                                              | 0.32                                                                              | 0.93                                                                              | 1.05                                                                              | 0.44                                                                              | 0.40                                                                              | 0.89                                                                               | 0.84                                                                                | 0.00                                                                                | 0.45                                                                                | 0.81                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 218                                                                               | 450                                                                               | 1017                                                                              | 358                                                                               | 518                                                                               | 445                                                                               | 434                                                                                | 2171                                                                                | 0                                                                                   | 152                                                                                 | 1724                                                                                | 537                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 58.7                                                                              | 40.5                                                                              | 39.6                                                                              | 38.2                                                                              | 38.4                                                                              | 37.9                                                                              | 56.1                                                                               | 33.3                                                                                | 0.0                                                                                 | 31.1                                                                                | 39.1                                                                                | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 10.9                                                                              | 0.3                                                                               | 14.0                                                                              | 62.0                                                                              | 0.4                                                                               | 0.4                                                                               | 18.4                                                                               | 4.1                                                                                 | 0.0                                                                                 | 0.8                                                                                 | 4.1                                                                                 | 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     | 8.5                                                                               | 7.6                                                                               | 25.1                                                                              | 37.9                                                                              | 11.0                                                                              | 9.0                                                                               | 12.3                                                                               | 27.6                                                                                | 0.0                                                                                 | 2.8                                                                                 | 22.2                                                                                | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 69.6                                                                              | 40.8                                                                              | 53.6                                                                              | 100.2                                                                             | 38.8                                                                              | 38.3                                                                              | 74.5                                                                               | 37.4                                                                                | 0.0                                                                                 | 31.9                                                                                | 43.2                                                                                | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | D                                                                                 | D                                                                                 | F                                                                                 | D                                                                                 | D                                                                                 | E                                                                                  | D                                                                                   |                                                                                     | C                                                                                   | D                                                                                   |                                                                                     |
| Approach Vol, veh/h          | 1209                                                                              |                                                                                   |                                                                                   |                                                                                   | 784                                                                               |                                                                                   |                                                                                    |                                                                                     | 2198                                                                                |                                                                                     |                                                                                     |                                                                                     |
| Approach Delay, s/veh        | 53.7                                                                              |                                                                                   |                                                                                   |                                                                                   | 68.2                                                                              |                                                                                   |                                                                                    |                                                                                     | 43.7                                                                                |                                                                                     |                                                                                     |                                                                                     |
| Approach LOS                 | D                                                                                 |                                                                                   |                                                                                   |                                                                                   | E                                                                                 |                                                                                   |                                                                                    |                                                                                     | 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     | 21.6                                                                              | 50.4                                                                              | 15.9                                                                              | 42.1                                                                              | 10.2                                                                              | 61.8                                                                              | 21.0                                                                               | 37.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.6                                                                               | 6.3                                                                               | 5.0                                                                               | 5.6                                                                               | 5.6                                                                               | 6.3                                                                               | 5.6                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 16.4                                                                              | 43.7                                                                              | 16.0                                                                              | 31.4                                                                              | 5.1                                                                               | 55.0                                                                              | 15.4                                                                               | 31.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 16.0                                                                              | 34.3                                                                              | 11.0                                                                              | 15.2                                                                              | 5.1                                                                               | 43.6                                                                              | 17.4                                                                               | 33.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 9.3                                                                               | 0.1                                                                               | 5.5                                                                               | 0.0                                                                               | 11.3                                                                              | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          | 49.0                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 | D                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



## **Taylor, Elicia**

---

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

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

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

Ms. Reddeman,

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

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

Thank you.

---

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

Dear Ms. Taylor:

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

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

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

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

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

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

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

Sincerely,

Pam Reddeman  
1081 Colony Drive, Alpharetta, GA 30009  
[mochamepam@yahoo.com](mailto:mochamepam@yahoo.com)

# CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: TPA/Fuqua Development/Periodot MP-16-13; Z-16-1; CU-16-19; V-16-25

Contact Name: Kathryn M. Zickert, ESq.

Telephone: 404-815-3500

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

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

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

received at a later date.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) \_\_\_\_\_

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

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

Signature of Authorized Agent: \_\_\_\_\_

*Kathryn M Zickert*

Date: \_\_\_\_\_

*9/15/14*

Print Form

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

SMITH, GAMBRELL & RUSSELL LLP  
Attorneys at Law

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

August 8, 2016

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

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

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

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

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





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

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

Sincerely,

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

Kathryn M. Zickert  
Attorney

Enclosure: Application file 8/1/16

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

SMITH, GAMBRELL & RUSSELL LLP  
Attorneys at Law

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

August 8, 2016

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

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

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

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

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

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



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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Zickert', written in a cursive style.

Kathryn M. Zickert  
Attorney

Enclosure: Application file 8/1/16

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION AMENDED

FOR OFFICE USE ONLY

MP-16-13; Z-16-1

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

☐ Fee Paid

Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

### Contact Information:

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-906-2792

Email: kmzickert@sgrlaw.com

### Subject Property Information:

Address: See Attachment A

Current Zoning: O-1 / MU

District: 1

Section: 2

Land Lot: See Att. A

Parcel ID: See Attachment A

Proposed Zoning: MU

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

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

☒ Conditional Use

☒ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): \_\_\_\_\_

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# APPLICANT REQUEST AND INTENT

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

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

420 for rent units

70 for sale units

14,800 GSF retail

36,400 GSF restaurant

664,400 GSF office

Up to 200 room hotel

22.49 acres of green space

TOTAL LOT COVERAGE 40.4%

Applicant's Request (Please itemize the proposal):

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

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

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

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

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

See attached Amended Letter of Intent



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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See Amended Letter of Intent

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

SMITH, GAMBRELL & RUSSELL, LLP  
Attorneys at Law

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

October 3, 2016



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

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

Dear Ms. Cook:

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

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



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

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

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

I. Project Description

A. **Summary**

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

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

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

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

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

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

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

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

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

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

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

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

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



## B. Mixture of Uses

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

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

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

## C. Area of Influence Analysis

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

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

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

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

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

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

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

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

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

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

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

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

#### **D. Phasing**

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

## **II. Zoning History**

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

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

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

**Summary of Plan Differences**

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

**III. Analysis of Proposed Uses**

**A. Factors**

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

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

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

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

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

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

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

## **B. Rental Product**

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

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

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



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

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

### C. Transportation Impacts

#### GROSS TRIP GENERATION

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

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

### IV. Approvals Required

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

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

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

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

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

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

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

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

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

All surrounding properties are already developed.

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

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

Fuqua and TPA also require two variances:

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

#### V. Notice of Constitutional Challenge and Preservation of Rights

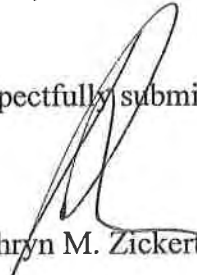
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in zoning the property MU and O&I as it currently exists and with existing conditions, is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning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

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

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

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

Respectfully submitted,



Kathryn M. Zickert

KMZ/tcr

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

# WAKEFIELD BEASLEY & ASSOCIATES

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## HAYNES BRIDGE MIXED-USE

Alpharetta, Georgia

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Fugro Development  
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No warranty is made by the author of the accuracy or completeness of the information contained herein.

### REVISIONS

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

### REVISIONS

01 AUGUST 2016  
25 AUGUST 2016  
28 SEPTEMBER 2016

18 SEPTEMBER 2016 1506064.00  
(Drawing Title)

### CONCEPTUAL SITE PLAN

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## SP-2

SUBMITTED FOR ZONING





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

Reference UDC  
Alpharetta, Georgia



Location Map



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

Outdoor Spaces, LLC

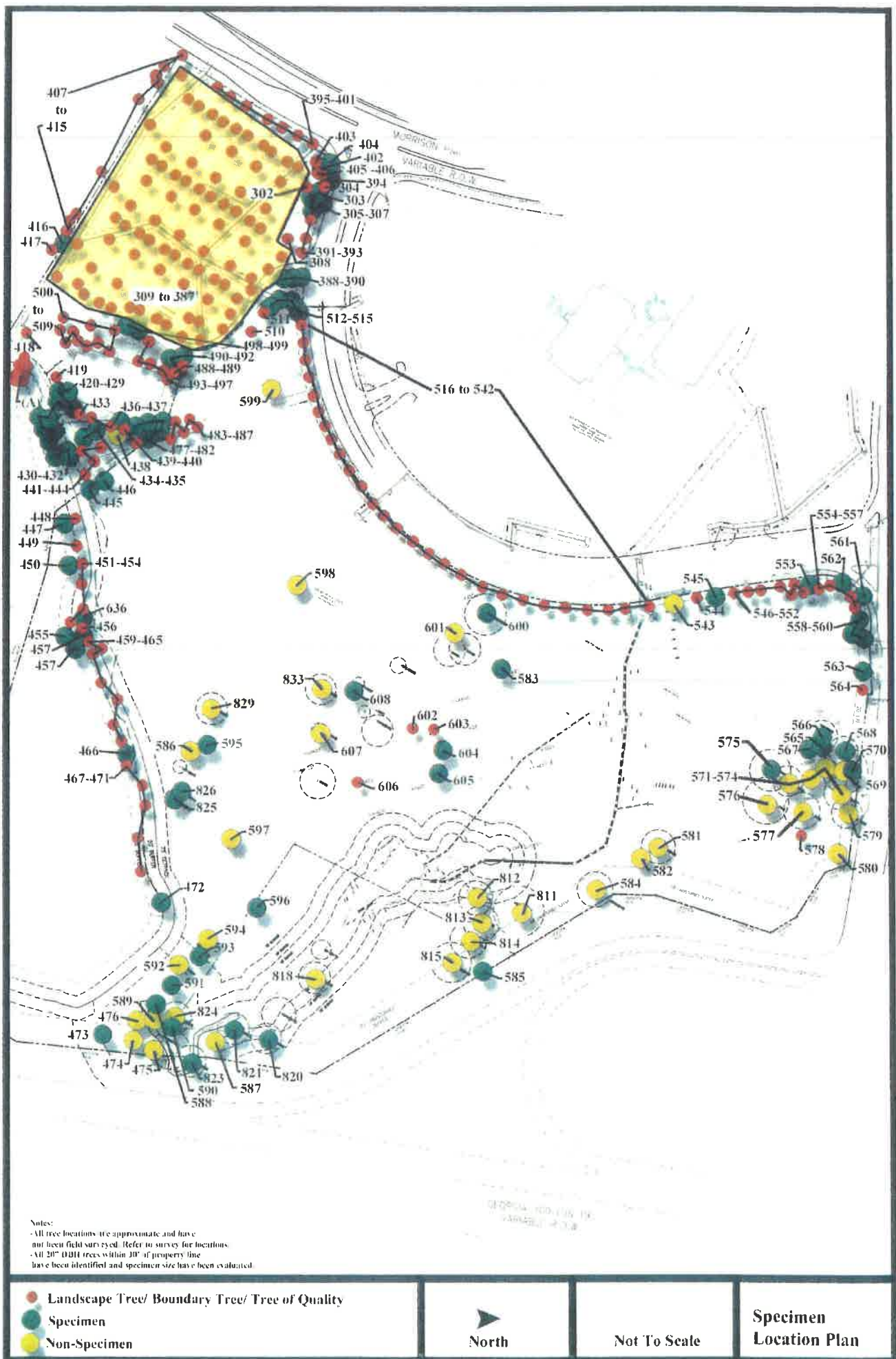
By Scott Hall, Owner



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



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



#### Warranty Disclaimer:

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

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

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

#### Arborist Note:

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

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

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

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

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

## ARTICLE III. LAND DEVELOPMENT ACTIVITIES

### SECTION 3.2 TREE PROTECTION

#### 3.2.1 DEFINITIONS

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

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

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

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

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

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

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

#### APPENDIX A

##### SPECIMEN TREES

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

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

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

##### Size Criteria

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

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

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

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

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

**Specimen Analysis**
**(General)**

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

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



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

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

## Specimen Analysis

(General

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

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

(General

| Tree # | Size/ Species     | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                                                              | Photo # (See Attached) | Is tree a design consideration |
|--------|-------------------|------------------|----------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 373    | 9" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 374    | 10" Red Maple     | Good             | Good                 | No       | Landscape Tree. Small Trunk gall.                                                                                                                                                                                     |                        | No                             |
| 375    | 10" Red Maple     | Good             | Good                 | No       | Landscape Tree. Small Trunk gall.                                                                                                                                                                                     |                        | No                             |
| 376    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 377    | 9" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 378    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 379    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 380    | 14" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 381    | 14" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 382    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 383    | 19" Willow Oak    | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                                                                                                                                   | 29                     | No                             |
| 384    | 16" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 385    | 20" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 386    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 387    | 22" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 388    | 15" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 389    | 16" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 390    | 19" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 391    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 392    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 393    | 17" Willow Oak    | Good             | Poor                 | No       | Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.                                                                                                                              | 30-32                  | No                             |
| 394    | 21" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 395    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 396    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 397    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 398    | 21" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 399    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 400    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 401    | 16" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 402    | 9" Fosterii Holly | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 403    | 7" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 404    | 9" Fosterii Holly | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 405    | 6" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 406    | 6" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 407    | 21" Red Maple     | Fair             | Fair                 | No       | Boundary Tree.                                                                                                                                                                                                        |                        | No                             |
| 408    | 21" Sweet Gum     | Fair             | Poor                 | No       | Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                          | 33                     | No                             |
| 409    | 22" Red Maple     | Fair             | Poor                 | No       | Boundary Tree. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. | 34                     | No                             |
| 410    | 20" Red Maple     |                  |                      |          |                                                                                                                                                                                                                       |                        |                                |

| Tree # | Size/ Species     | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                                                              | Photo # (See Attached) | Is tree a design consideration |
|--------|-------------------|------------------|----------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 373    | 9" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 374    | 10" Red Maple     | Good             | Good                 | No       | Landscape Tree. Small Trunk gall.                                                                                                                                                                                     |                        | No                             |
| 375    | 10" Red Maple     | Good             | Good                 | No       | Landscape Tree. Small Trunk gall.                                                                                                                                                                                     |                        | No                             |
| 376    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 377    | 9" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 378    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 379    | 8" Red Maple      | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 380    | 14" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 381    | 14" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 382    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 383    | 19" Willow Oak    | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                                                                                                                                   | 29                     | No                             |
| 384    | 16" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 385    | 20" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 386    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 387    | 22" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 388    | 15" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 389    | 16" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 390    | 19" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 391    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 392    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 393    | 17" Willow Oak    | Good             | Poor                 | No       | Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.                                                                                                                              | 30-32                  | No                             |
| 394    | 21" Crape Myrtle  | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 395    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 396    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 397    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 398    | 21" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 399    | 17" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 400    | 19" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 401    | 16" Willow Oak    | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | Yes                            |
| 402    | 9" Fosterii Holly | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 403    | 7" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 404    | 9" Fosterii Holly | Good             | Good                 | Yes      |                                                                                                                                                                                                                       |                        | Yes                            |
| 405    | 6" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 406    | 6" Fosterii Holly | Good             | Good                 | No       | Landscape Tree.                                                                                                                                                                                                       |                        | No                             |
| 407    | 21" Red Maple     | Fair             | Fair                 | No       | Boundary Tree.                                                                                                                                                                                                        |                        | No                             |
| 408    | 21" Sweet Gum     | Fair             | Poor                 | No       | Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                          | 33                     | No                             |
| 409    | 22" Red Maple     | Fair             | Poor                 | No       | Boundary Tree. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. | 34                     | No                             |
| 410    | 20" Red Maple     |                  |                      |          |                                                                                                                                                                                                                       |                        |                                |

## Specimen Analysis

(General)

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

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



**Specimen Analysis**
**(General)**

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

| Tree # | Size/ Species    | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                             | Photo # (See Attached) | Is tree a design consideration |
|--------|------------------|------------------|----------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 451    | 16" Water Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 452    | 11" Red Maple    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 453    | 14" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 454    | 16" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 455    | 11" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 636    | 13" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 456    | 13" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 457    | 12" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 458    | 16" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 459    | 9" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 460    | 9" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 461    | 7" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 462    | 15" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 463    | 13" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 464    | 7" Nuttall Oak   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 465    | 7" Nuttall Oak   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 466    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 467    | 8" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 468    | 20" White Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 469    | 22" White Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 825    | 16" Sourwood     | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 826    | 11" Sourwood     | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 470    | 12" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 471    | 17" Riverbirch   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 472    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 473    | 28" Scarlett Oak | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 474    | 28" Tulip Poplar | Poor             | Poor                 | No       | Large cavity with decay.                                                                                                                                                             | 42                     | No                             |
| 475    | 38" Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow. | 43-44                  | No                             |
| 476    | 38" Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                 | 45                     | No                             |
| 477    | 9" Dogwood       | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 478    | 19" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 479    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 480    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 481    | 15" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 482    | 15" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 483    | 3" Dogwood       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 484    | 4" Red Bud       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 485    | 7" Crape Myrtle  | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 486    | 4" Dogwood       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 487    | 4" Red Bud       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 488    | 6" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |

## Specimen Analysis

(General

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

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

## Specimen Analysis

(General)

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

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

| Specimen Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |                  |                      |          |                                                                                                                                                                                                                                                |                        | (General)                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------|----------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| <p>Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)</p> |                           |                  |                      |          |                                                                                                                                                                                                                                                |                        |                                |
| Tree #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Size/ Species             | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                                                                                       | Photo # (See Attached) | Is tree a design consideration |
| 563                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 25" Willow Oak            | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 564                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 23" Willow Oak            | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                                                                                                                                                            | 65                     | No                             |
| 565                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9" Sourwood               | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                |                        | No                             |
| 566                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 28" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 567                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 10" Sourwood              | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 568                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 25" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 569                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 40" (23"-21") White Oak   | Fair             | Poor                 | No       | Tree is being undermined from erosion. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. | 66-67                  | No                             |
| 570                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8" Sourwood               | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 571                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 31" Southern Red Oak      | Poor             | Poor                 | No       | Fruiting bodies at base of trunk indicating Butt/trunk rot.                                                                                                                                                                                    | 68-70                  | No                             |
| 572                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 11" Sourwood              | Poor             | Poor                 | No       | Cavity with decay.                                                                                                                                                                                                                             | 71                     | No                             |
| 573                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 11" Sourwood              | Poor             | Poor                 | No       | Trunk grown into boulder impacting structural system of tree.                                                                                                                                                                                  | 72                     | No                             |
| 574                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 27" Southern Red Oak      | Poor             | Poor                 | No       | Large cavity with decay.                                                                                                                                                                                                                       | 73                     | No                             |
| 575                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 41" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 576                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 42" Southern Red Oak      | Poor             | Poor                 | No       | Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.                                                                                                                                                                    | 74                     | No                             |
| 577                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 31" Southern Red Oak      | Poor             | Poor                 | No       | Several main limbs dead with symptoms of Hypoxylon Canker.                                                                                                                                                                                     | 75-76                  | No                             |
| 578                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 20" Southern Magnolia     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                                                                                |                        | Yes                            |
| 579                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 26" Southern Red Oak      | Poor             | Poor                 | No       | Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.                                                                                                                                                                  | 77-78                  | No                             |
| 580                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 17" Dogwood               | Poor             | Poor                 | No       | Severe dieback.                                                                                                                                                                                                                                |                        | No                             |
| 581                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 27" Red Maple             | Poor             | Poor                 | No       | Cavities with decay.                                                                                                                                                                                                                           | 79-80                  | No                             |
| 582                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 24" Red Maple             | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with weak crotches and included bark 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                    | 81                     | No                             |
| 583                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 25" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                |                        | Yes                            |
| 584                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 33"(23"-14") Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                         |                        | No                             |

**Specimen Analysis**
**(General)**

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

| Tree # | Size/ Species             | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                                                                                             | Photo # (See Attached) | Is tree a design consideration |
|--------|---------------------------|------------------|----------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 811    | 43" Tulip Poplar          | Poor             | Poor                 | No       | 3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             | 83                     | No                             |
| 812    | 28" Tulip Poplar          | Poor             | Poor                 | No       | Several main limbs dead/gone.                                                                                                                                                                                                                        |                        | No                             |
| 813    | 29" Tulip Poplar          | Poor             | Poor                 | No       | Several main limbs dead/gone. Barbwire in trunk                                                                                                                                                                                                      | 85                     | No                             |
| 814    | 31" Southern Red Oak      | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             | 84                     | No                             |
| 815    | 34" White Oak             | Poor             | Poor                 | No       | 3 Co-Dominate Leaders with weak crotches and included bark Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                                |                        | No                             |
| 585    | 24" Tulip Poplar          | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 818    | 41"(27"-14") Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             |                        | No                             |
| 820    | 26" Tulip Poplar          | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 821    | 29" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 823    | 26" Tulip Poplar          | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 824    | 27" Red Maple             | Poor             | Poor                 | No       | Main Trunk has Phytophthora.                                                                                                                                                                                                                         | 88                     | No                             |
| 829    | 41"(27"-22") Sweet Gum    | Poor             | Poor                 | No       | Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. | 92-93                  | No                             |
| 586    | 8" Sourwood               | Fair             | Poor                 | No       | 45* lean in trunk.                                                                                                                                                                                                                                   | 91                     | No                             |
| 587    | 34" Tulip Poplar          | Fair             | Poor                 | No       | 2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                                        | 86                     | No                             |
| 588    | 25" Sweet Gum             | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 589    | 27" Tulip Poplar          | Fair             | Poor                 | No       | Severe lean in Trunk                                                                                                                                                                                                                                 | 87                     | No                             |
| 590    | 25" Tulip Poplar          | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 591    | 24" Water Oak             | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 592    | 24" Southern Red Oak      | Poor             | Poor                 | No       | Several main limbs dead with symptoms of Hypoxylon Canker.                                                                                                                                                                                           | 89                     | No                             |
| 593    | 26" Southern Red Oak      | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 594    | 28" White Oak             | Poor             | Poor                 | No       | Large cavity with decay.                                                                                                                                                                                                                             | 90                     | No                             |



## Specimen Analysis

(General)

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

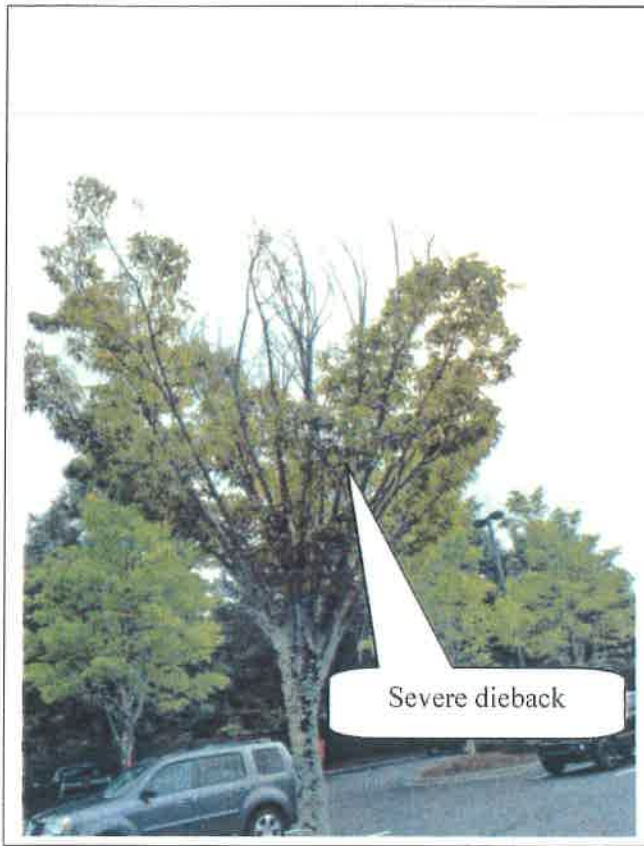


Photo 1

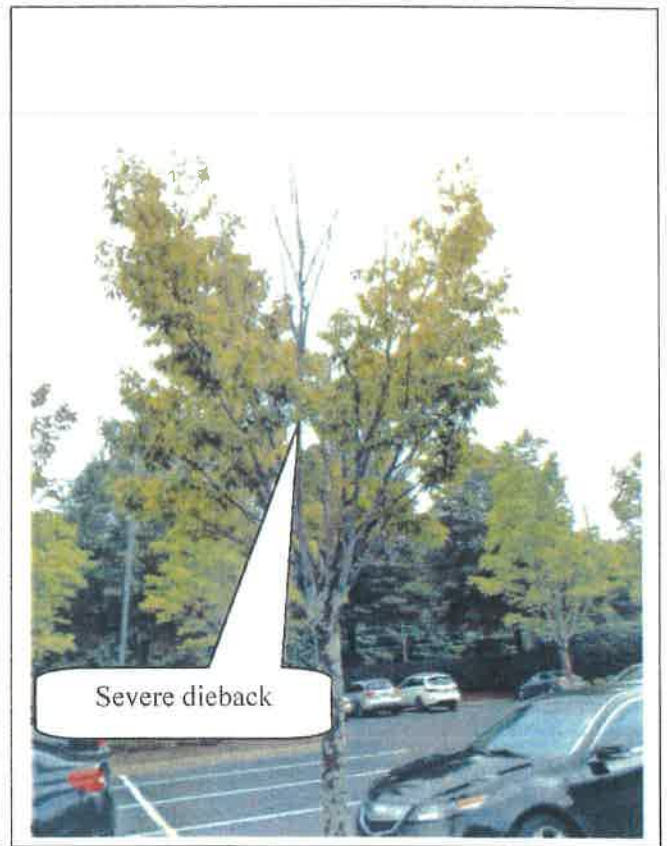


Photo 2

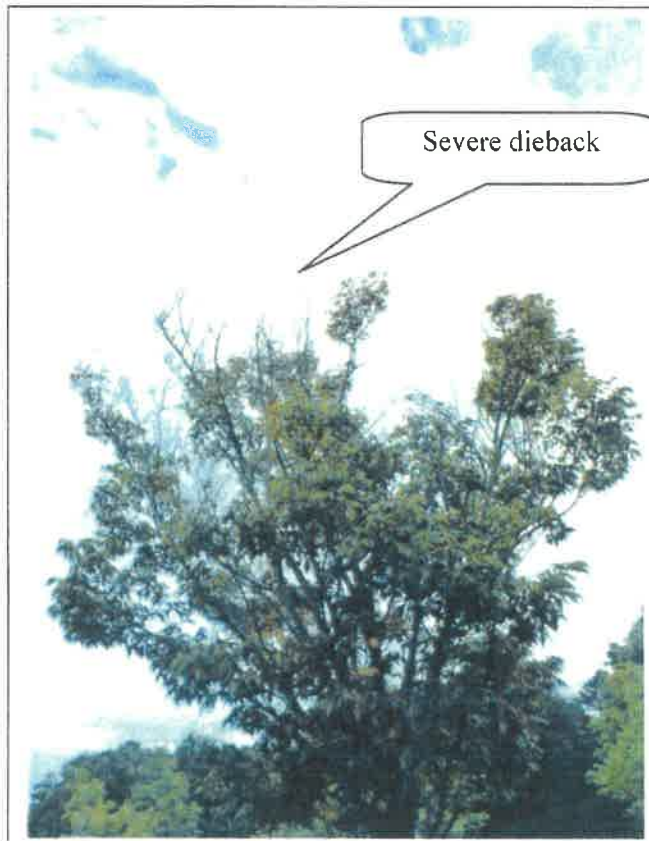


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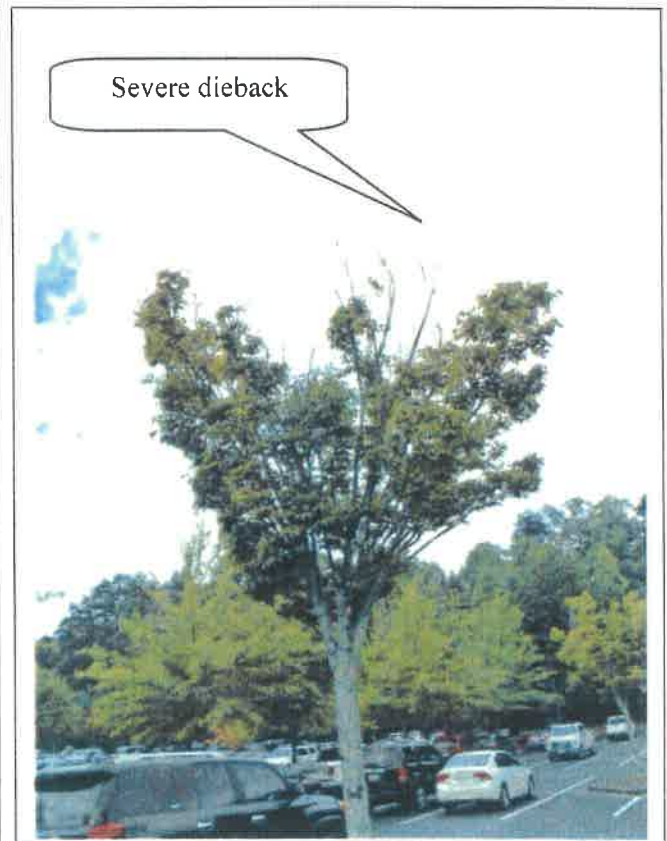


Photo 4



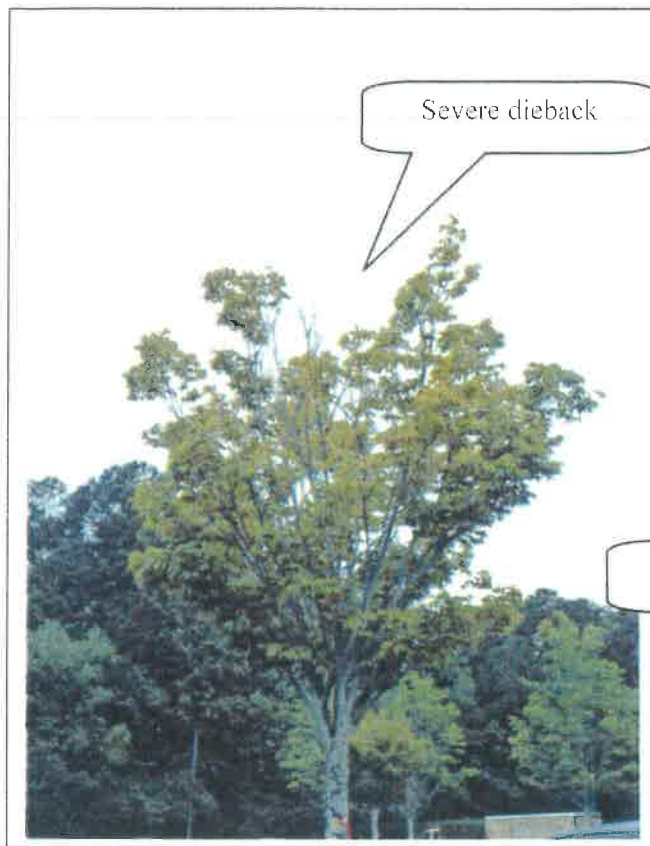


Photo 5

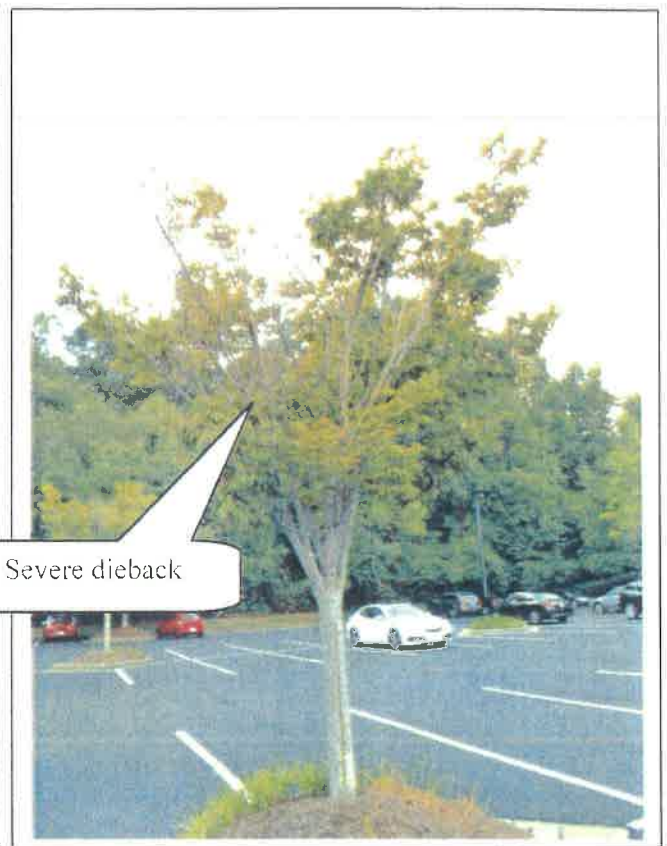


Photo 6



Photo 7

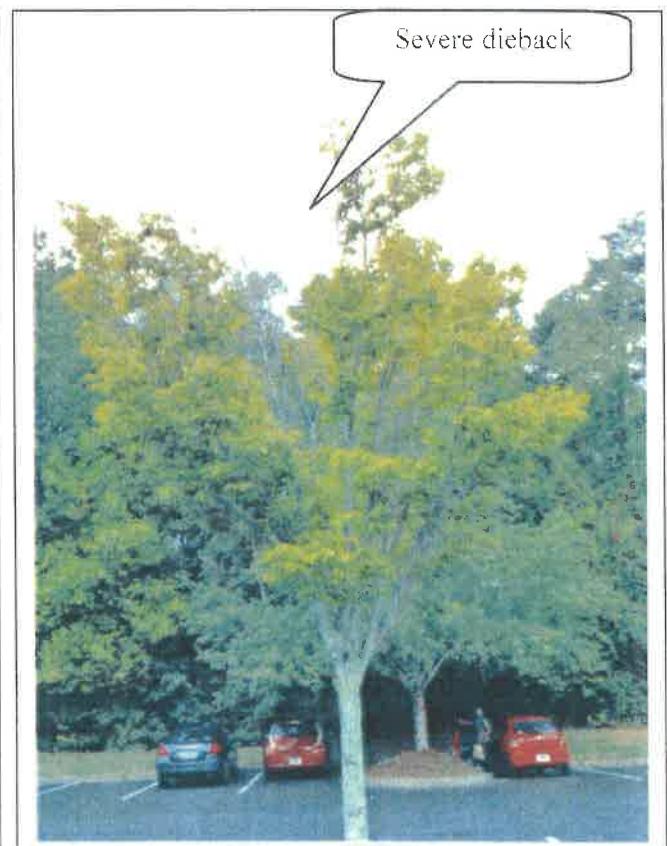
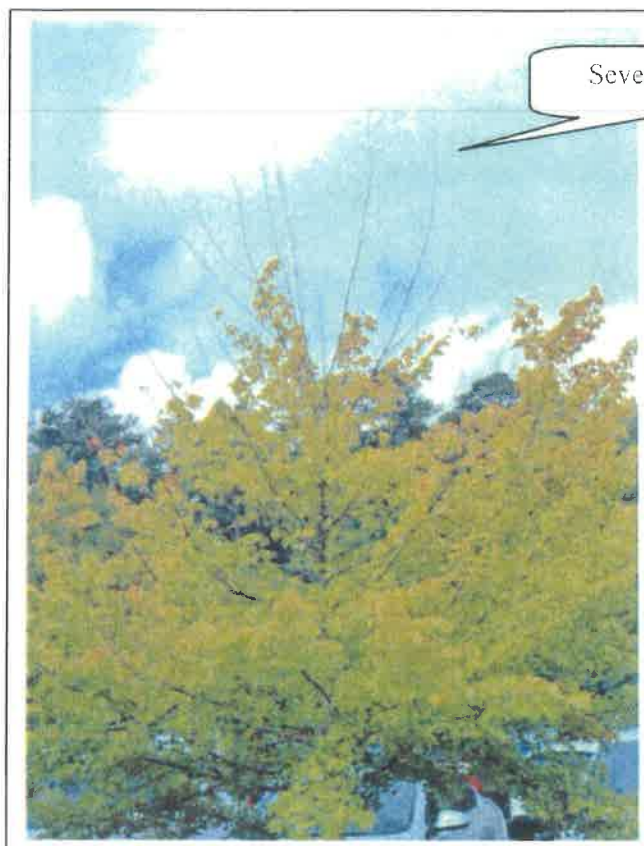


Photo 8





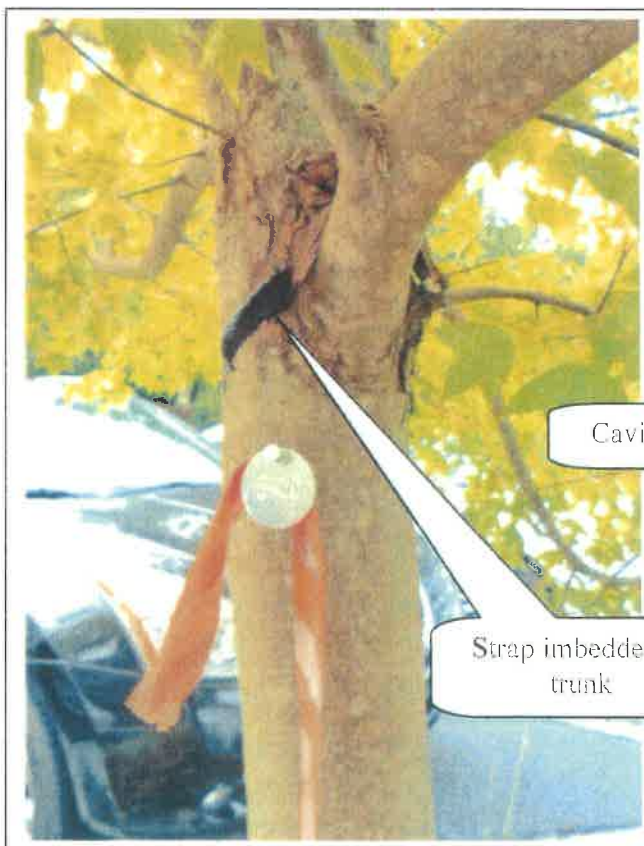
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12



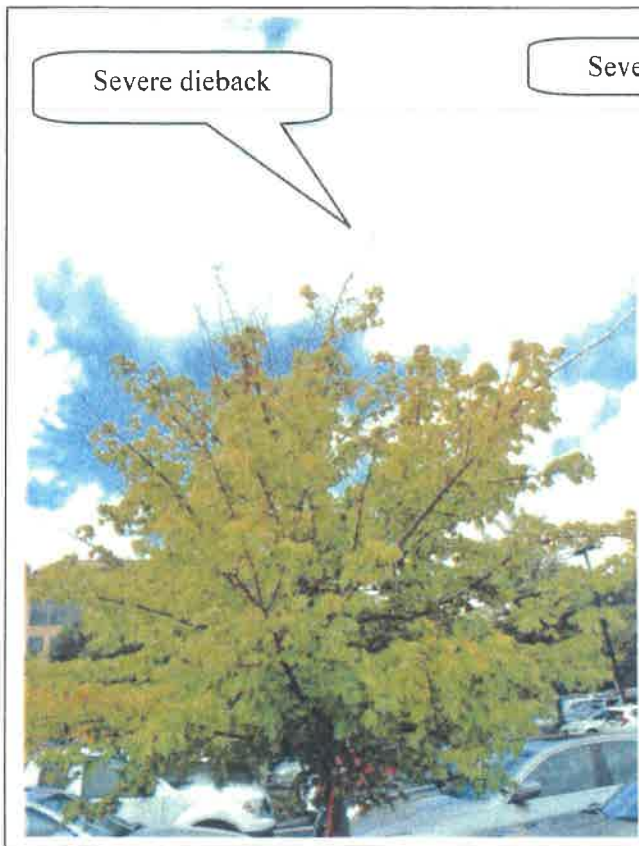


Photo 13



Photo 14



Photo 15

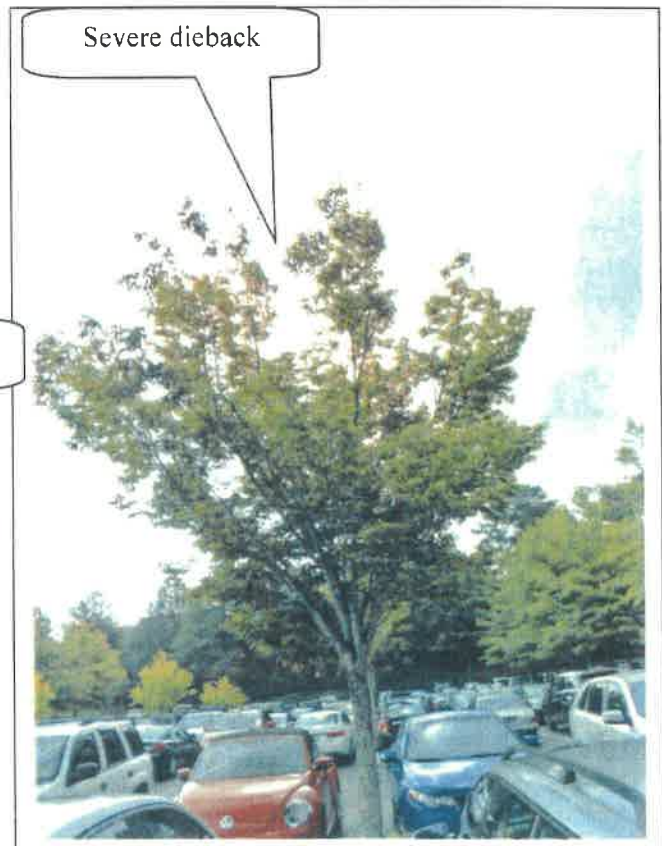


Photo 16





Severe dieback

Photo 17



Split in trunk

Photo 18



Severe dieback

Photo 19



Cavity with decay

Photo 20





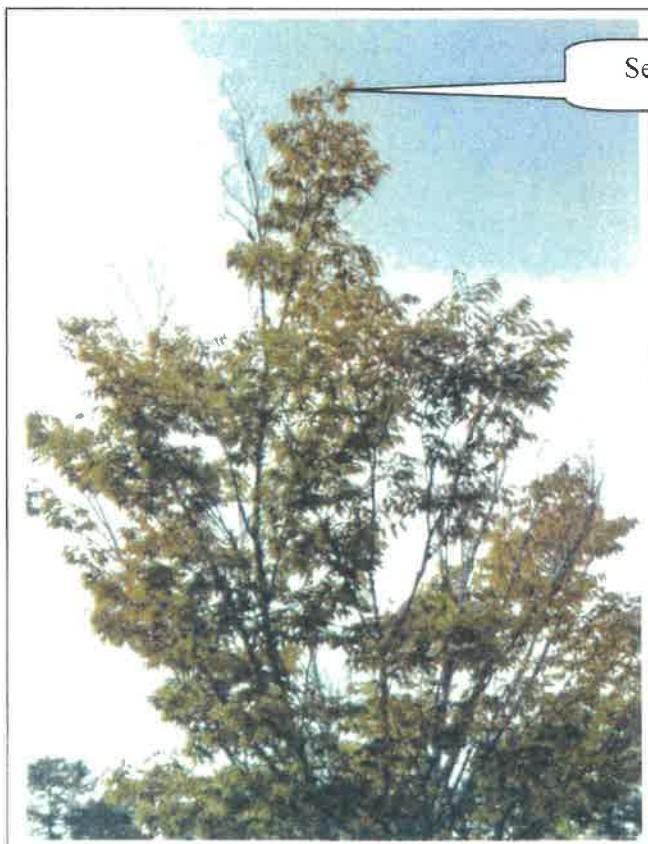
Severe dieback

Photo 21



Cavity with decay

Photo 22



Severe dieback

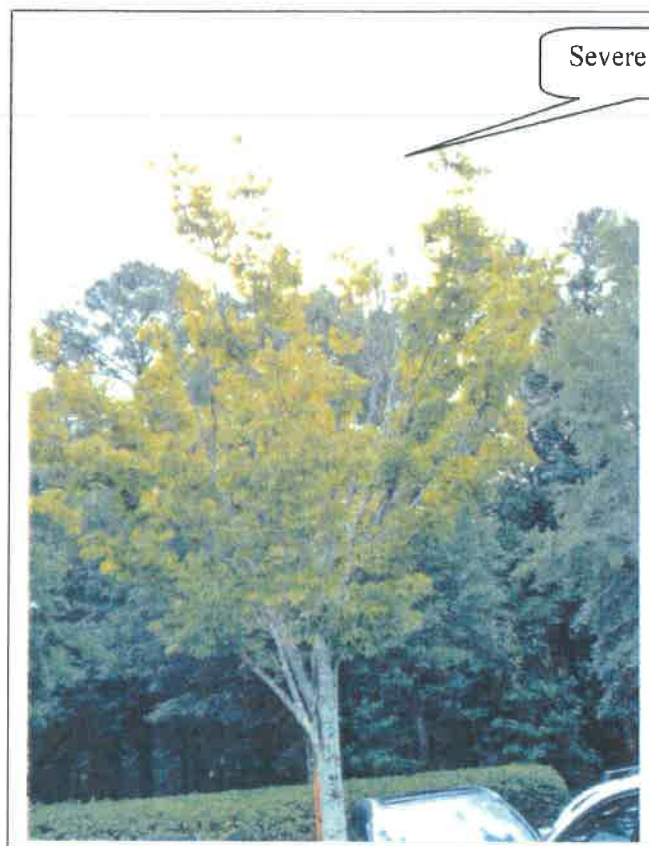
Photo 23



Severe dieback

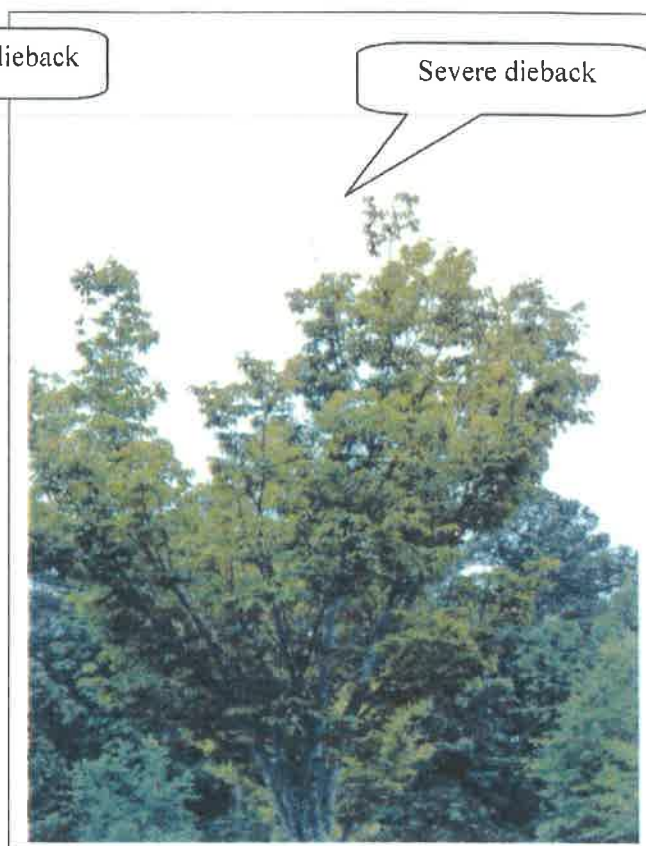
Photo 24





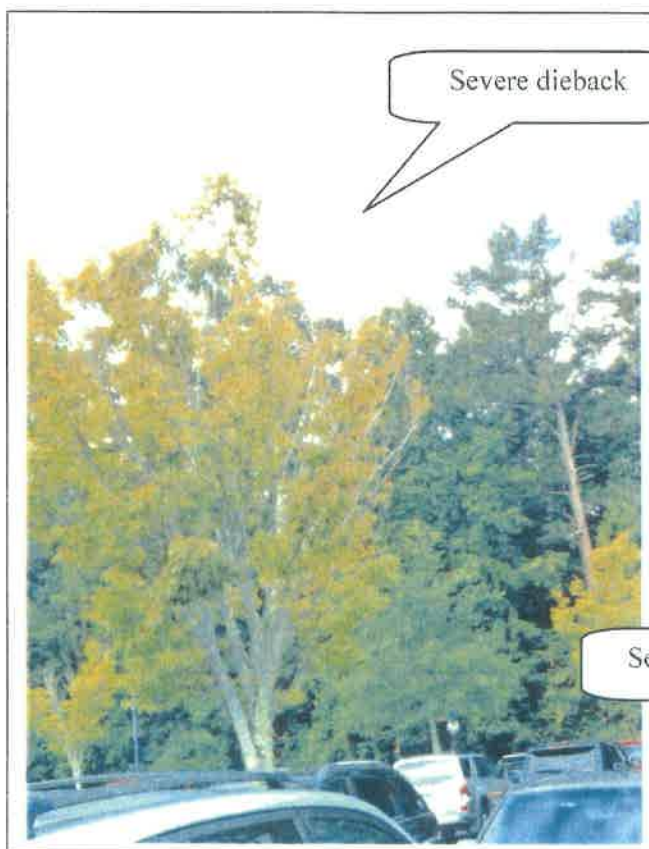
Severe dieback

Photo 25



Severe dieback

Photo 26



Severe dieback

Photo 27



Severe dieback

Photo 28





Photo 29



Photo 30

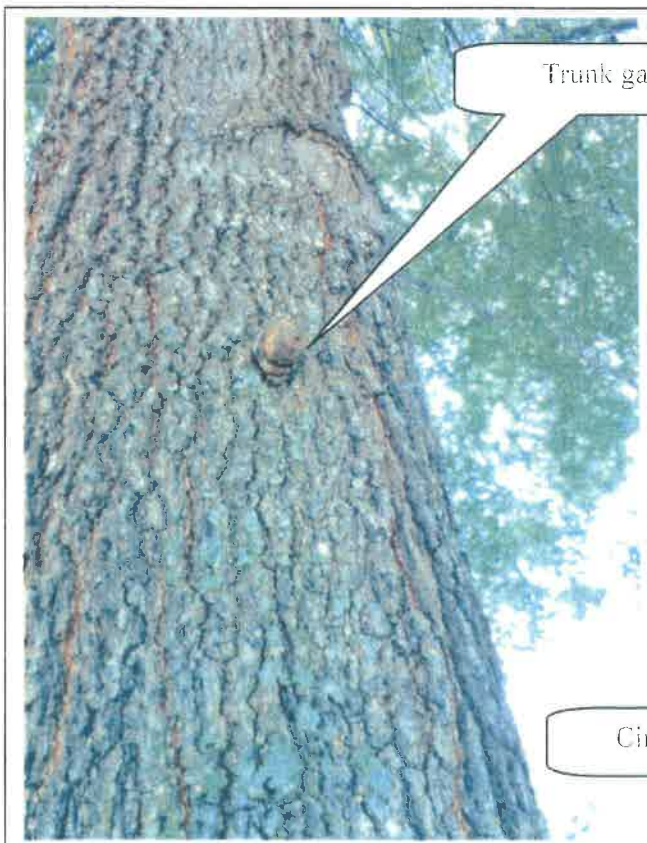
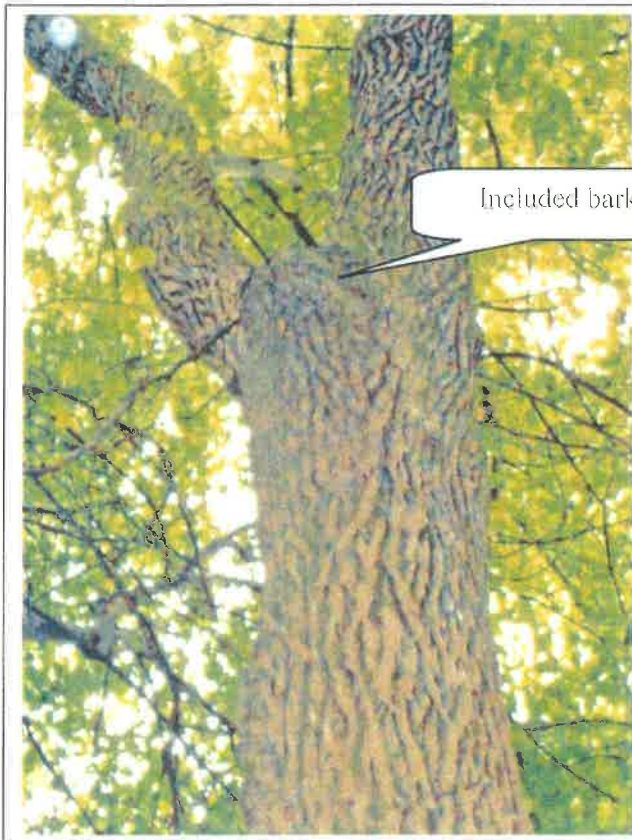


Photo 31



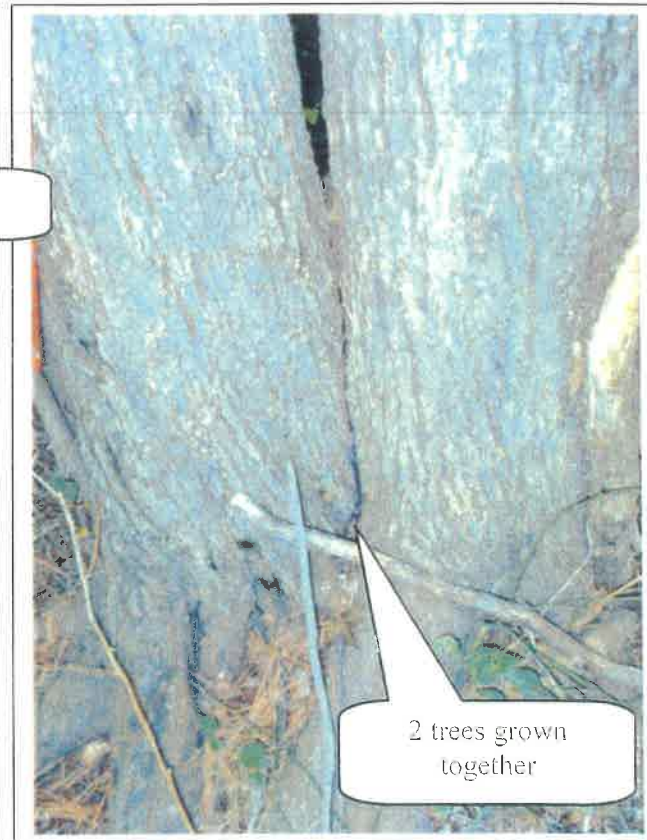
Photo 32





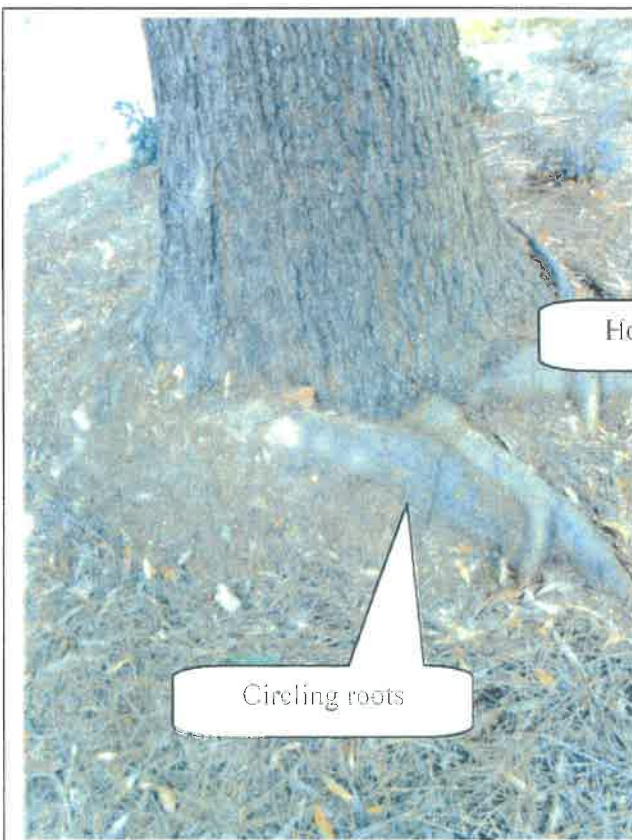
Included bark

Photo 33



2 trees grown together

Photo 34



Circling roots

Photo 35



Hollow cavity

Photo 36



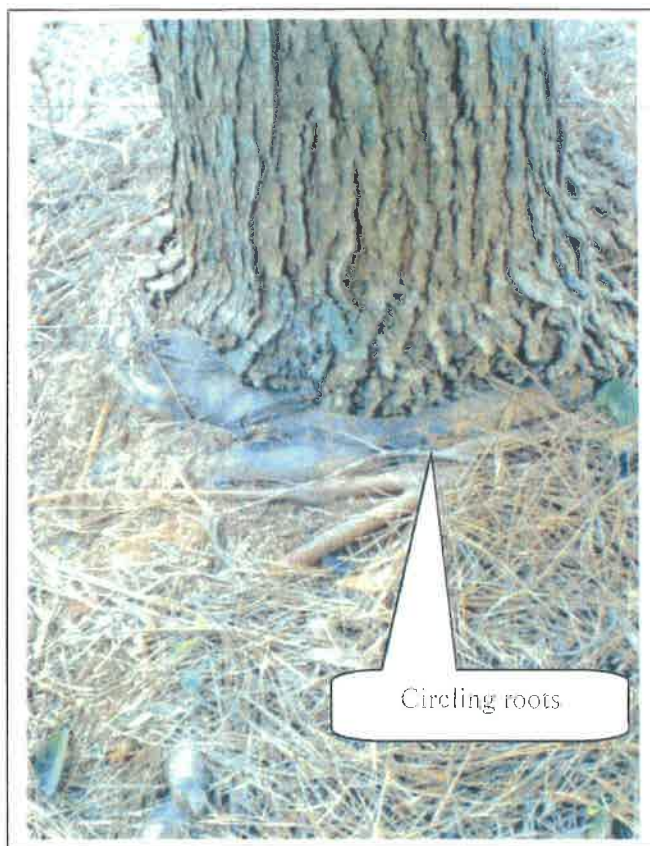


Photo 37

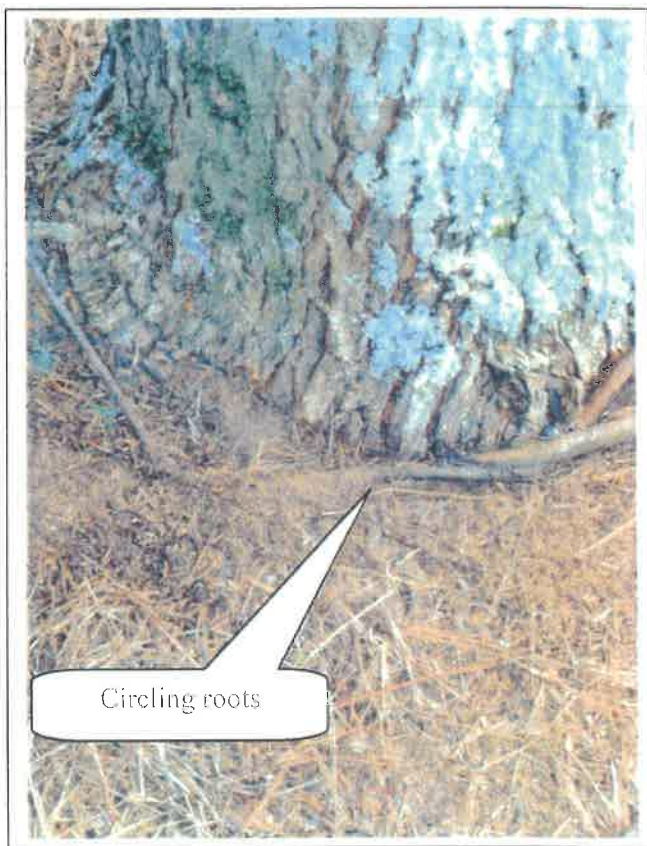


Photo 38

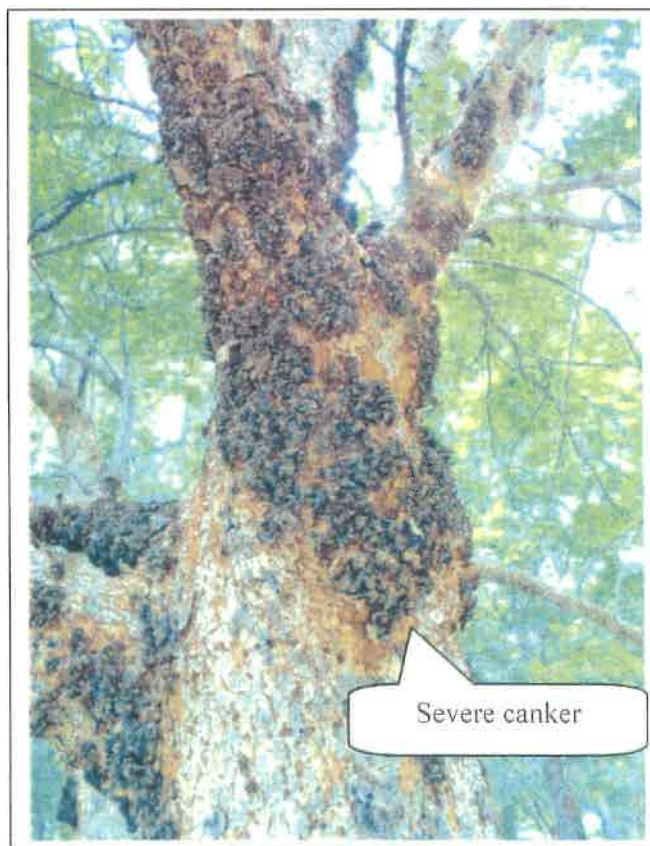
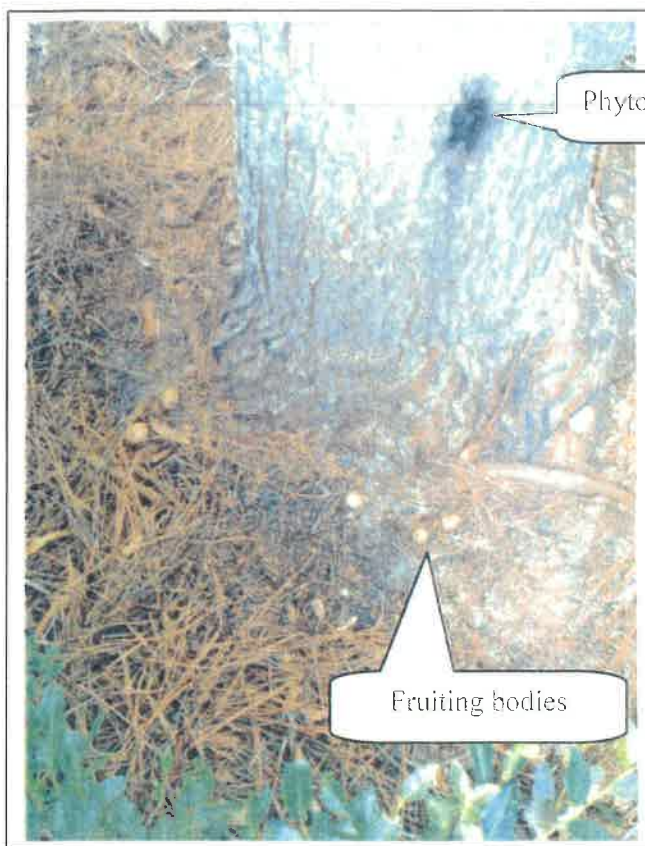


Photo 39



Photo 40





Phytophthora

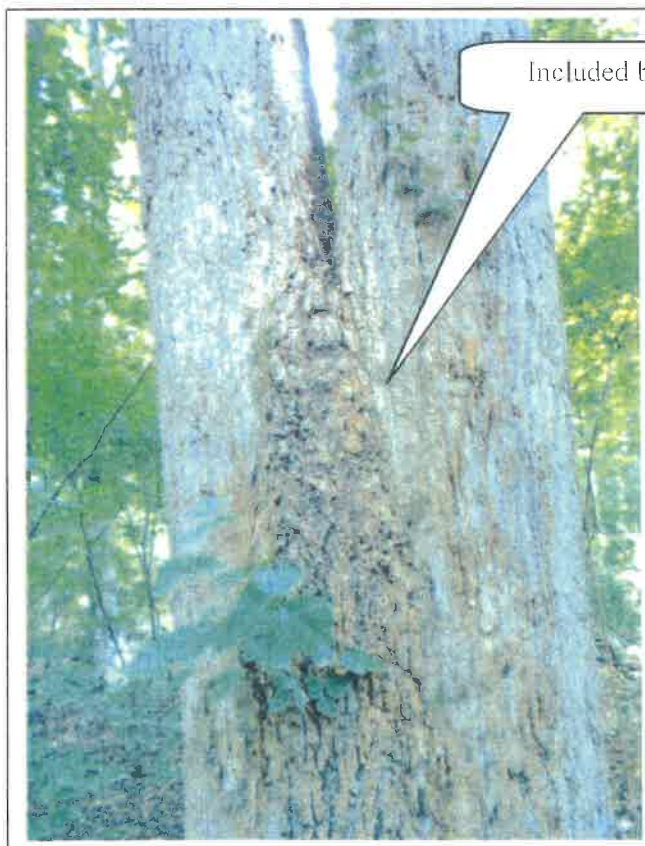
Fruiting bodies

Photo 41



Cavity with decay

Photo 42



Included bark

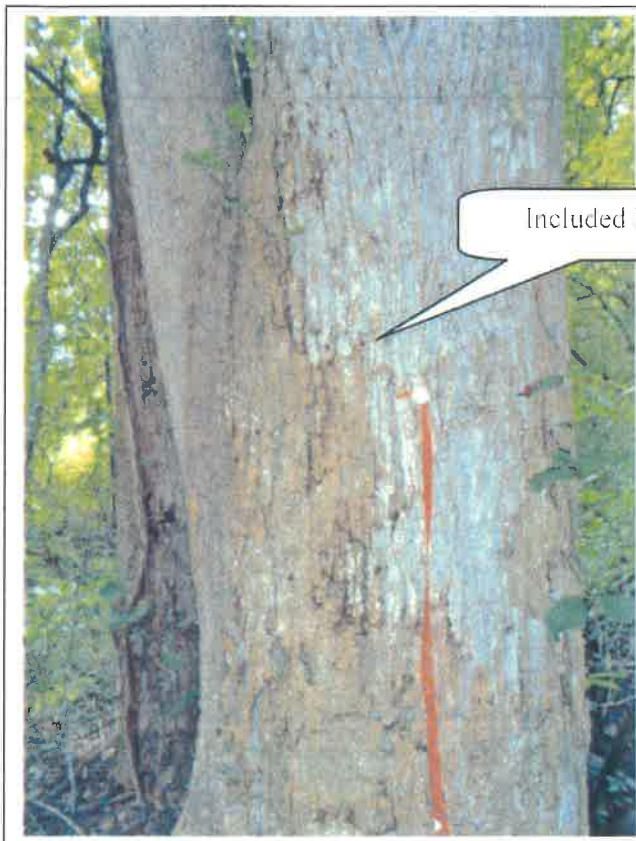
Photo 43



Trunk gall

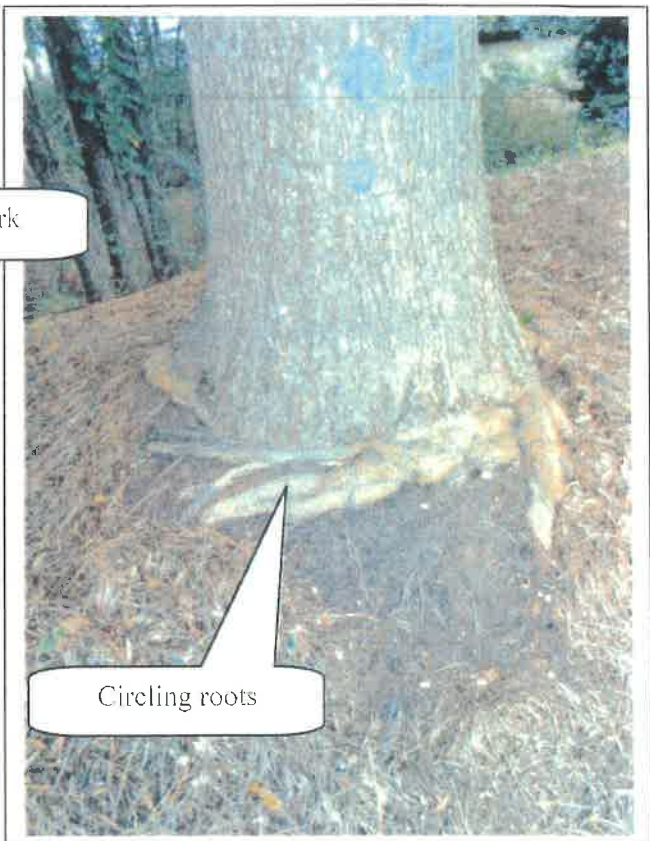
Photo 44





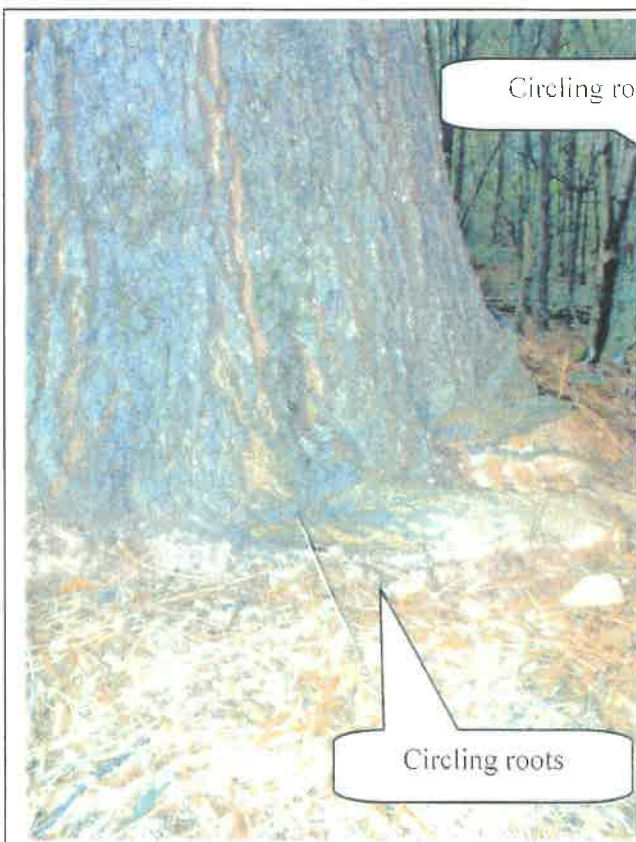
Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



Fruiting bodies

Photo 48





Photo 49

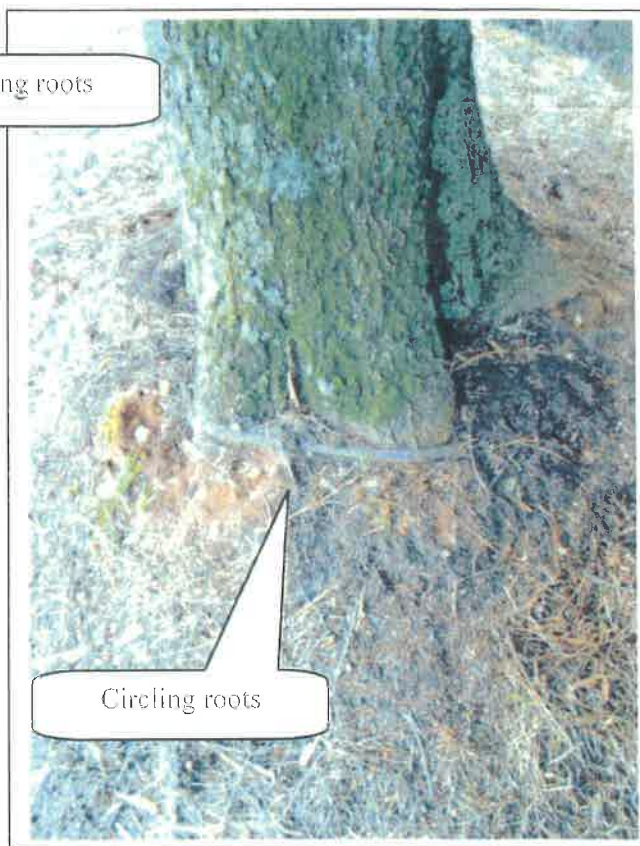


Photo 50



Photo 51



Photo 52





Photo 53

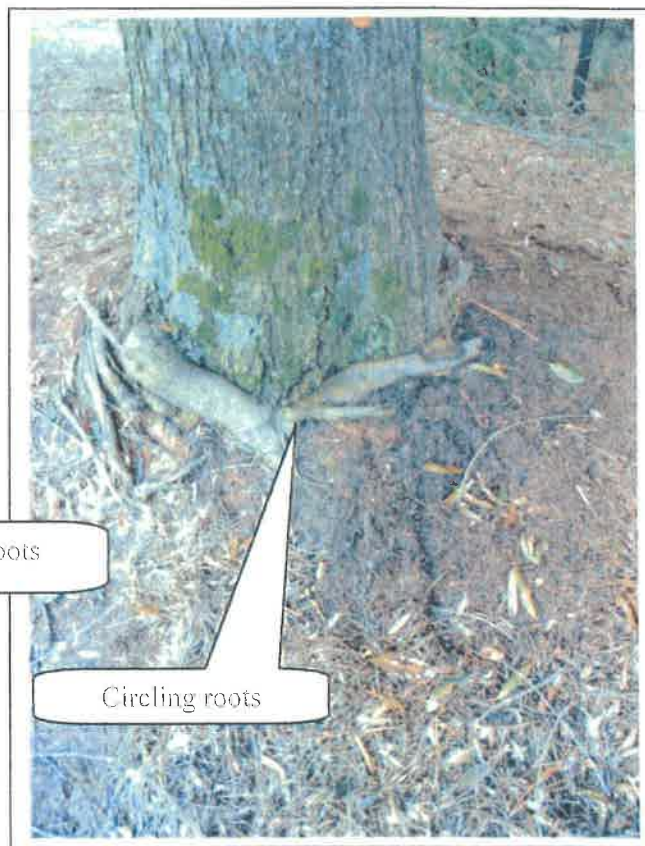


Photo 54



Photo 55

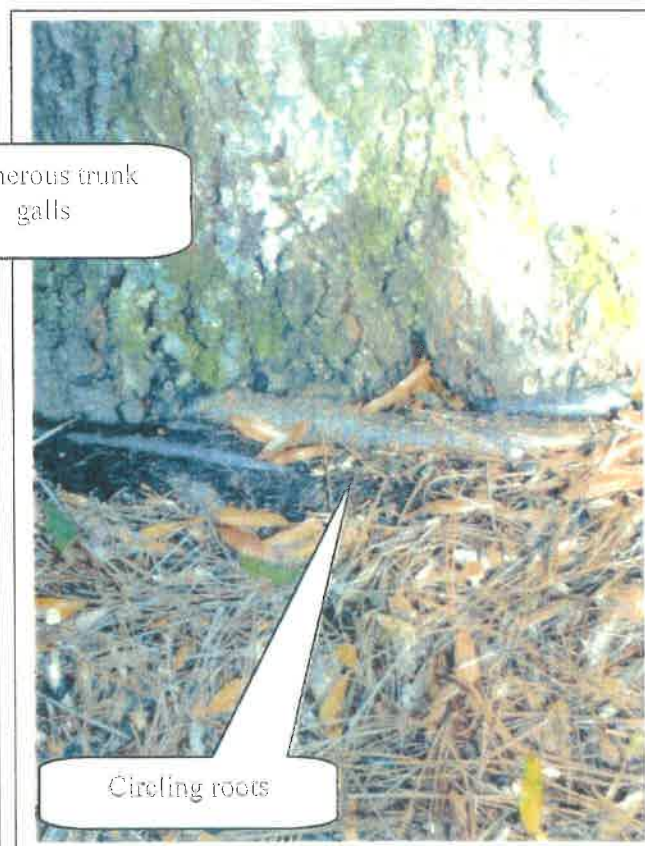


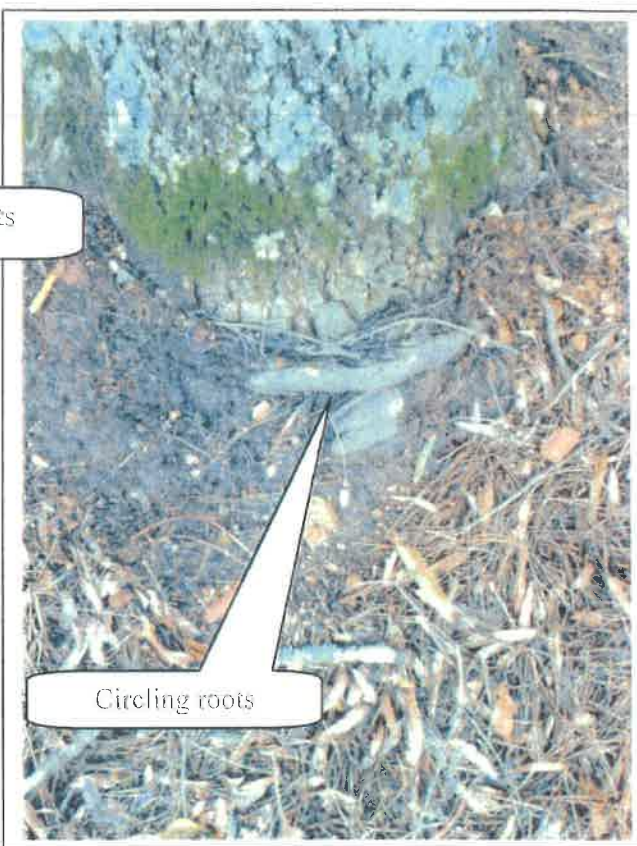
Photo 56





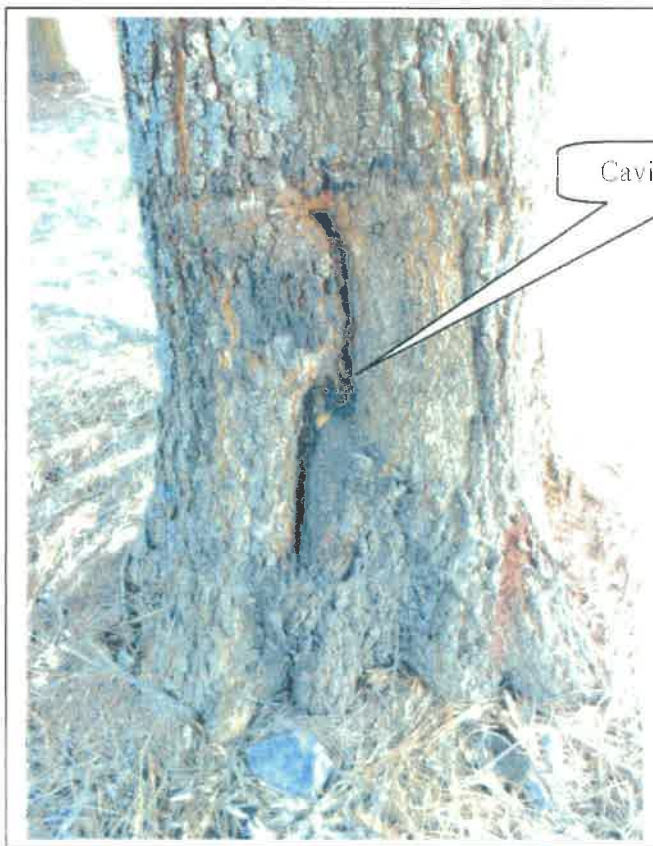
Circling roots

Photo 57



Circling roots

Photo 58



Cavity with decay

Photo 59



Circling roots

Photo 60





Photo 61

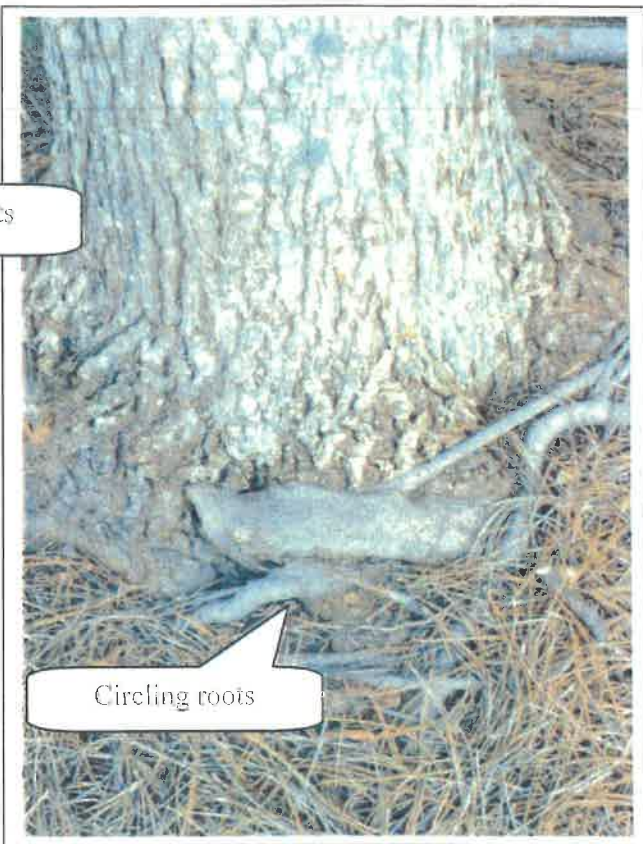


Photo 62



Photo 63



Photo 64





Circling roots

2 Trees grown together

Photo 65

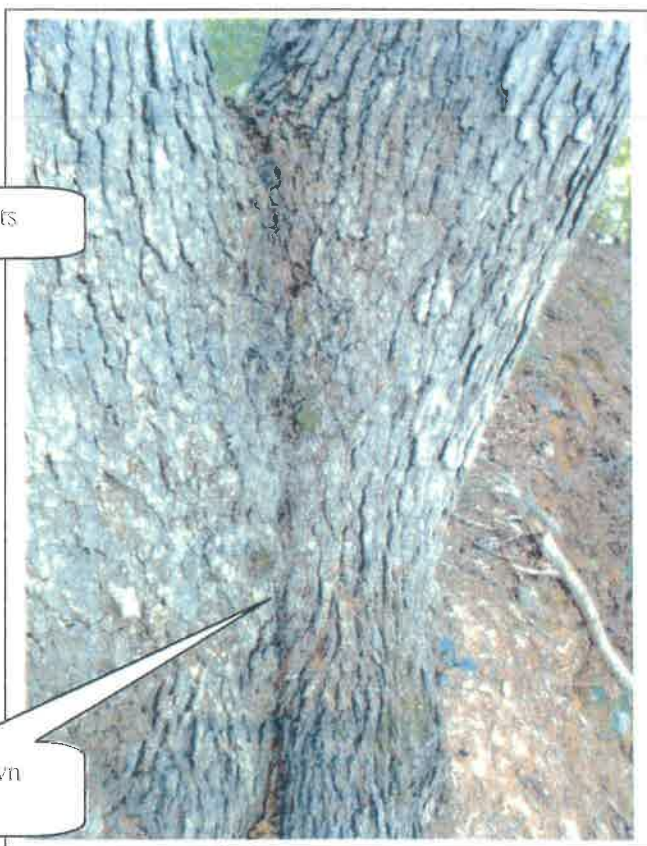


Photo 66



Severe undermining of tree

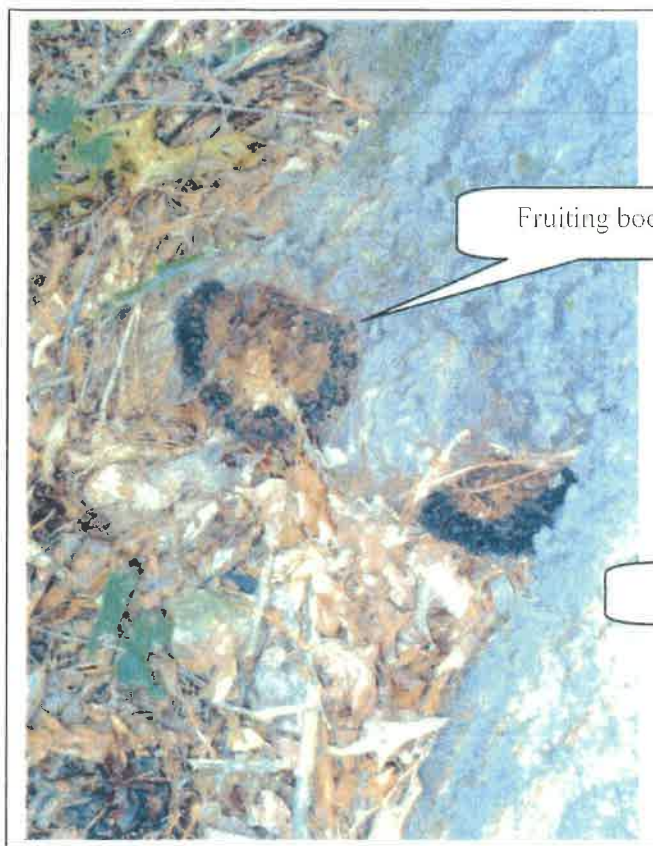
Photo 67



Fruiting body

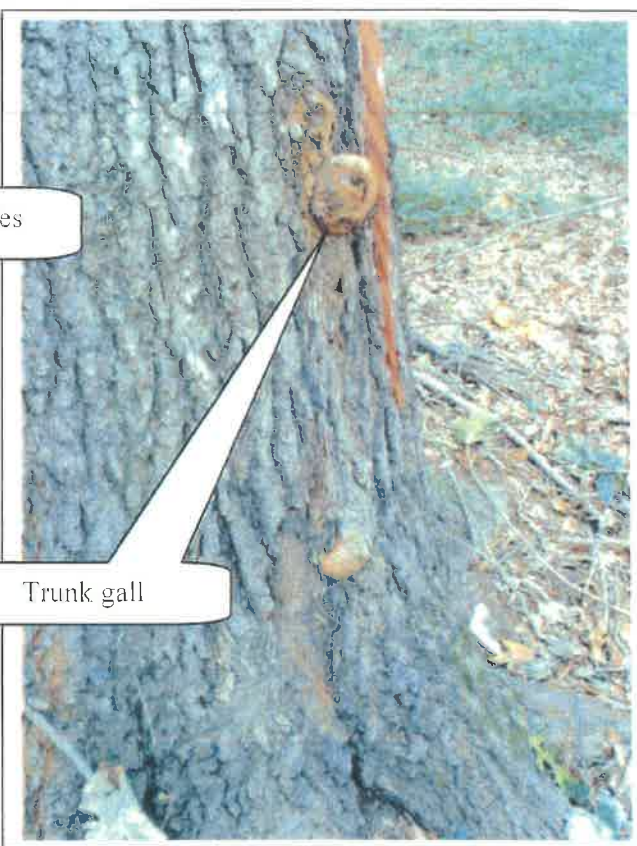
Photo 68





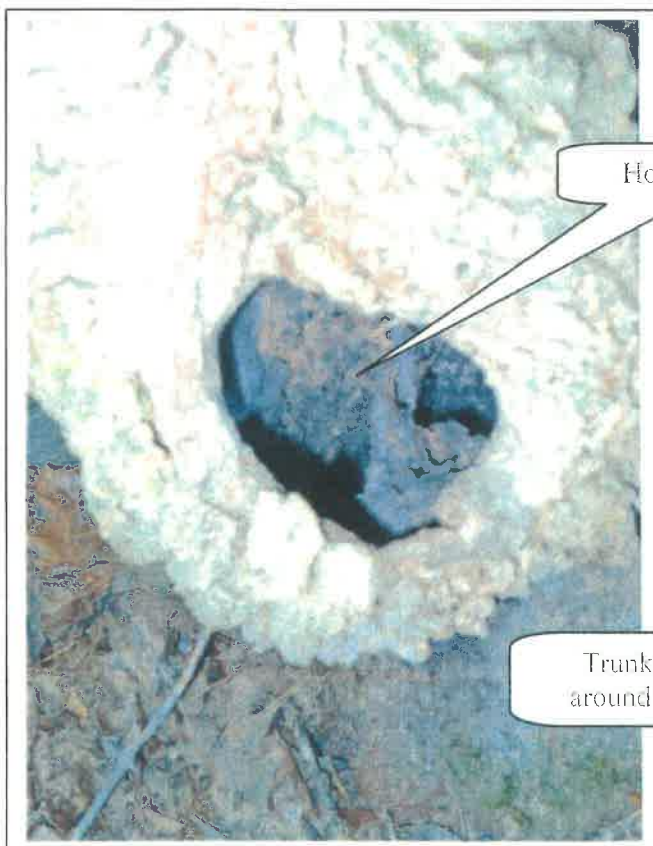
Fruiting bodies

Photo 69



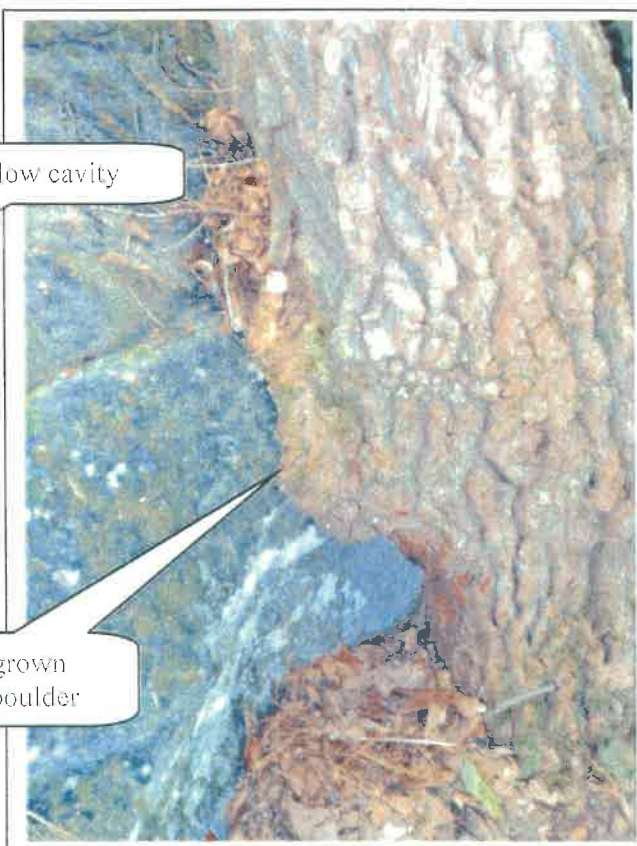
Trunk gall

Photo 70



Hollow cavity

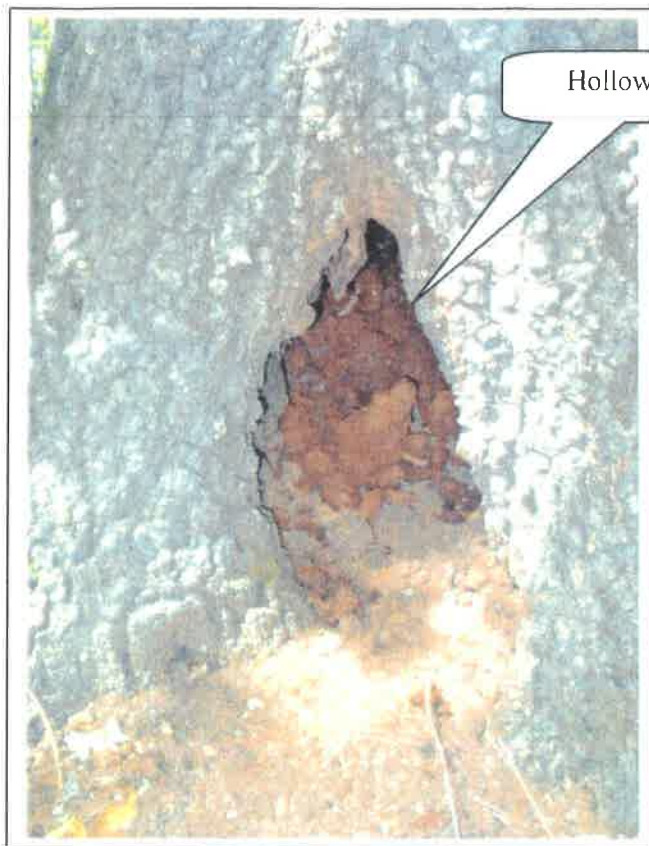
Photo 71



Trunk grown  
around boulder

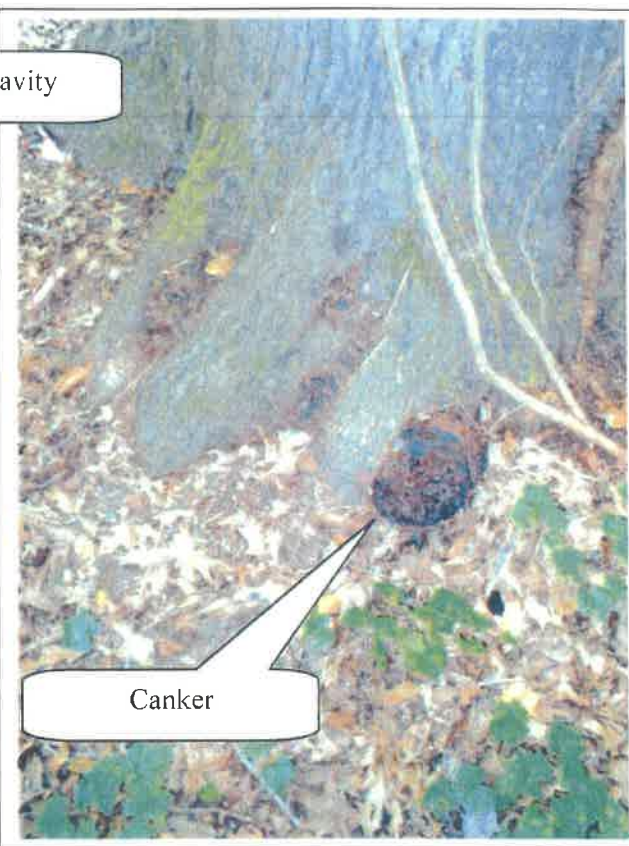
Photo 72





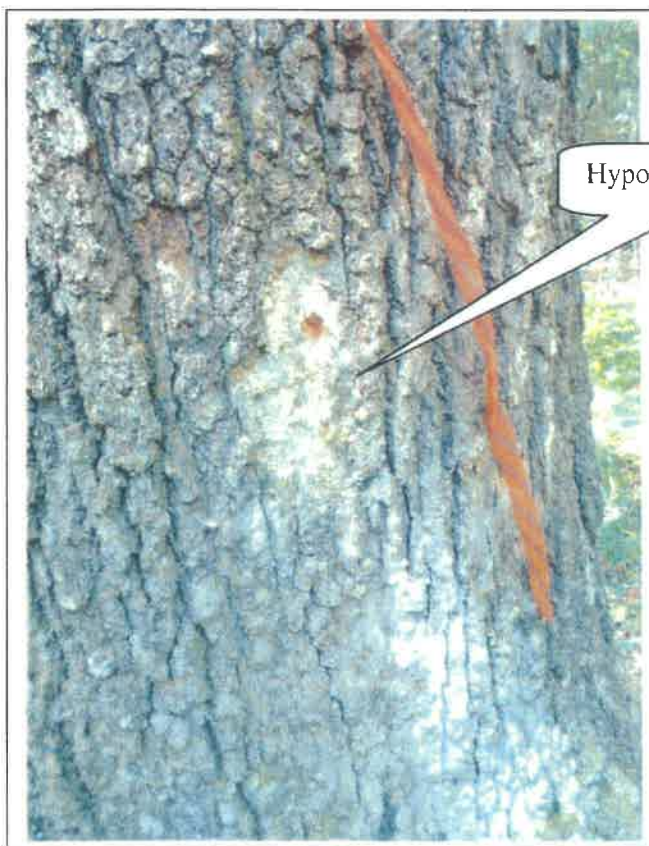
Hollow cavity

Photo 73



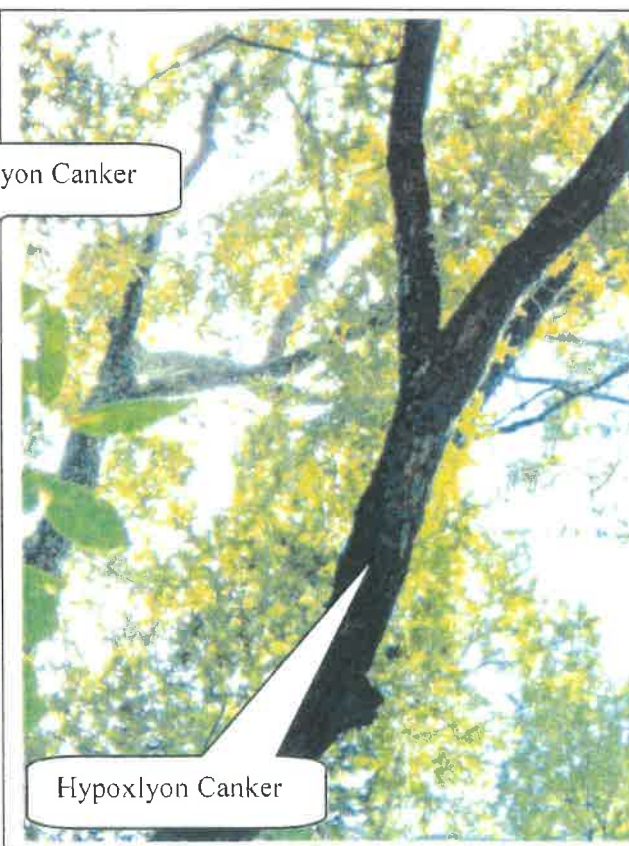
Canker

Photo 74



Hypoxylon Canker

Photo 75



Hypoxylon Canker

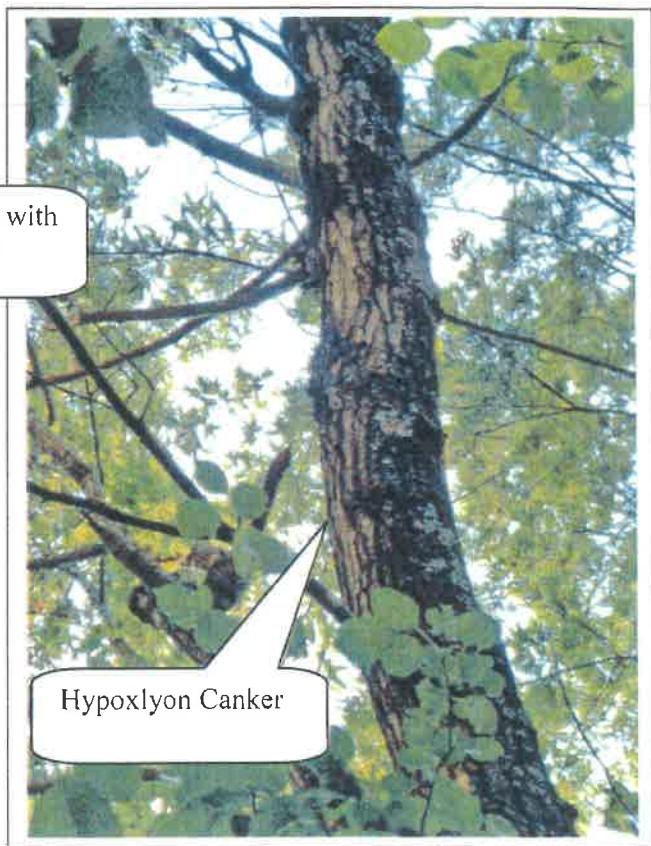
Photo 76





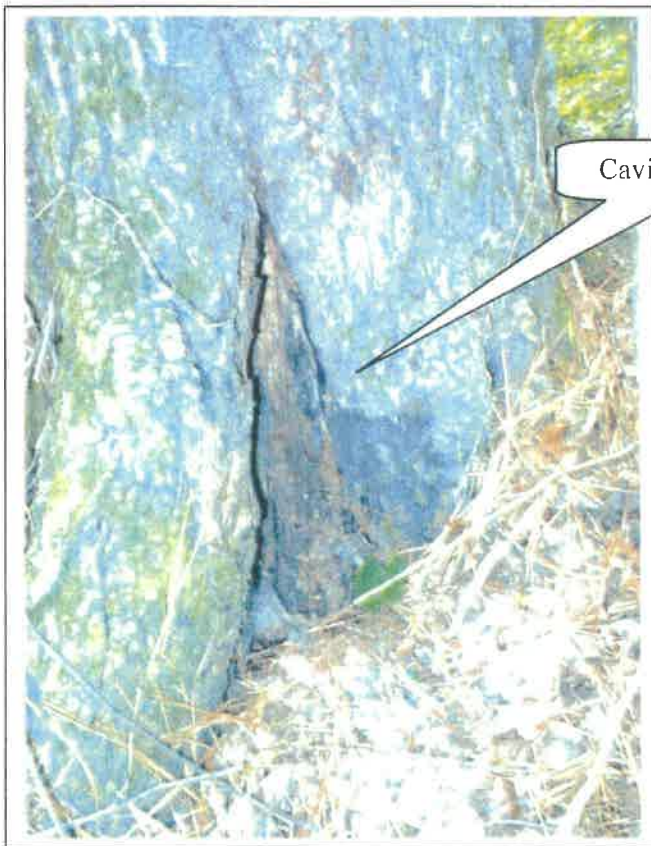
Distorted trunk with  
trunk gall

Photo 77



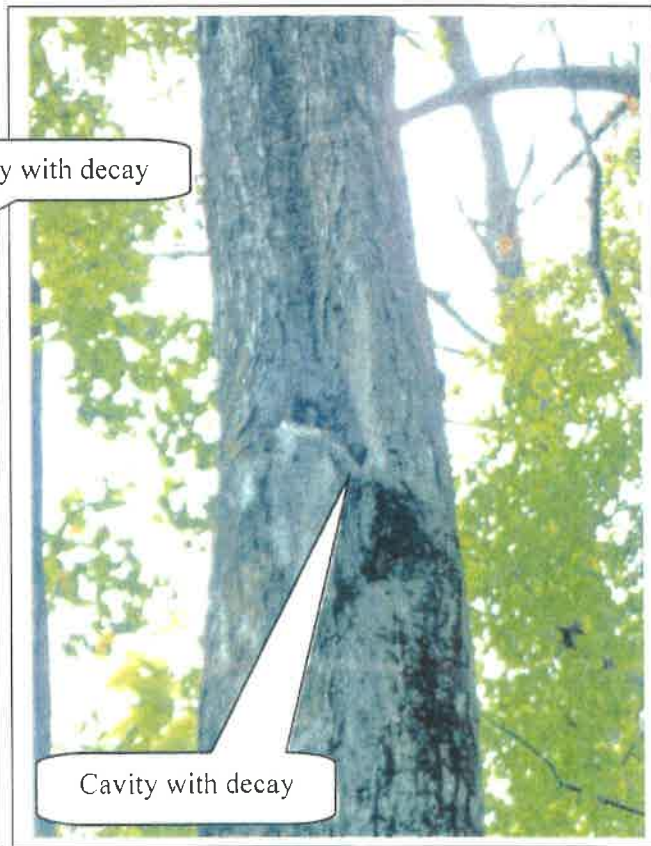
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



Cavity with decay

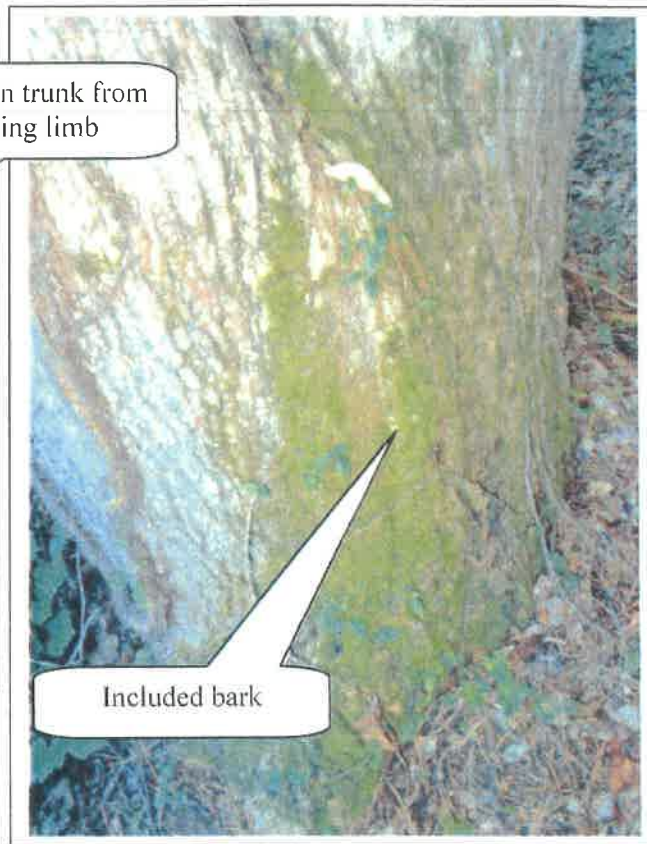
Photo 80





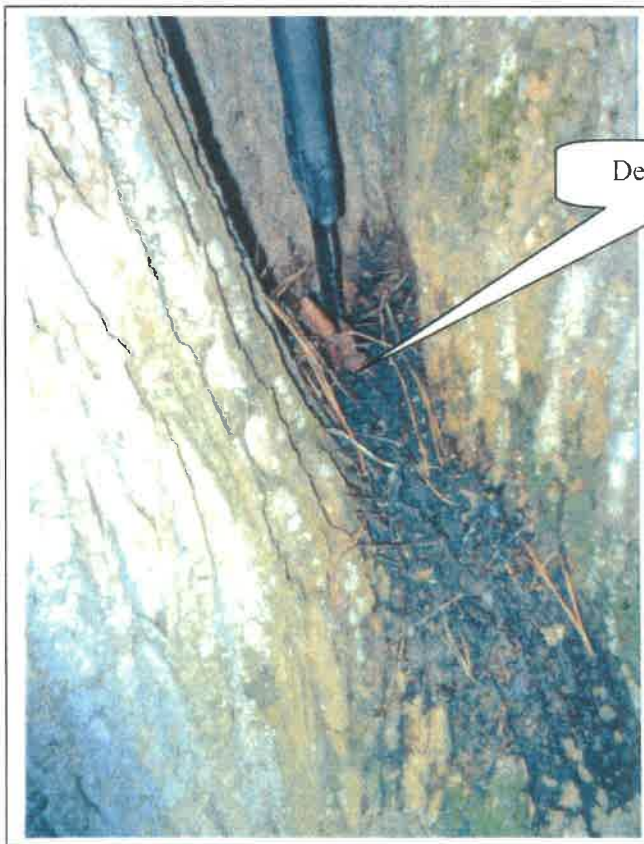
Decay in trunk from  
rotting limb

Photo 81



Included bark

Photo 82



Decay in crotch

Photo 83



Decay in crotch

Photo 84





Barbwire in trunk

Photo 85



Weak crotch

Photo 86



Severe lean

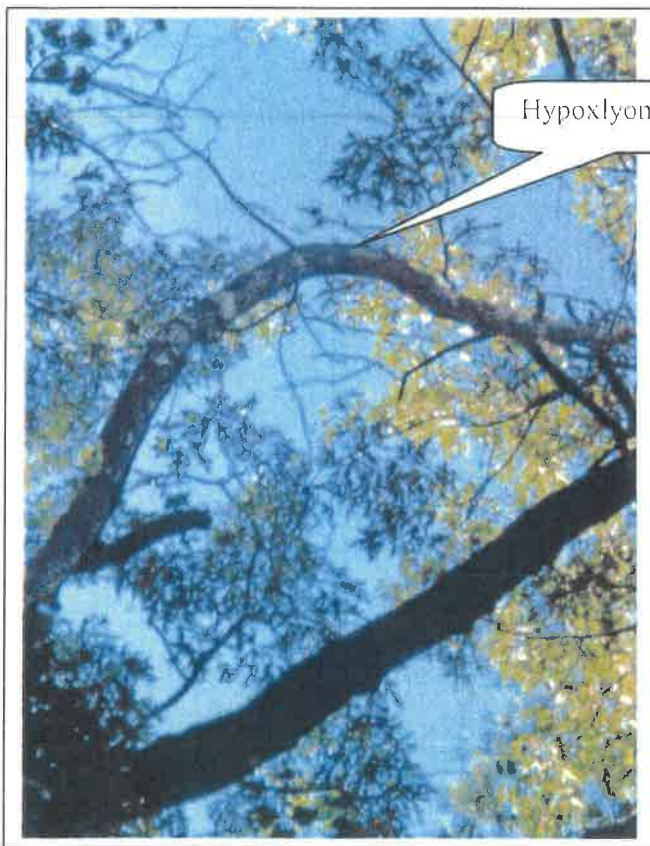
Photo 87



Phytophthora

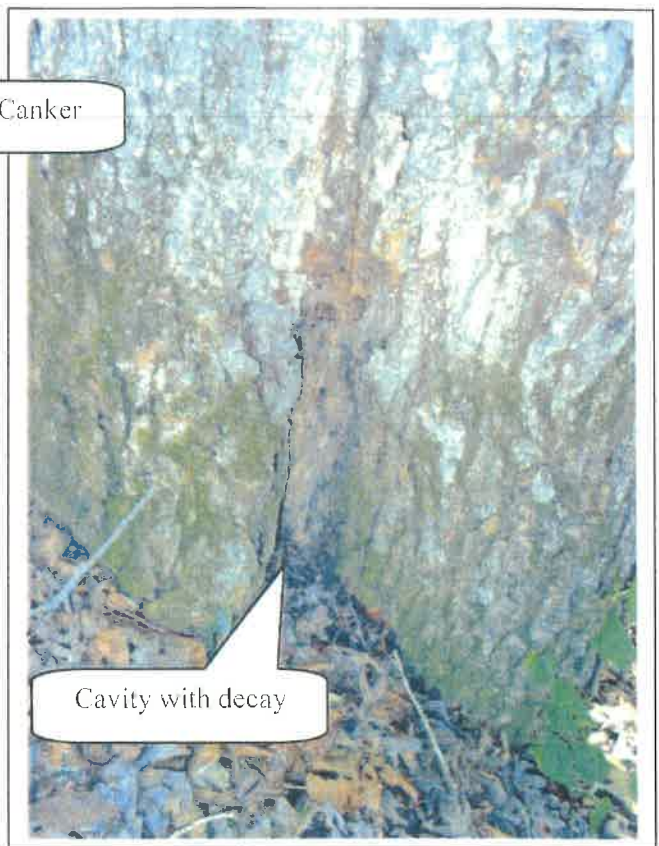
Photo 88





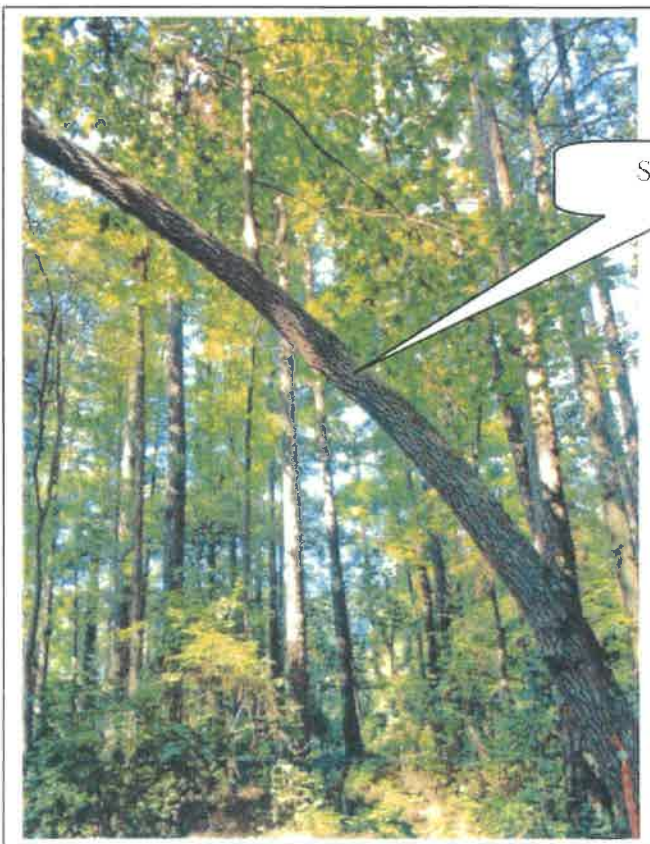
Hypoxylon Canker

Photo 89



Cavity with decay

Photo 90



Severe lean

Photo 91



Cavity with decay

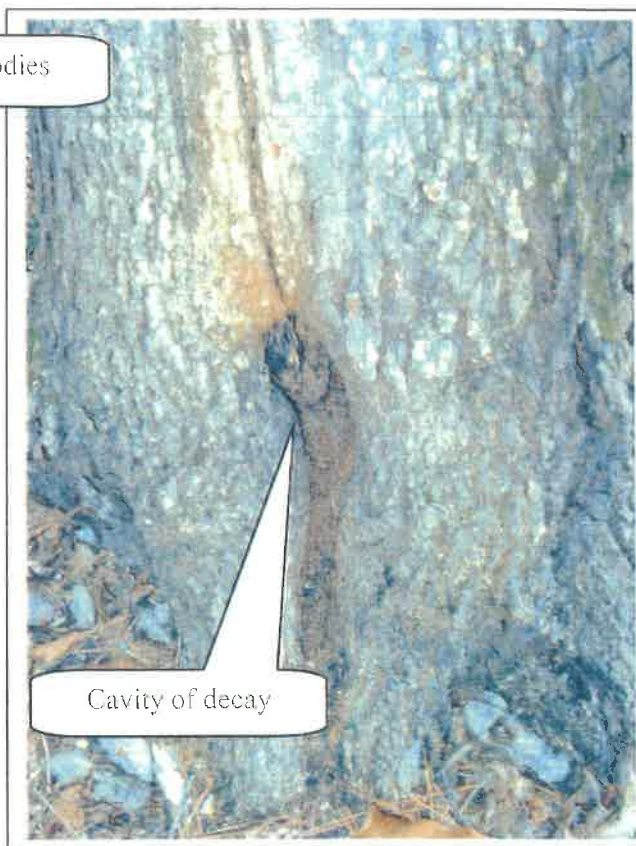
Photo 92





Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95



Included bark with  
trunk gall in the  
inclusion

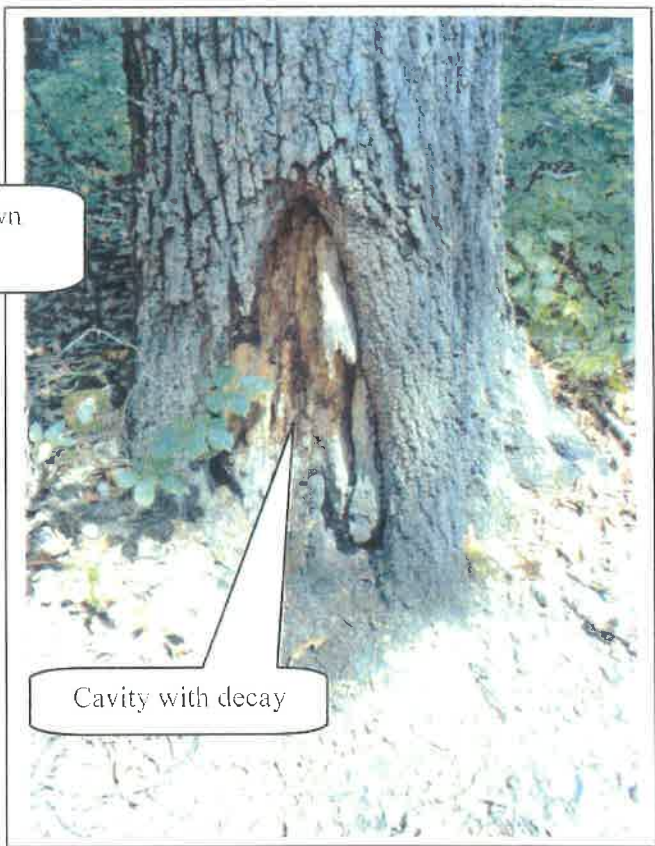
Photo 96





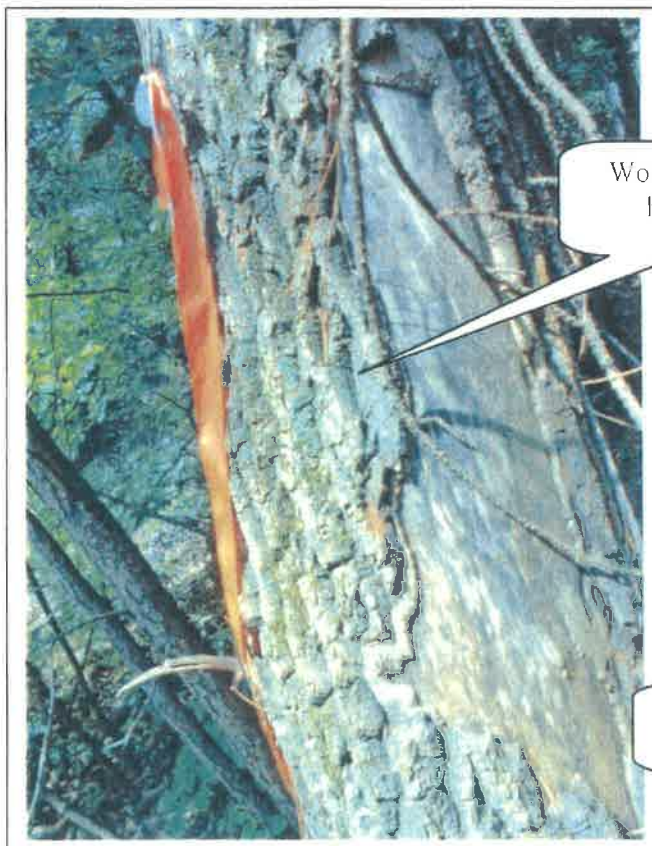
2 Trees grown together

Photo 97



Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100



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

Reference UDC  
Alpharetta, Georgia



Location Map



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

Outdoor Spaces, LLC

By Scott Hall, Owner

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

Report Date: August 17, 2016

Revised Date:



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

#### Warranty Disclaimer:

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

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

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

#### Arborist Note:

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

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

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

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

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

## ARTICLE III. LAND DEVELOPMENT ACTIVITIES

### SECTION 3.2 TREE PROTECTION

#### 3.2.1 DEFINITIONS

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

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

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

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

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

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

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

#### APPENDIX A

##### SPECIMEN TREES

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

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

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

##### Size Criteria

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

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

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

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

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

| Specimen Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                  |                      |          |                                                                                                                                             |                        | (General                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| <p>Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)</p> |                  |                  |                      |          |                                                                                                                                             |                        |                                |
| Tree #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Size/ Species    | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                    | Photo # (See Attached) | Is tree a design consideration |
| 302                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11" Red Maple    | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 303                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 19" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                             |                        | Yes                            |
| 304                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21" Willow Oak   | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | Yes                            |
| 305                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                             |                        | Yes                            |
| 306                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                             |                        | Yes                            |
| 307                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                             |                        | Yes                            |
| 308                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 309                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 310                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 311                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 312                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 313                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 314                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 315                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 316                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 317                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 318                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 319                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11" Red Maple    | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 320                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11" Red Maple    | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 321                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Fair             | Fair                 | No       | Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.                                              |                        | No                             |
| 322                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth. | 1                      | No                             |
| 323                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.                         | 2                      | No                             |
| 324                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                              |                        | No                             |
| 325                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.                         | 3                      | No                             |
| 326                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.                         | 4                      | No                             |
| 327                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.                         | 5                      | No                             |
| 328                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.                                                        | 6-7                    | No                             |
| 329                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5" Zelkova       | Poor             | Poor                 | No       | Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.                         | 8                      | No                             |



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

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

## Specimen Analysis

(General

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

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

(General

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

[illegible]



**Specimen Analysis** (General)

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

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

## Specimen Analysis

(General

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| Tree # | Size/ Species    | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                             | Photo # (See Attached) | Is tree a design consideration |
|--------|------------------|------------------|----------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 451    | 16" Water Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 452    | 11" Red Maple    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 453    | 14" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 454    | 16" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 455    | 11" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 636    | 13" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 456    | 13" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 457    | 12" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 458    | 16" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 459    | 9" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 460    | 9" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 461    | 7" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 462    | 15" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 463    | 13" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 464    | 7" Nuttall Oak   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 465    | 7" Nuttall Oak   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 466    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 467    | 8" Red Maple     | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 468    | 20" White Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 469    | 22" White Oak    | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 825    | 16" Sourwood     | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 826    | 11" Sourwood     | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 470    | 12" Nuttall Oak  | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 471    | 17" Riverbirch   | Good             | Good                 | No       | Tree of Quality                                                                                                                                                                      |                        | Yes                            |
| 472    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 473    | 28" Scarlett Oak | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 474    | 28" Tulip Poplar | Poor             | Poor                 | No       | Large cavity with decay.                                                                                                                                                             | 42                     | No                             |
| 475    | 38" Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow. | 43-44                  | No                             |
| 476    | 38" Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                 | 45                     | No                             |
| 477    | 9" Dogwood       | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 478    | 19" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 479    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 480    | 14" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 481    | 15" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 482    | 15" Crape Myrtle | Good             | Good                 | Yes      |                                                                                                                                                                                      |                        | Yes                            |
| 483    | 3" Dogwood       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 484    | 4" Red Bud       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 485    | 7" Crape Myrtle  | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 486    | 4" Dogwood       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 487    | 4" Red Bud       | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |
| 488    | 6" Red Maple     | Good             | Good                 | No       | Landscape Tree                                                                                                                                                                       |                        | Yes                            |

## Specimen Analysis

(General)

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

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

| Specimen Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                  |                      |          |                                                                                                                |                        | (General)                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|----------------------|----------|----------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| <b>Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)</b> |                    |                  |                      |          |                                                                                                                |                        |                                |
| Tree #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Size/ Species      | Health Condition | Structural Condition | Specimen | Comments                                                                                                       | Photo # (See Attached) | Is tree a design consideration |
| 528                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 16" Willow Oak     | Poor             | Poor                 | No       | Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.            | 52-53                  | No                             |
| 529                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 19" Willow Oak     | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                            | 54                     | No                             |
| 530                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 531                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 532                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 19" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 533                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 19" Willow Oak     | Poor             | Poor                 | No       | Landscape Tree. Numerous trunk galls.                                                                          | 55                     | No                             |
| 534                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 535                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17" Willow Oak     | Poor             | Fair                 | No       | Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree. | 56-57                  | No                             |
| 536                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 16" Willow Oak     | Poor             | Fair                 | No       | Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree. | 56-58                  | No                             |
| 537                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 538                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 539                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 540                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 541                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 23" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 542                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 20" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 543                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 25" Willow Oak     | Poor             | Poor                 | No       | Cavity with decay.                                                                                             | 59                     | No                             |
| 544                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 23" Willow Oak     | Good             | Fair                 | No       | Landscape Tree. Circling roots should be cut before impacting structural system of tree.                       |                        | Yes                            |
| 545                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 24" Willow Oak     | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 546                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 547                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 548                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Willow Oak     | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 549                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15" Red Maple      | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                            | 61-62                  | No                             |
| 550                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17" Red Maple      | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                            | 63                     | No                             |
| 551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7" Fosterii Holly  | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 552                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7" Fosterii Holly  | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 553                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 9" Fosterii Holly  | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 554                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Red Maple      | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 555                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18" Red Maple      | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 556                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17" Red Maple      | Good             | Poor                 | No       | Landscape Tree. Circling roots impacting structural system of tree.                                            | 64                     | No                             |
| 557                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 19" Red Maple      | Good             | Good                 | No       | Landscape Tree                                                                                                 |                        | Yes                            |
| 558                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Fosterii Holly  | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 559                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8" Fosterii Holly  | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 560                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10" Fosterii Holly | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 561                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21" Crape Myrtle   | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |
| 562                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 23" Crape Myrtle   | Good             | Good                 | Yes      |                                                                                                                |                        | Yes                            |



**Specimen Analysis**
**(General**

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

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

## Specimen Analysis

(General)

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

| Tree # | Size/ Species             | Health Condition | Structural Condition | Specimen | Comments                                                                                                                                                                                                                                             | Photo # (See Attached) | Is tree a design consideration |
|--------|---------------------------|------------------|----------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| 811    | 43" Tulip Poplar          | Poor             | Poor                 | No       | 3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             | 83                     | No                             |
| 812    | 28" Tulip Poplar          | Poor             | Poor                 | No       | Several main limbs dead/gone.                                                                                                                                                                                                                        |                        | No                             |
| 813    | 29" Tulip Poplar          | Poor             | Poor                 | No       | Several main limbs dead/gone. Barbwire in trunk                                                                                                                                                                                                      | 85                     | No                             |
| 814    | 31" Southern Red Oak      | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             | 84                     | No                             |
| 815    | 34" White Oak             | Poor             | Poor                 | No       | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                               |                        | No                             |
| 585    | 24" Tulip Poplar          | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 818    | 41"(27"-14") Tulip Poplar | Poor             | Poor                 | No       | 2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                             |                        | No                             |
| 820    | 26" Tulip Poplar          | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 821    | 29" White Oak             | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 823    | 26" Tulip Poplar          | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 824    | 27" Red Maple             | Poor             | Poor                 | No       | Main Trunk has Phytophthora.                                                                                                                                                                                                                         | 88                     | No                             |
| 829    | 41"(27"-22") Sweet Gum    | Poor             | Poor                 | No       | Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. | 92-93                  | No                             |
| 586    | 8" Sourwood               | Fair             | Poor                 | No       | 45* lean in trunk.                                                                                                                                                                                                                                   | 91                     | No                             |
| 587    | 34" Tulip Poplar          | Fair             | Poor                 | No       | 2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi stem tree at or near the base of the tree is undesirable and a life safety issue.                                                                                        | 86                     | No                             |
| 588    | 25" Sweet Gum             | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 589    | 27" Tulip Poplar          | Fair             | Poor                 | No       | Severe lean in Trunk                                                                                                                                                                                                                                 | 87                     | No                             |
| 590    | 25" Tulip Poplar          | Good             | Good                 | Yes      |                                                                                                                                                                                                                                                      |                        | Yes                            |
| 591    | 24" Water Oak             | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 592    | 24" Southern Red Oak      | Poor             | Poor                 | No       | Several main limbs dead with symptoms of Hypoxylon Canker.                                                                                                                                                                                           | 89                     | No                             |
| 593    | 26" Southern Red Oak      | Fair             | Fair                 | Yes      |                                                                                                                                                                                                                                                      |                        | No                             |
| 594    | 28" White Oak             | Poor             | Poor                 | No       | Large cavity with decay.                                                                                                                                                                                                                             | 90                     | No                             |

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





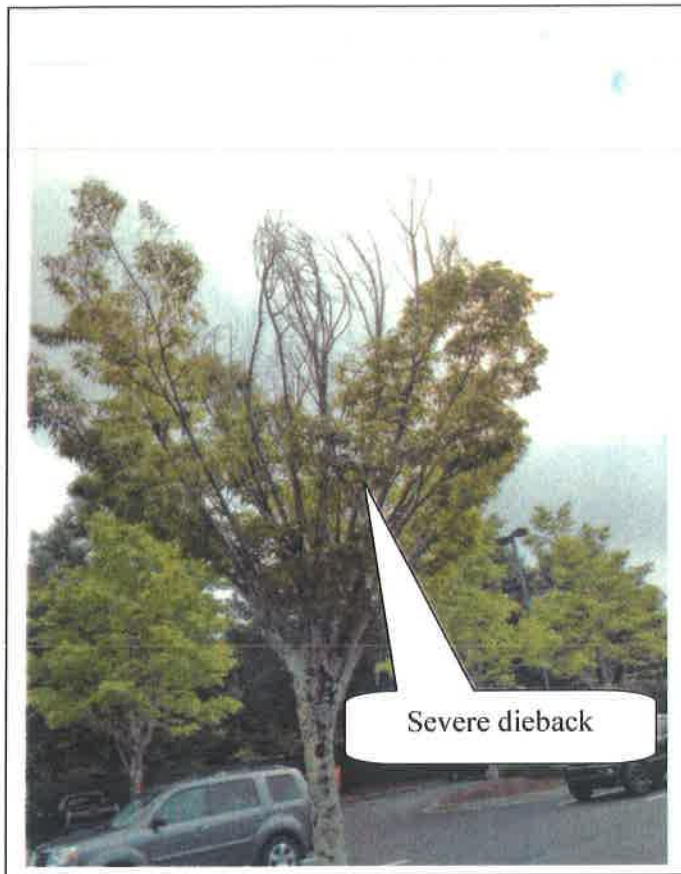


Photo 1

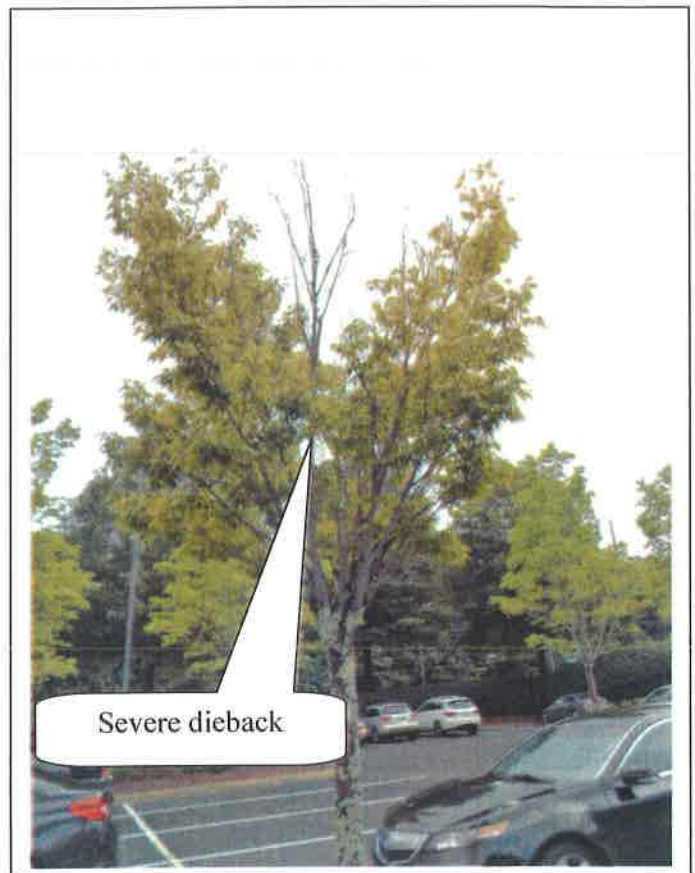


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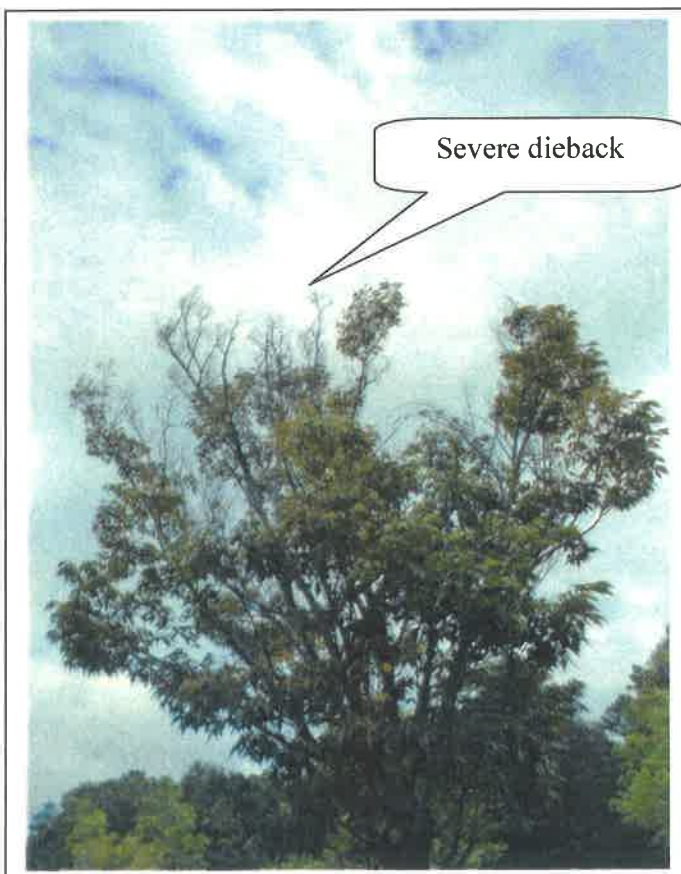


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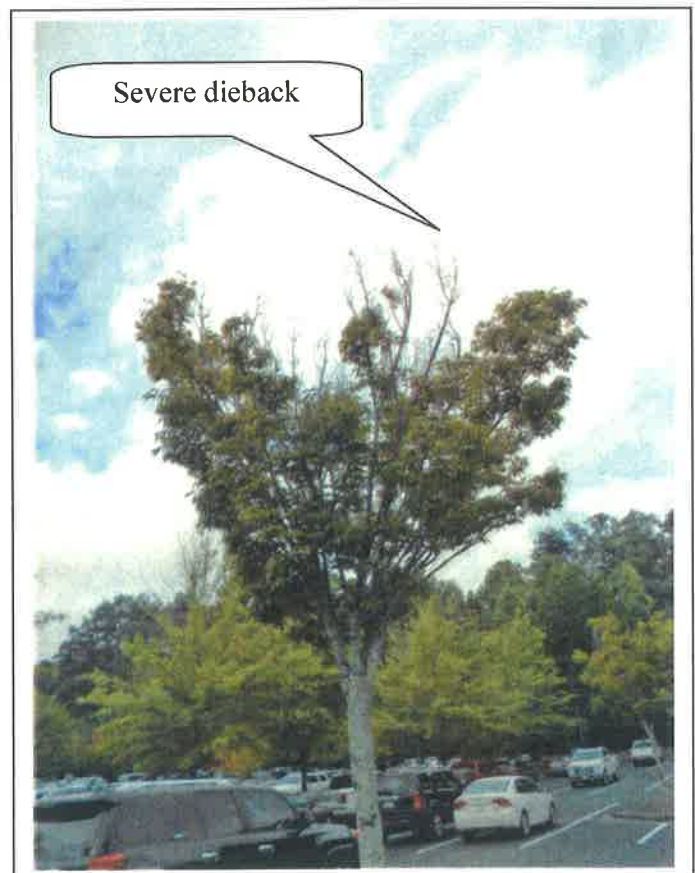


Photo 4



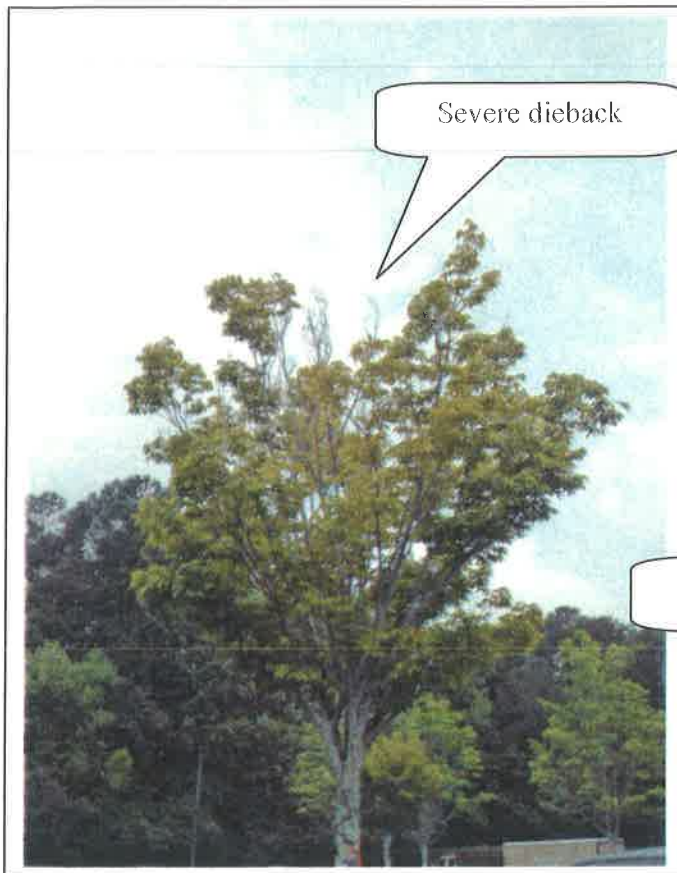


Photo 5

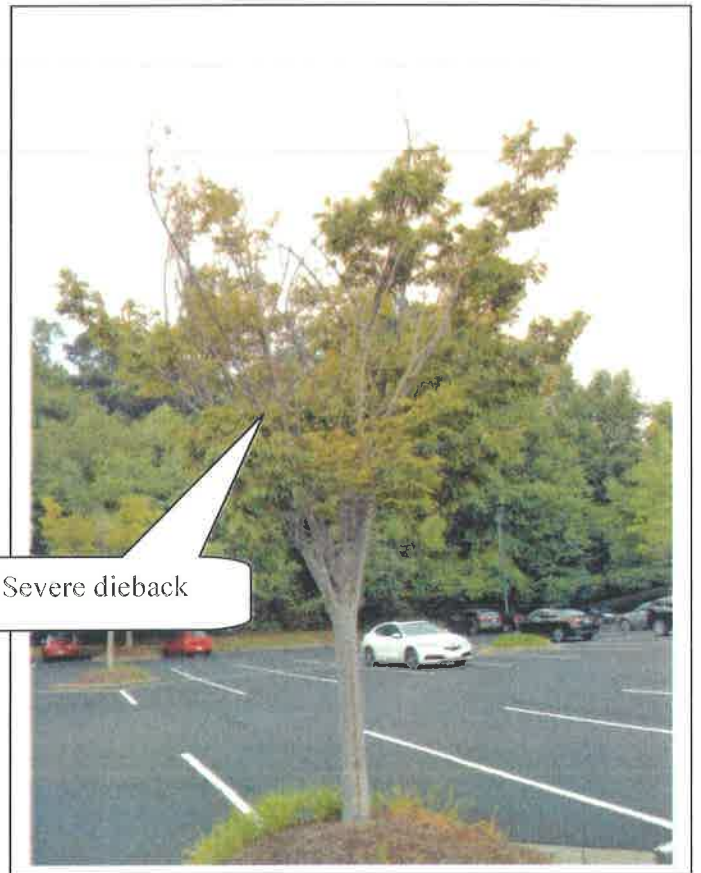


Photo 6



Photo 7

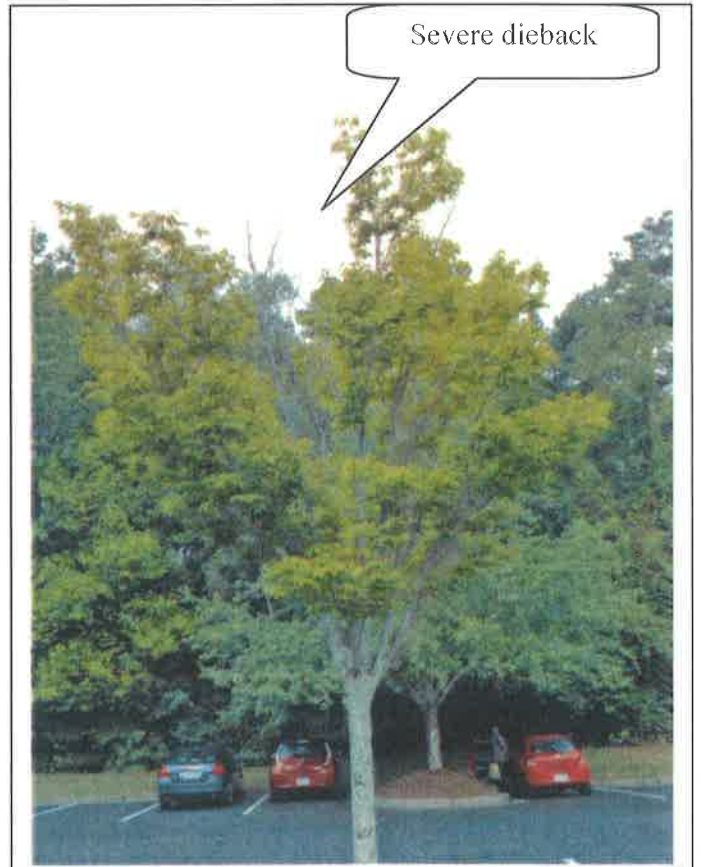


Photo 8





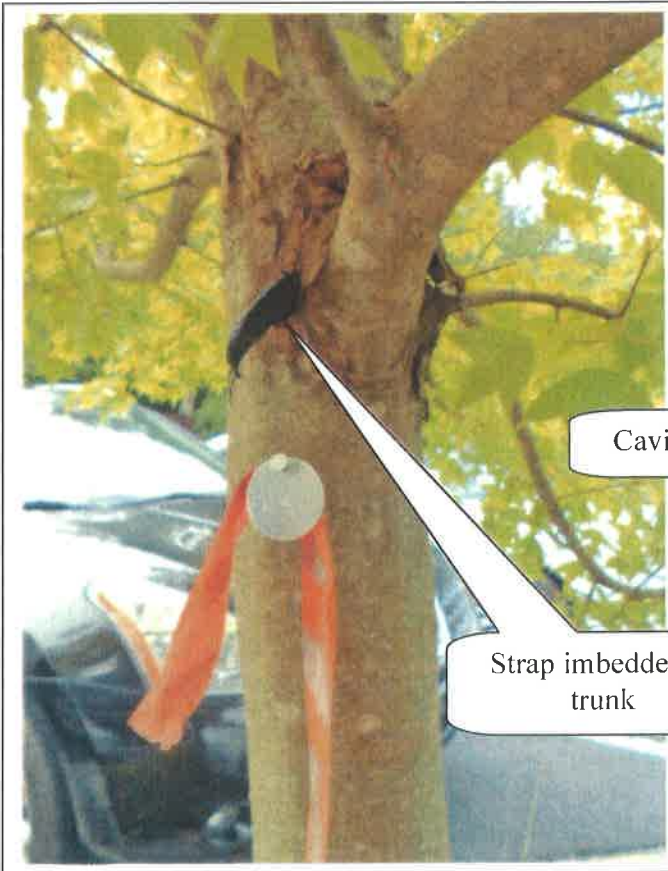
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12





Photo 13



Photo 14



Photo 15

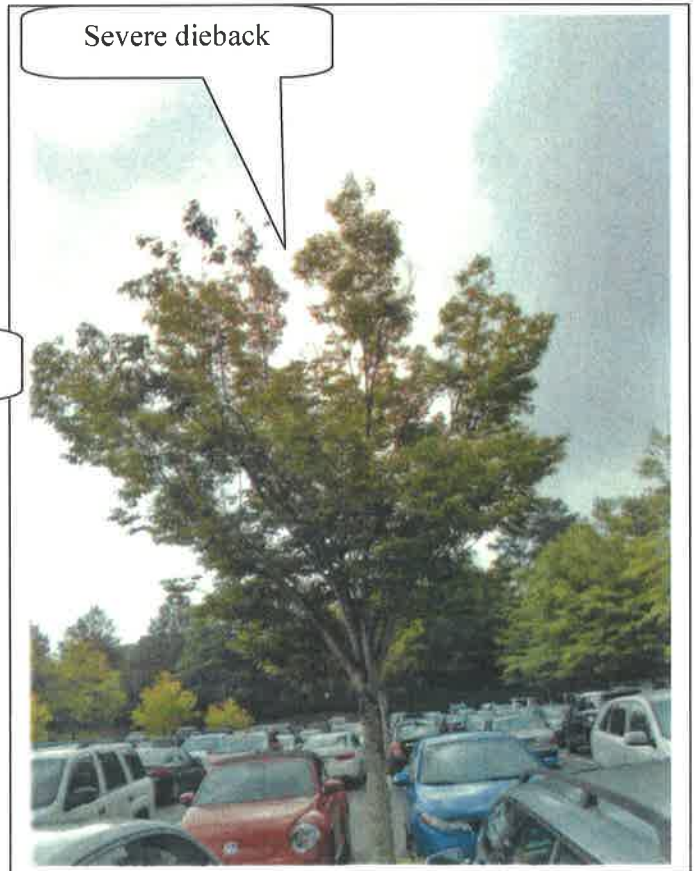
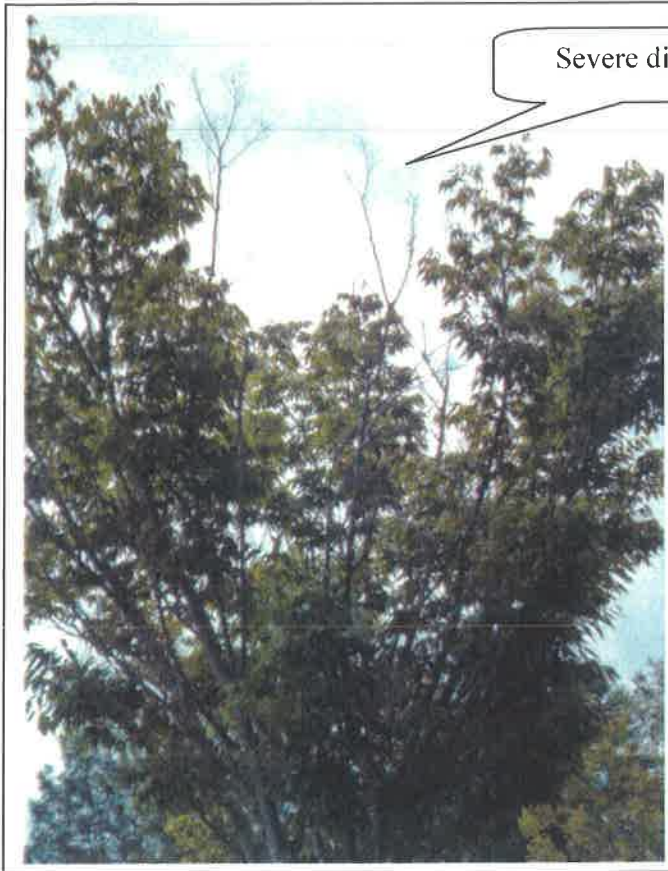


Photo 16





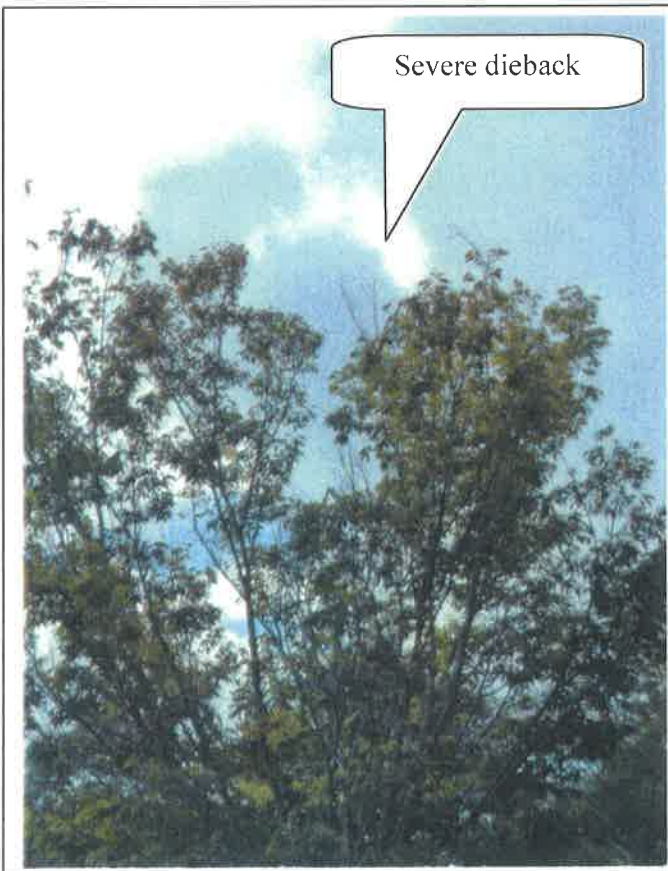
Severe dieback

Photo 17



Split in trunk

Photo 18



Severe dieback

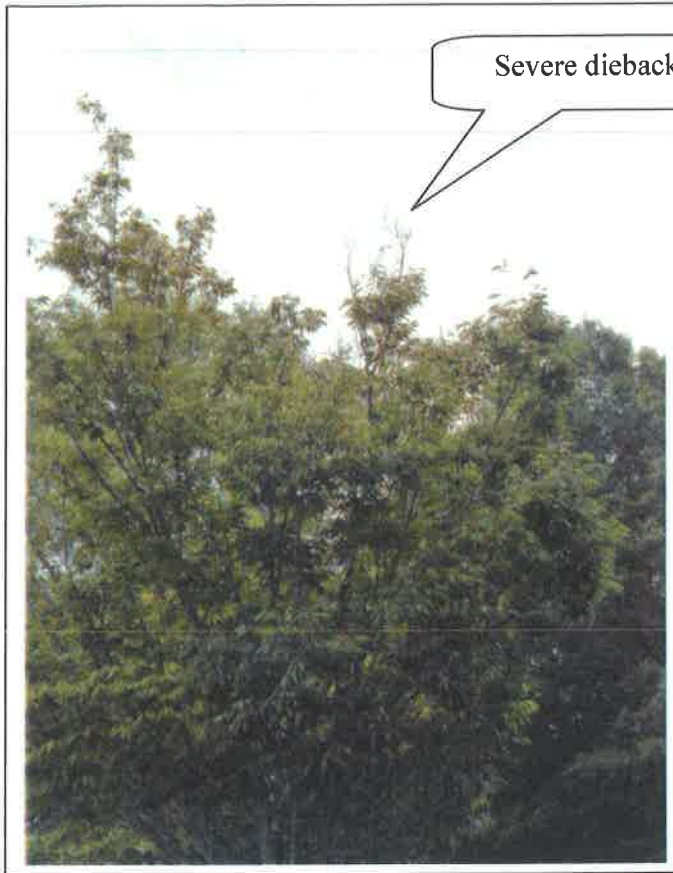
Photo 19



Cavity with decay

Photo 20





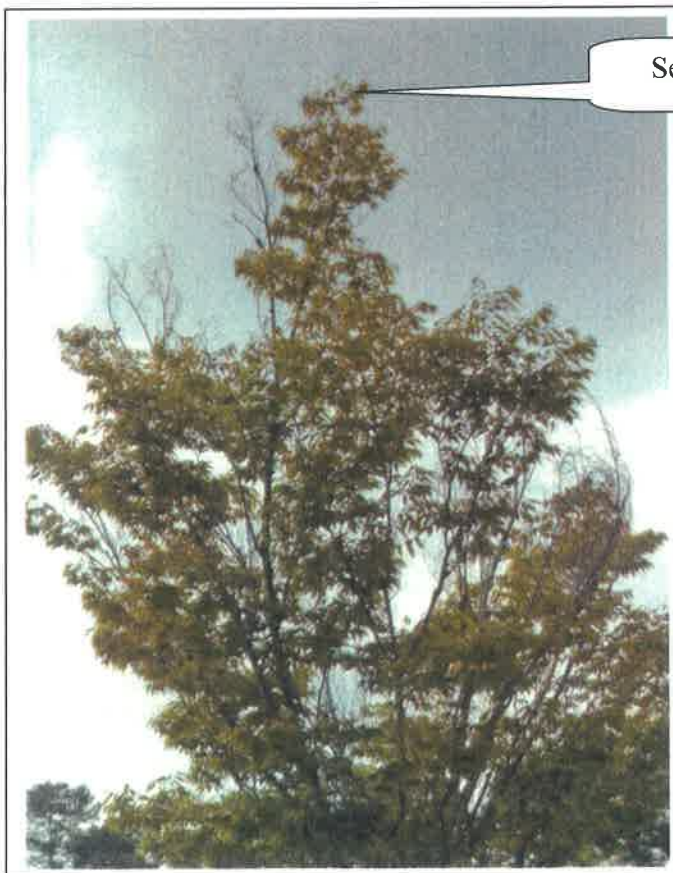
Severe dieback

Photo 21



Cavity with decay

Photo 22



Severe dieback

Photo 23



Severe dieback

Photo 24





Photo 25

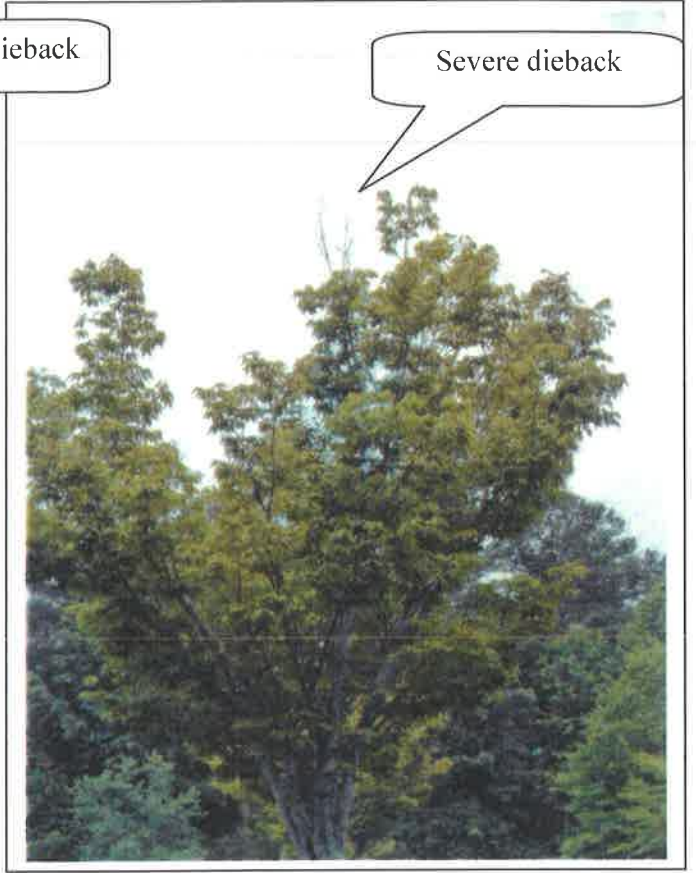


Photo 26



Photo 27

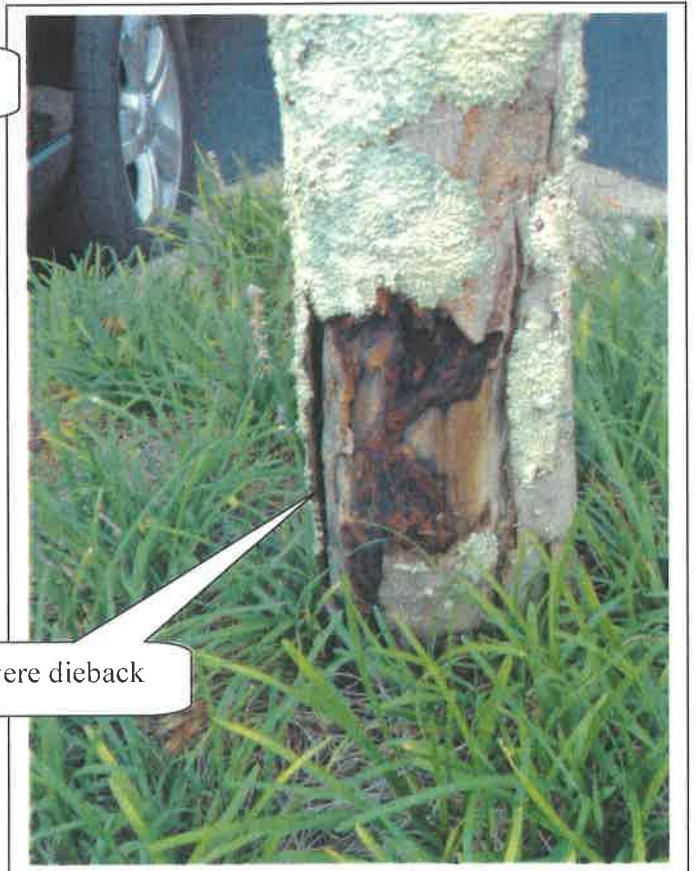


Photo 28





Photo 29

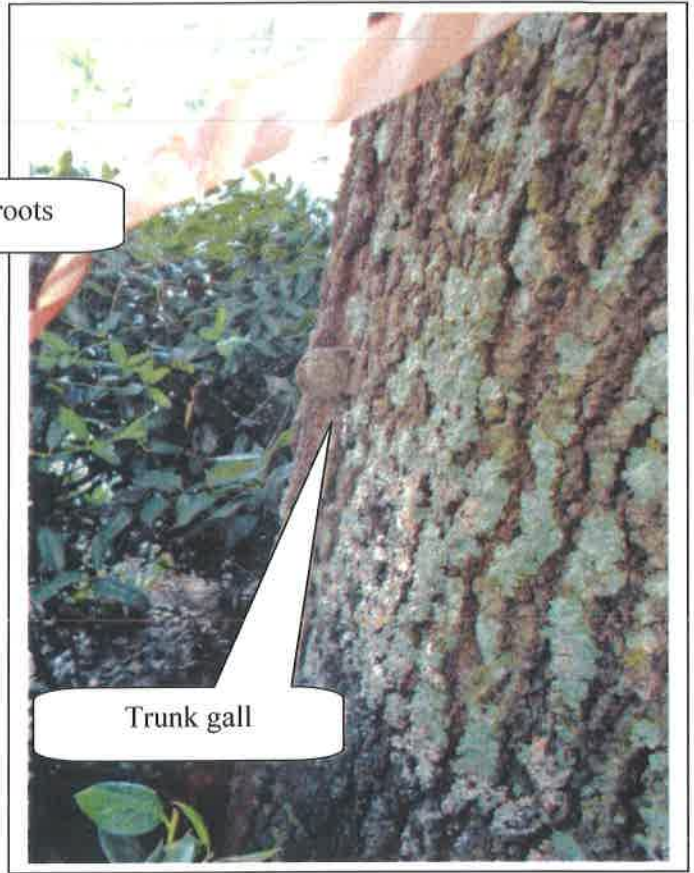


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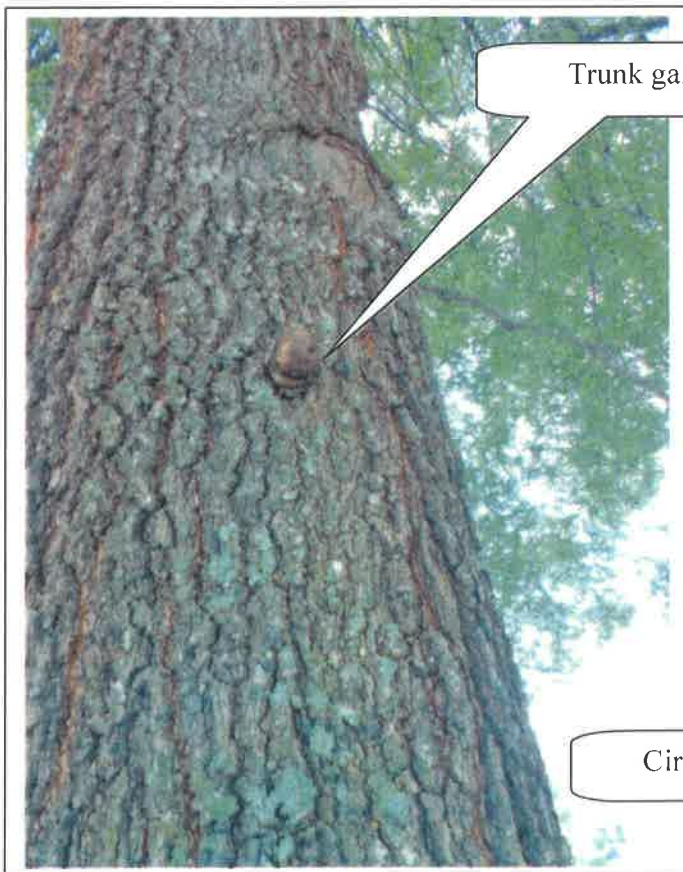


Photo 31



Photo 32



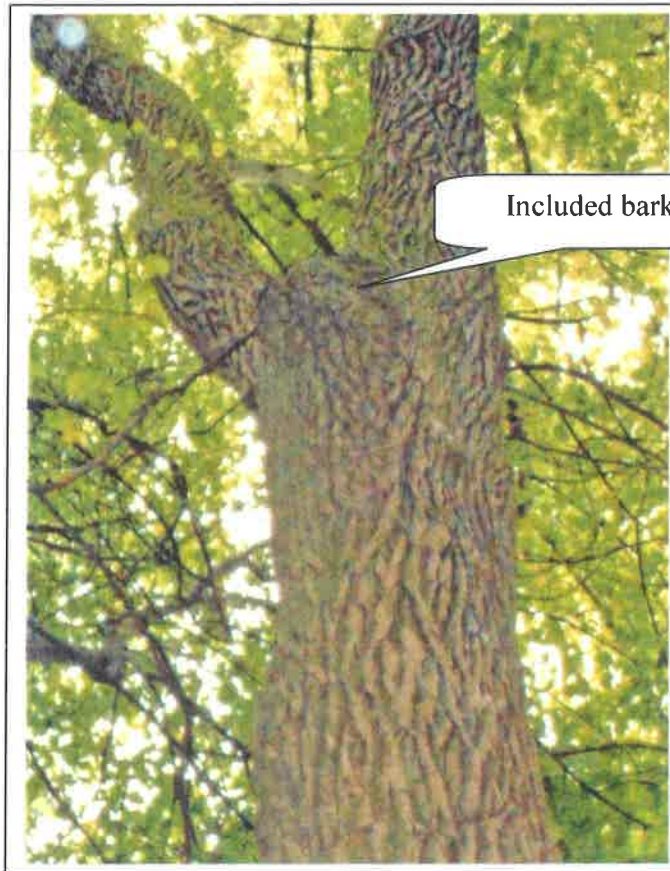


Photo 33



Photo 34

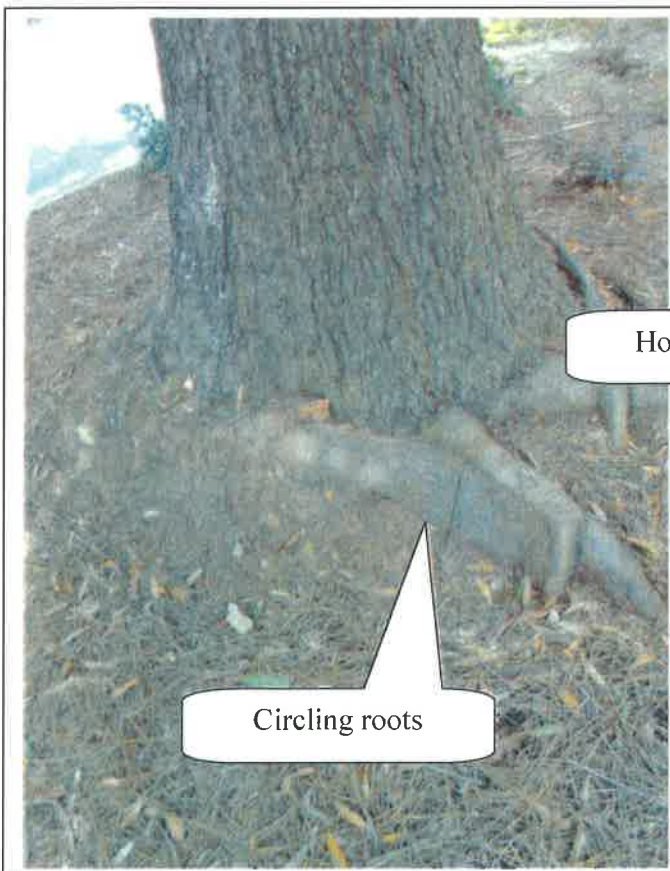


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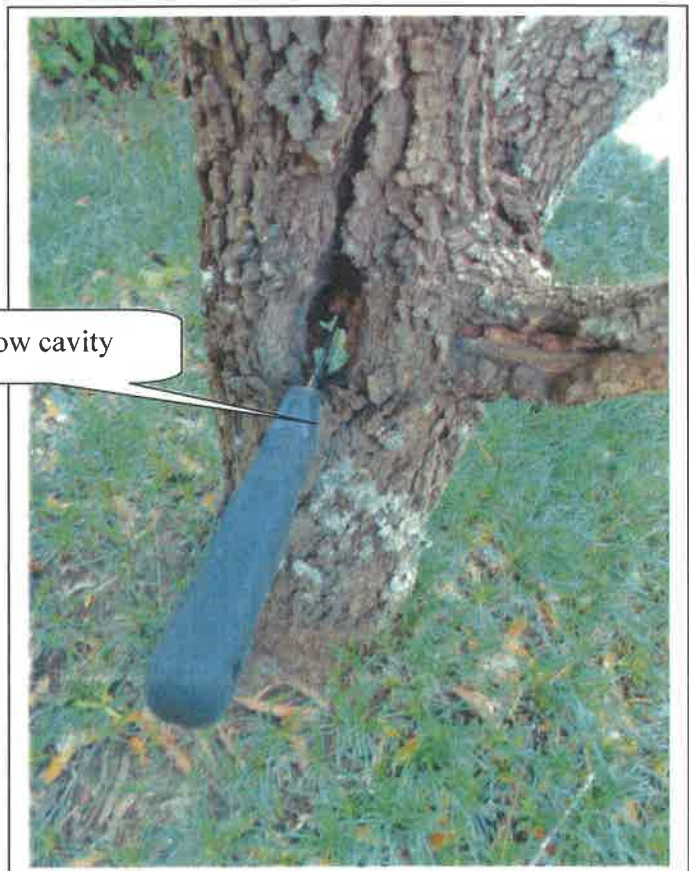


Photo 36





Photo 37

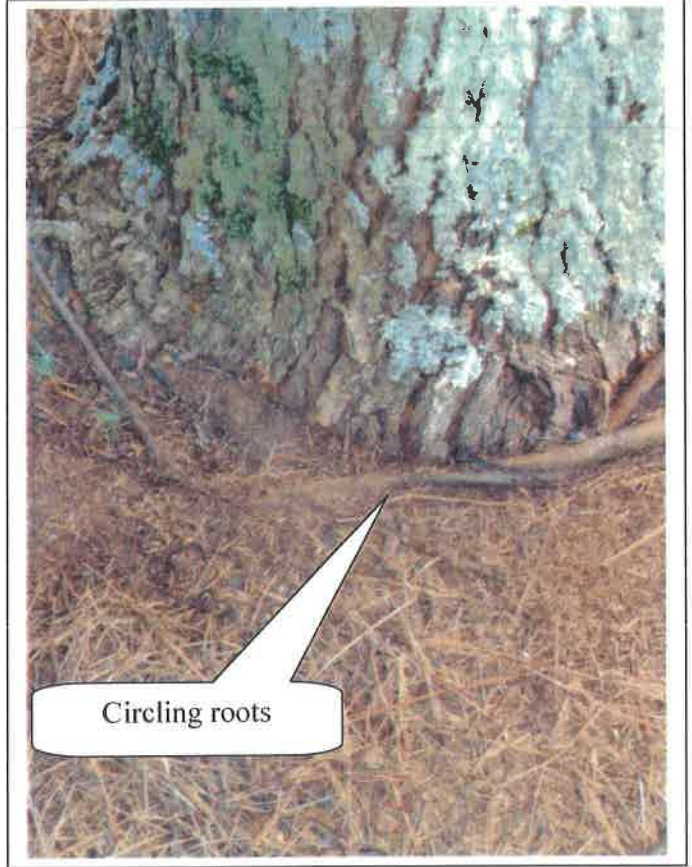


Photo 38

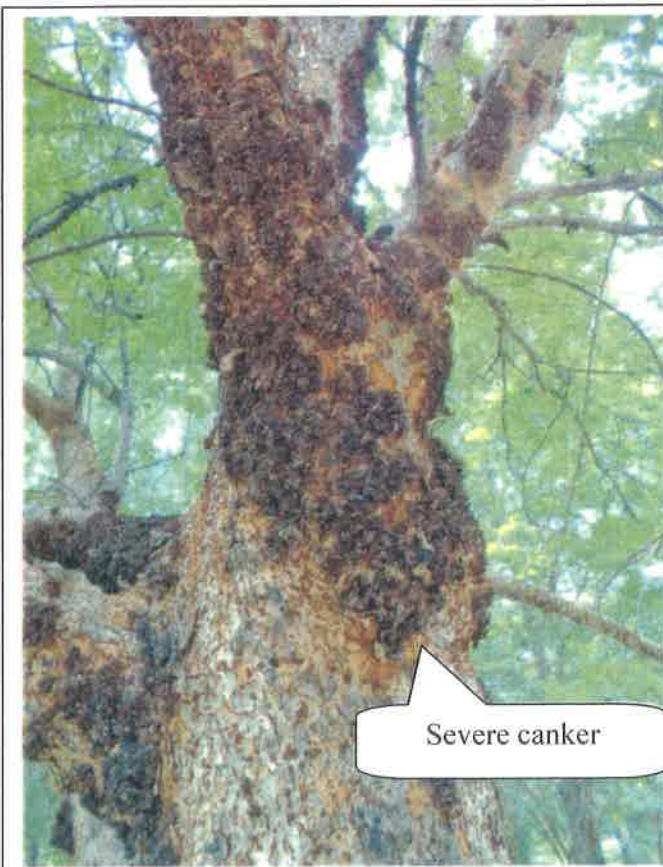


Photo 39



Photo 40



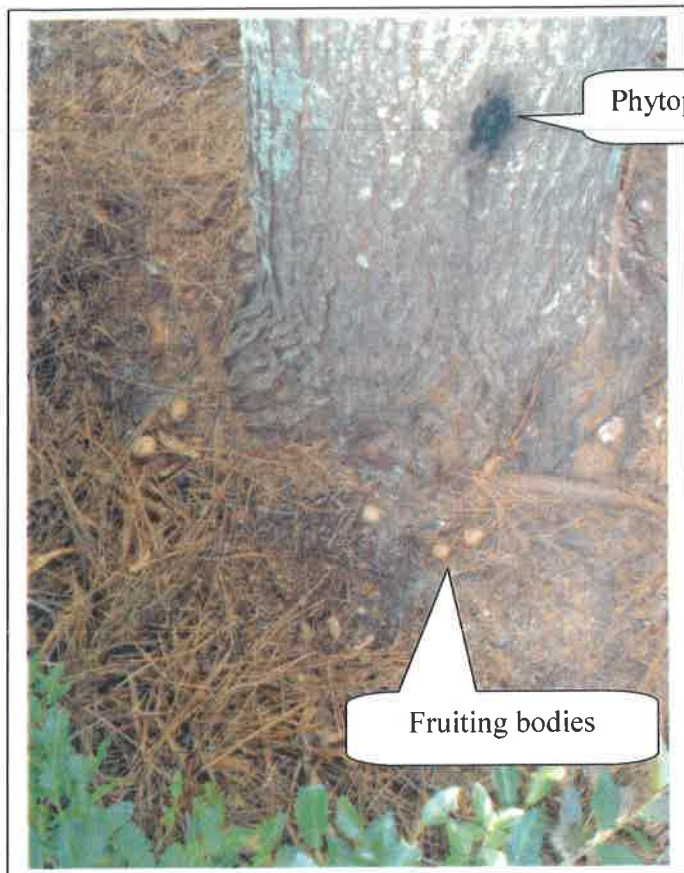


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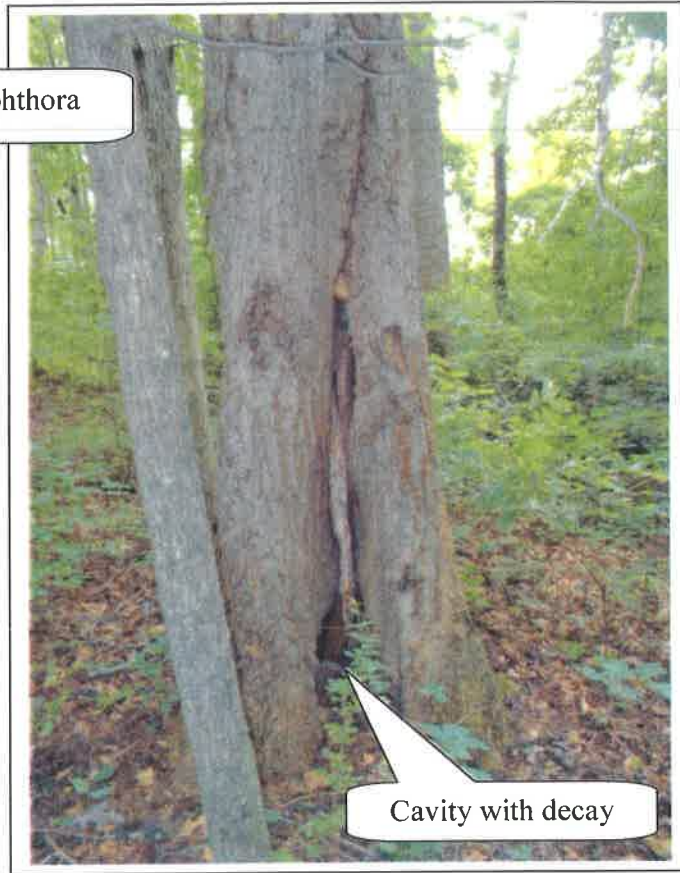


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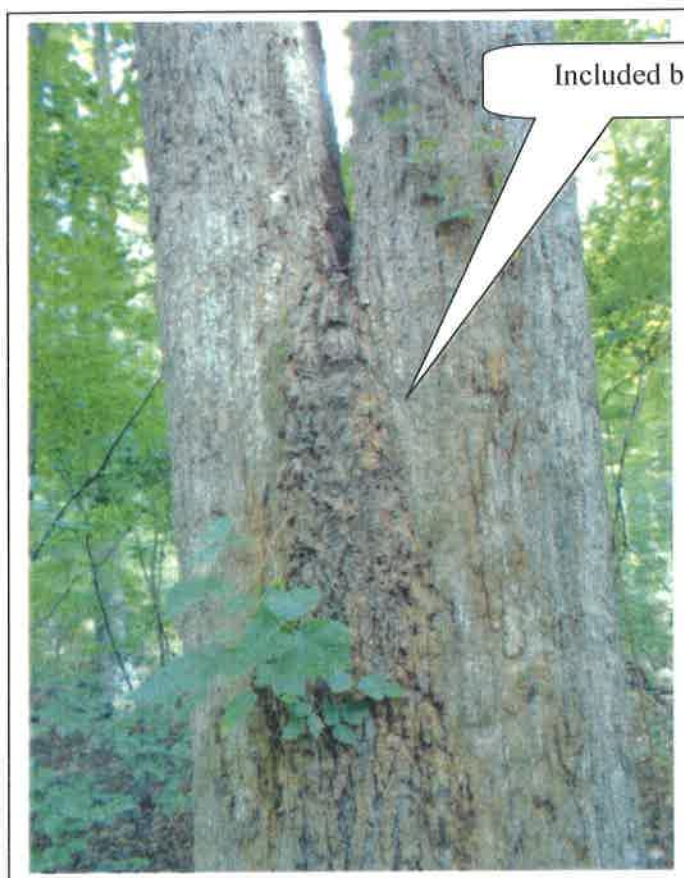
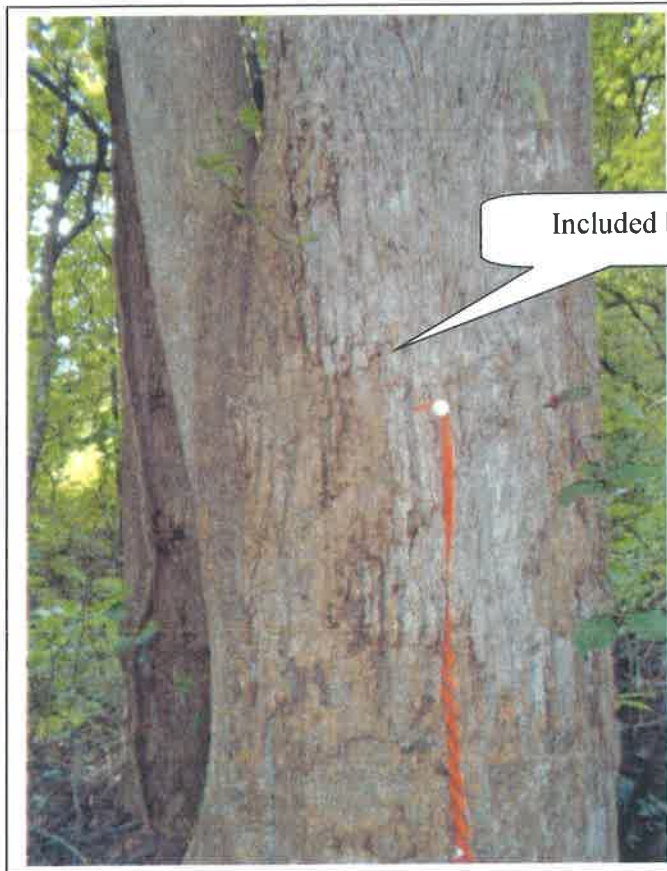


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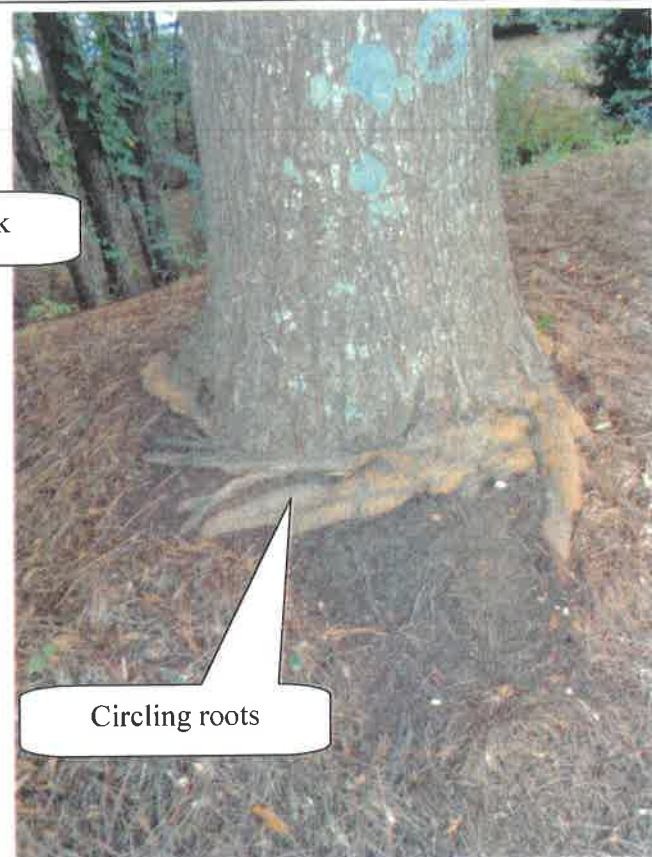
Photo 44





Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



Fruiting bodies

Photo 48





Photo 49

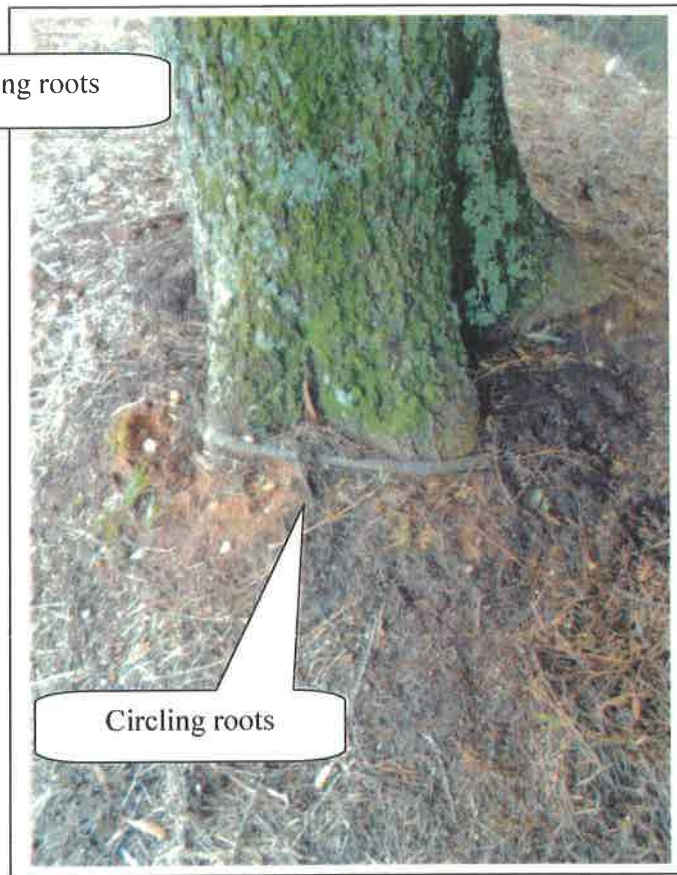


Photo 50

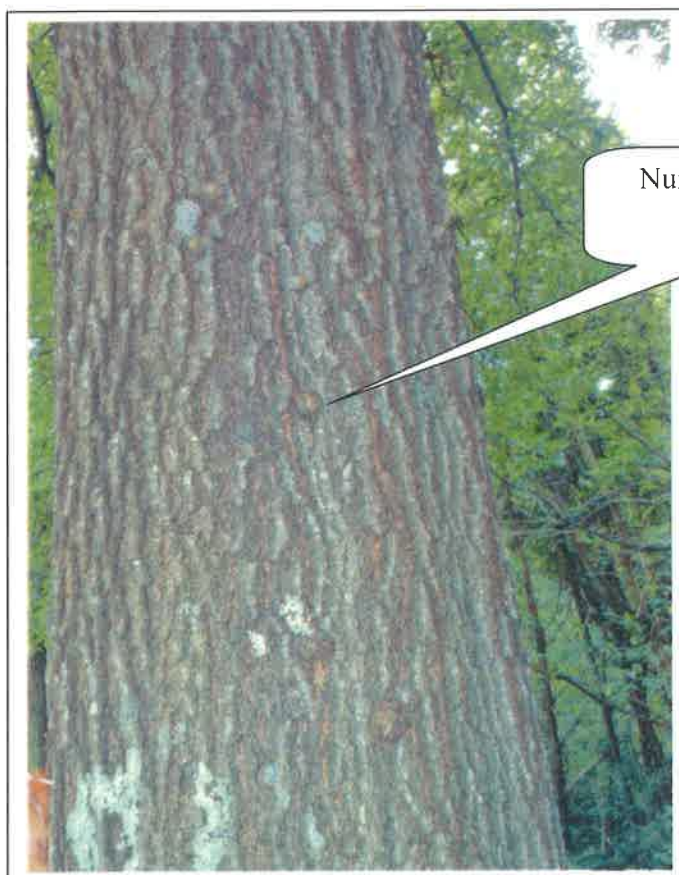


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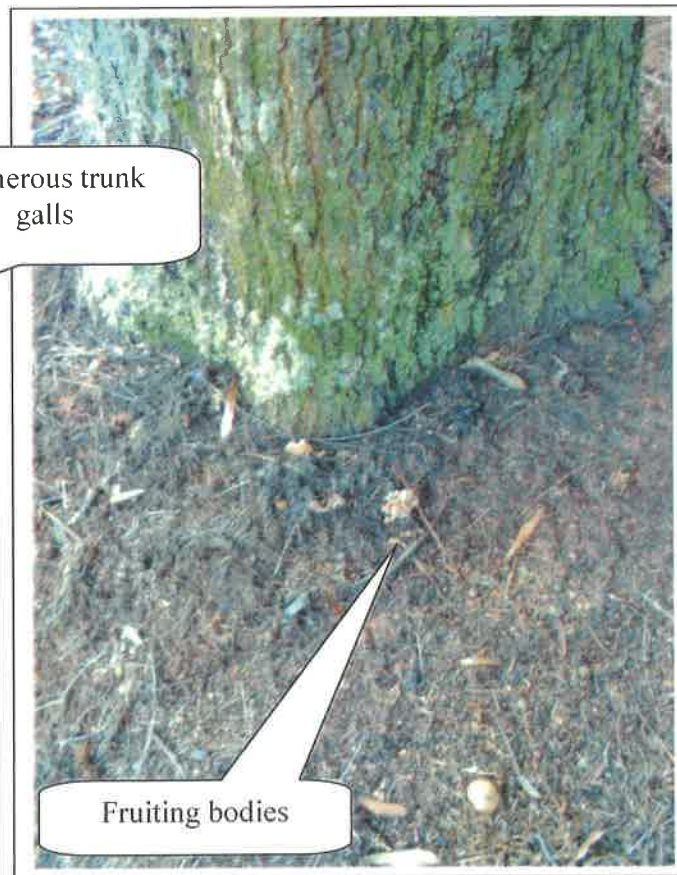


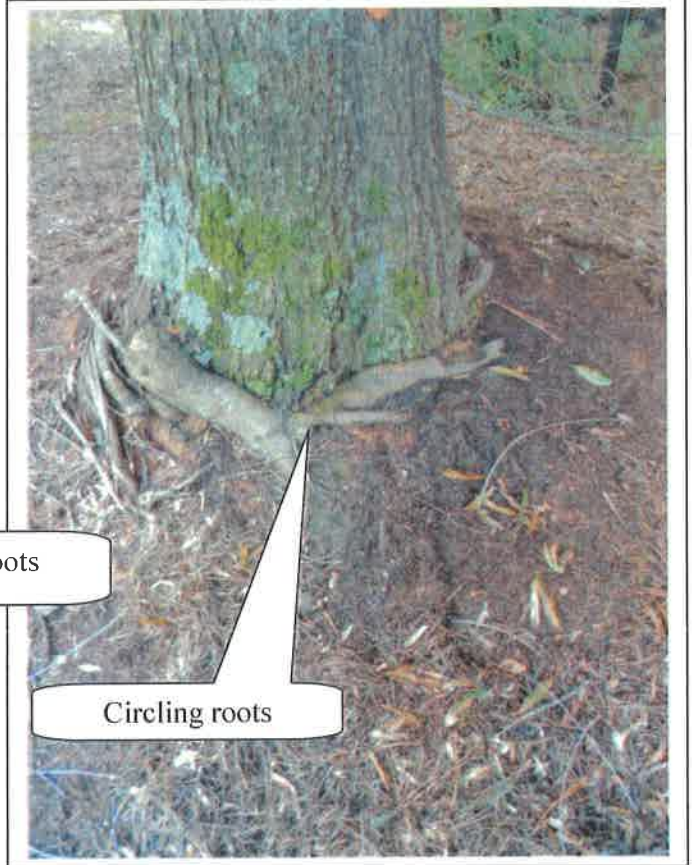
Photo 52





Circling roots

Photo 53



Circling roots

Photo 54



Numerous trunk galls

Photo 55



Circling roots

Photo 56





Photo 57

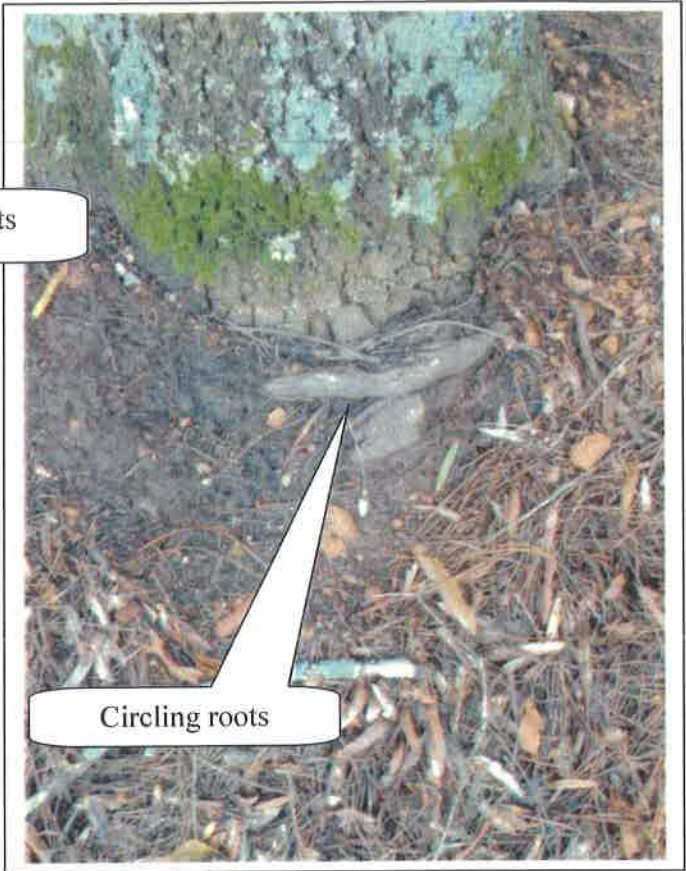


Photo 58

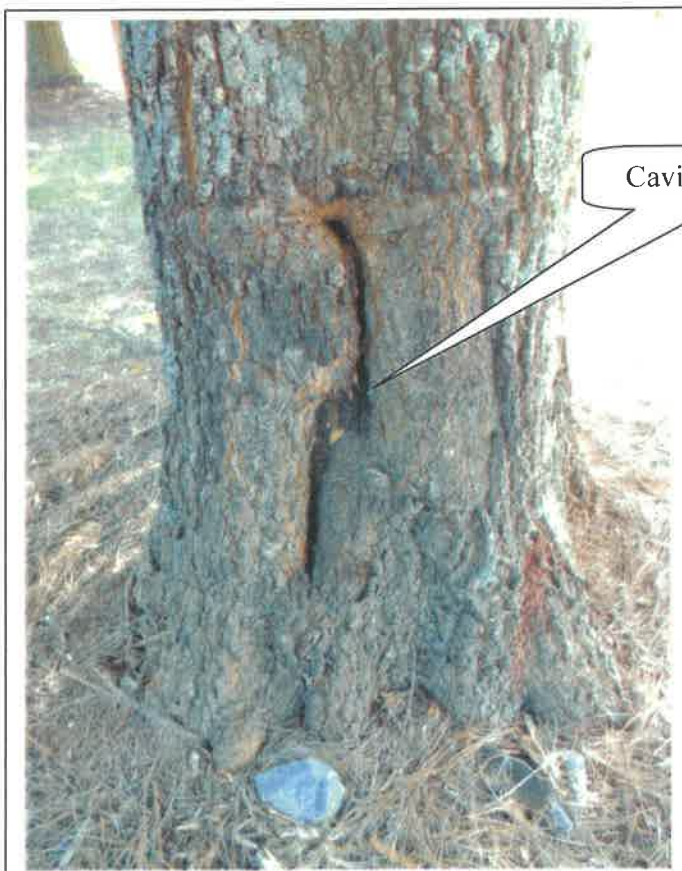


Photo 59



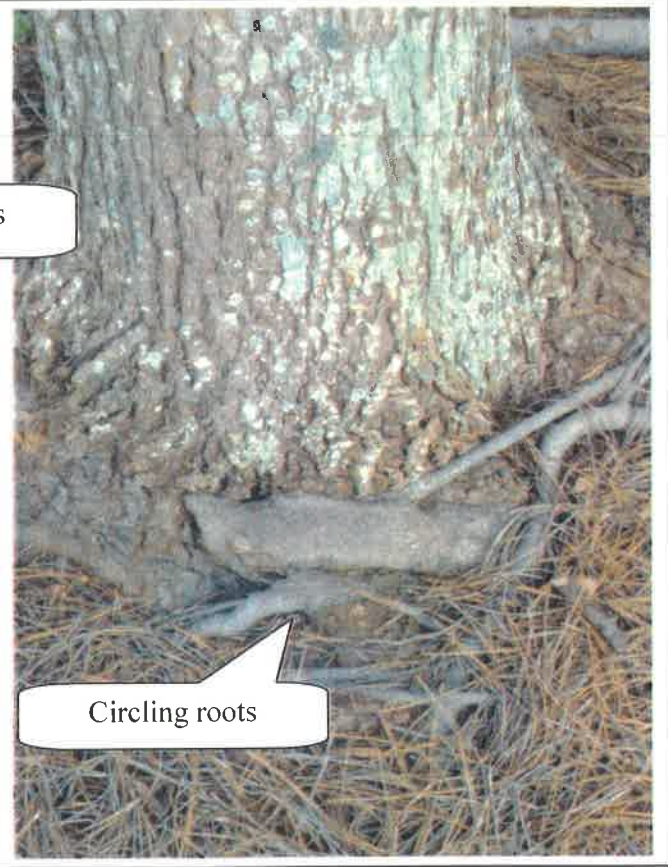
Photo 60





Circling roots

Photo 61



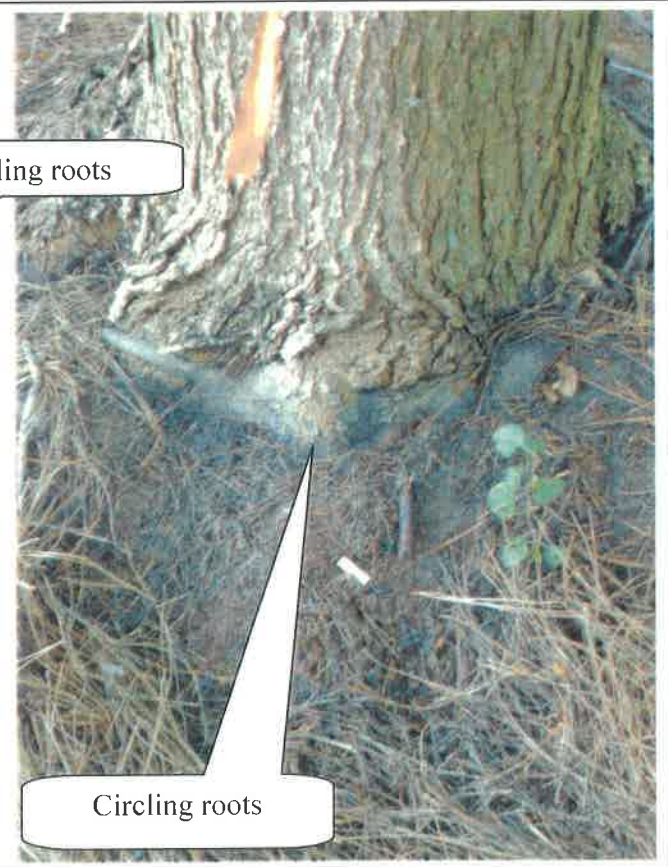
Circling roots

Photo 62



Circling roots

Photo 63



Circling roots

Photo 64





Circling roots

2 Trees grown together

Photo 65



Photo 66



Severe undermining  
of tree

Photo 67



Fruiting body

Photo 68





Photo 69



Photo 70



Photo 71



Photo 72

Fruiting bodies

Trunk gall

Hollow cavity

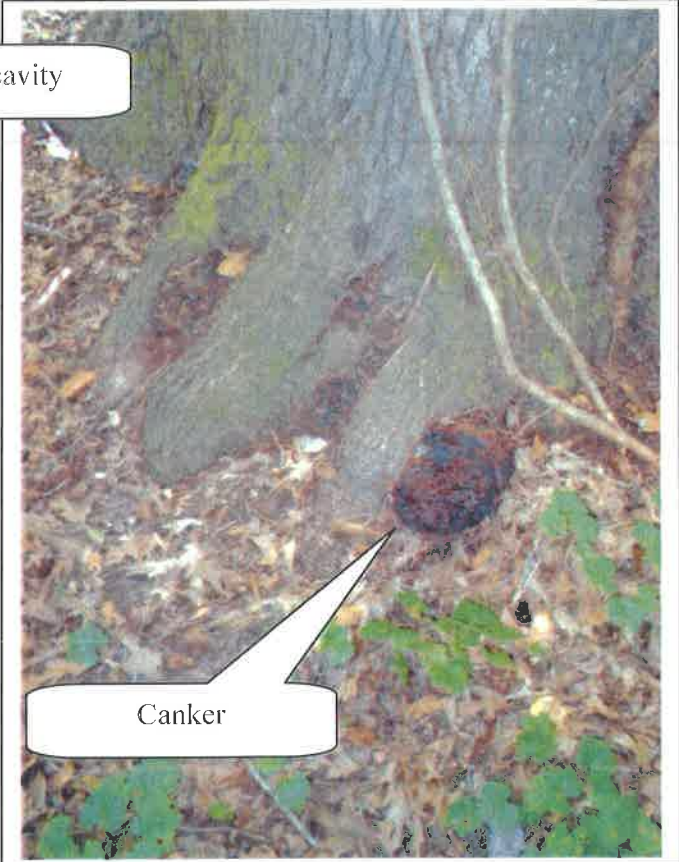
Trunk grown  
around boulder





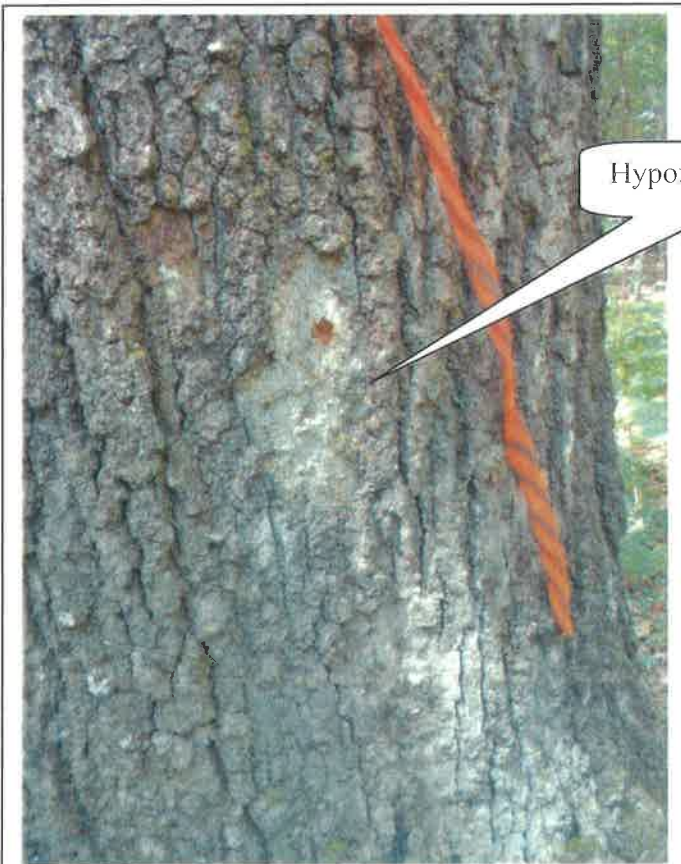
Hollow cavity

Photo 73



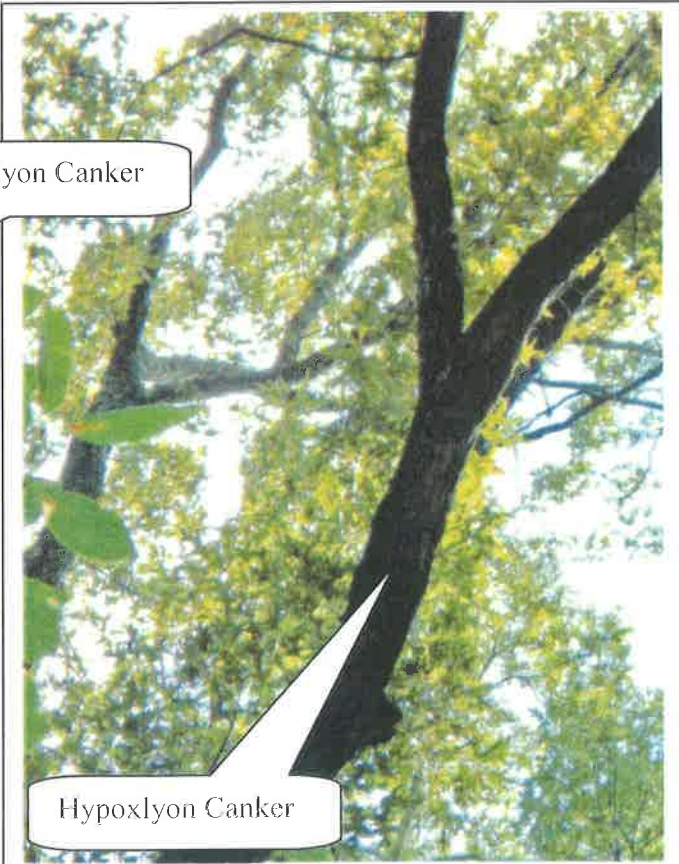
Canker

Photo 74



Hypoxylon Canker

Photo 75



Hypoxylon Canker

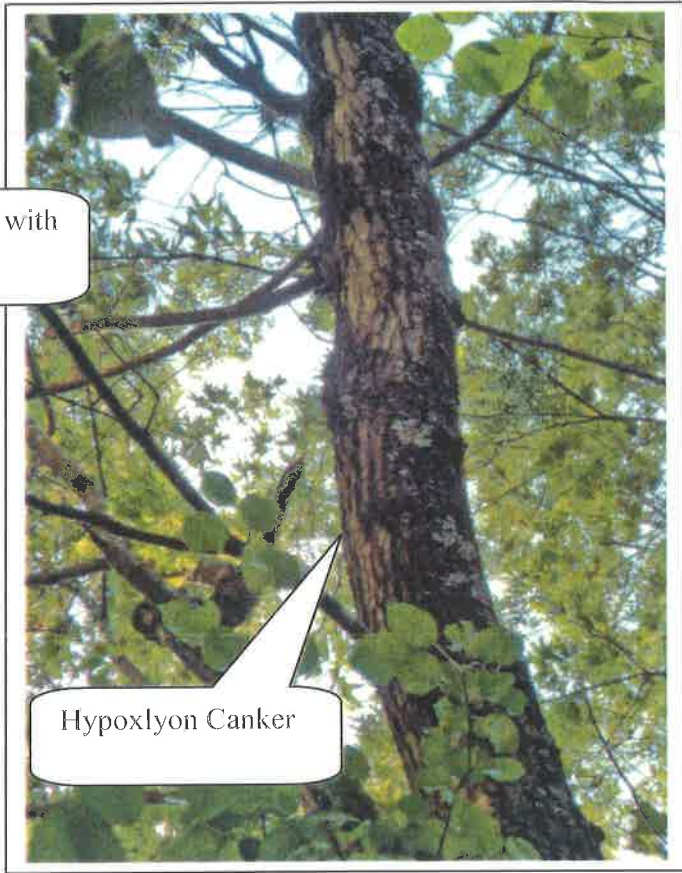
Photo 76





Distorted trunk with  
trunk gall

Photo 77



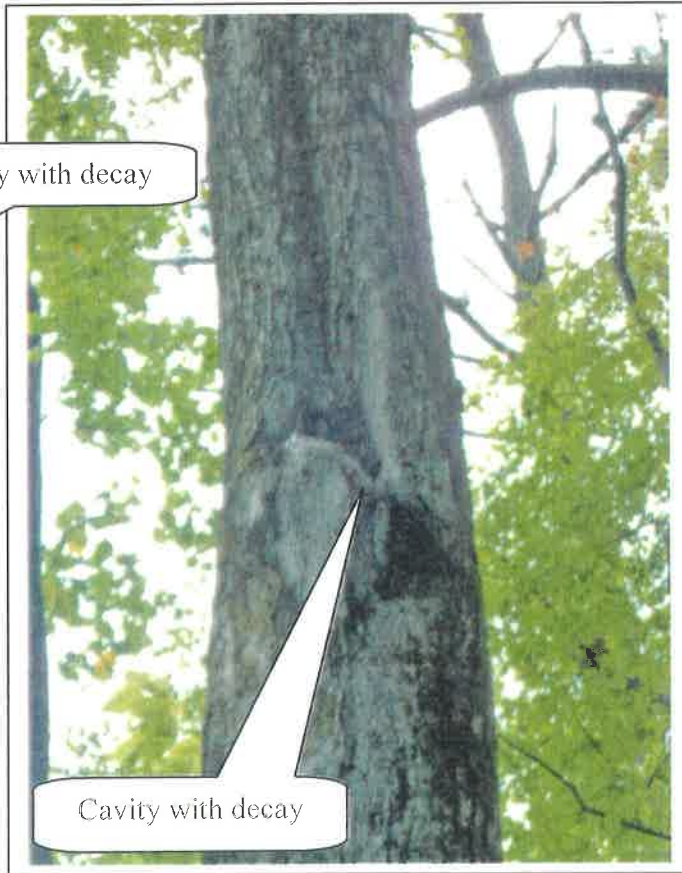
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



Cavity with decay

Photo 80





Photo 81

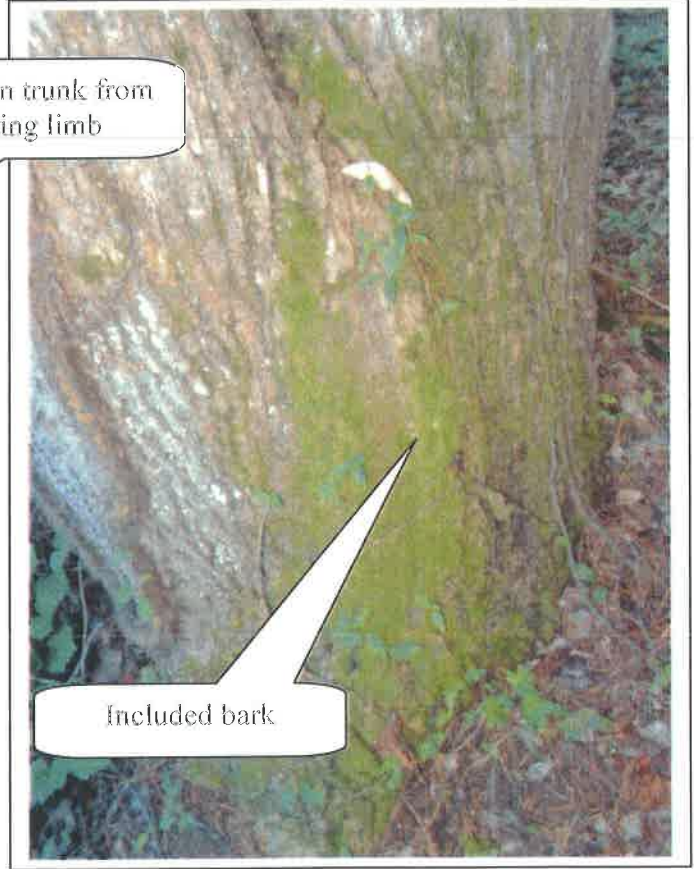


Photo 82



Photo 83

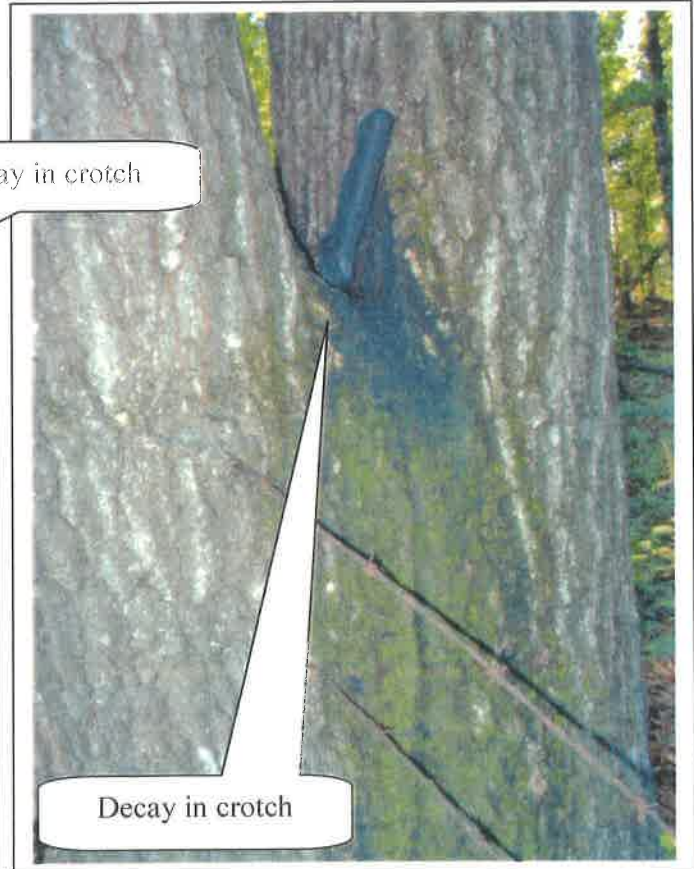


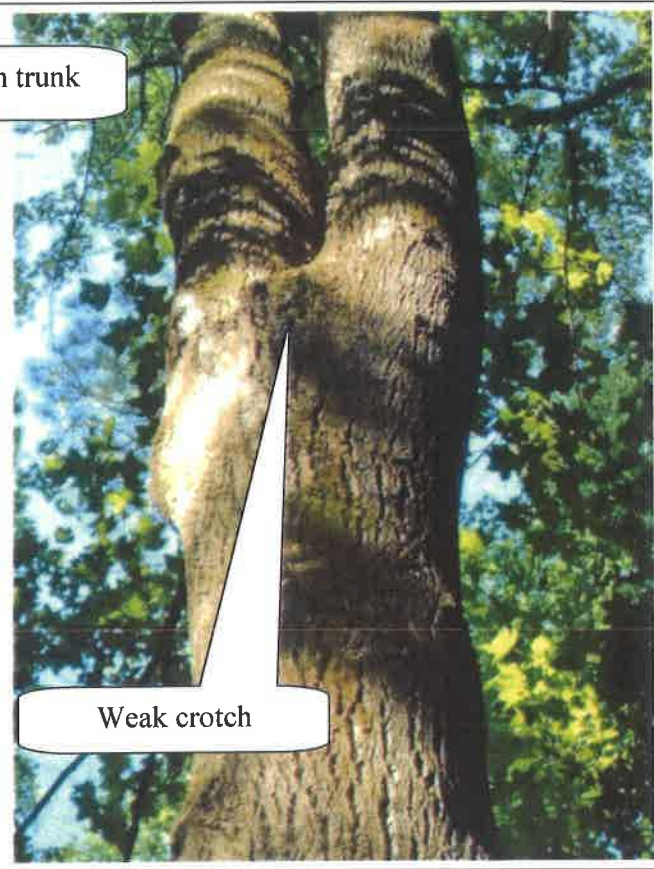
Photo 84





Barbwire in trunk

Photo 85



Weak crotch

Photo 86



Severe lean

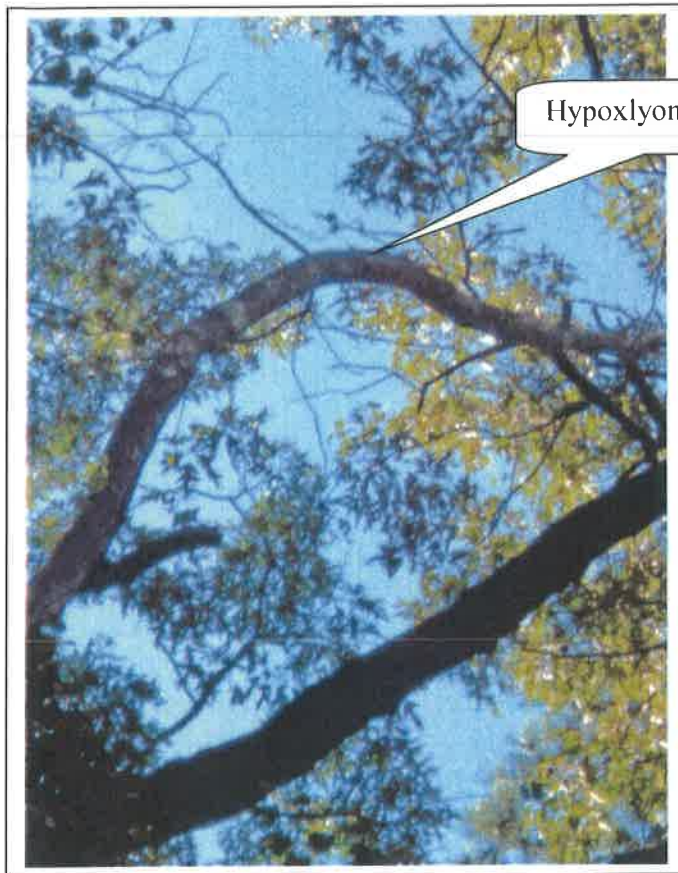
Photo 87



Phytophthora

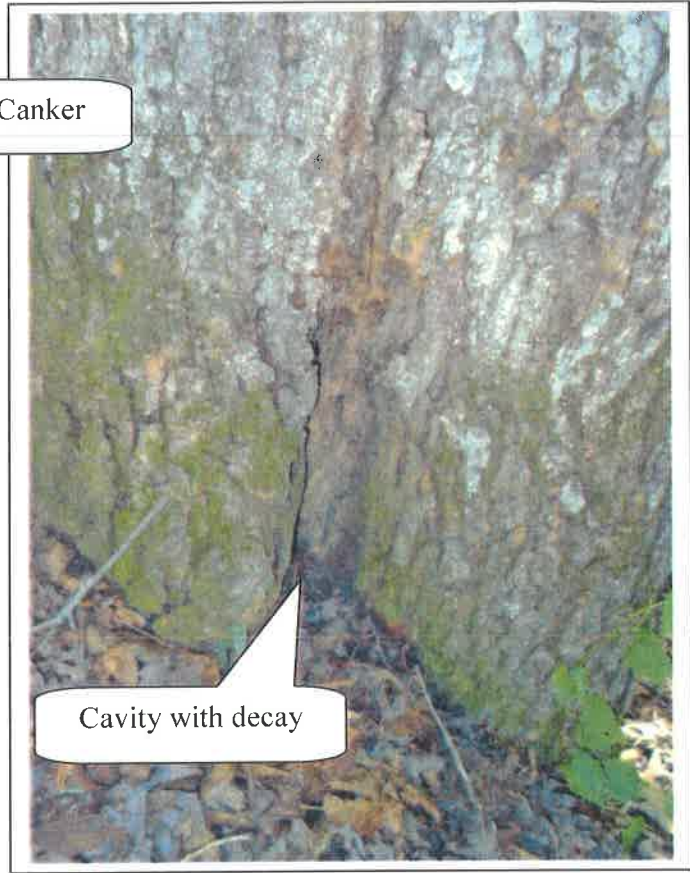
Photo 88





Hypoxylon Canker

Photo 89



Cavity with decay

Photo 90



Severe lean

Photo 91



Cavity with decay

Photo 92





Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Included bark with trunk gall in the inclusion

Photo 95



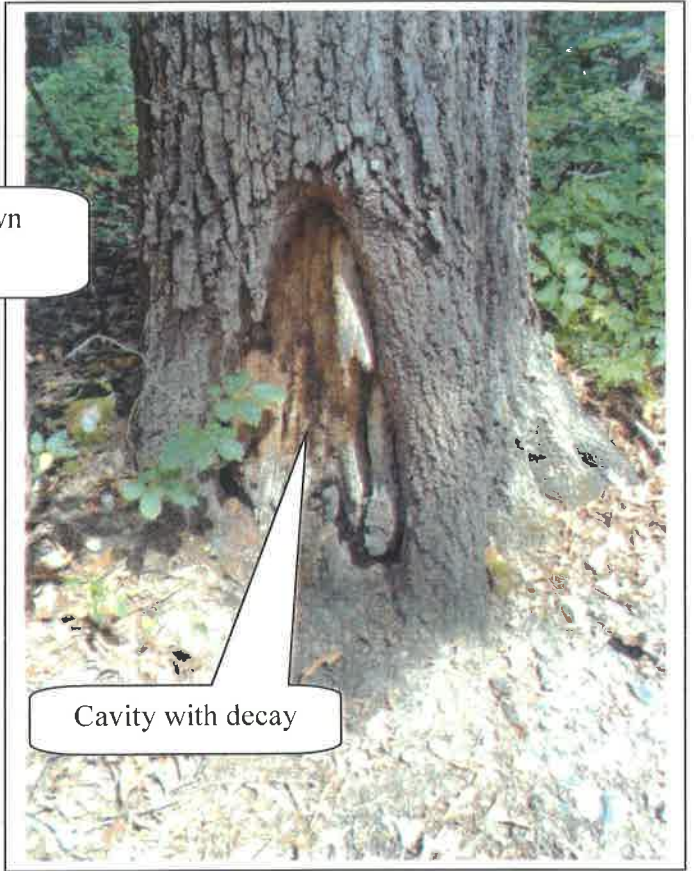
Photo 96





2 Trees grown together

Photo 97



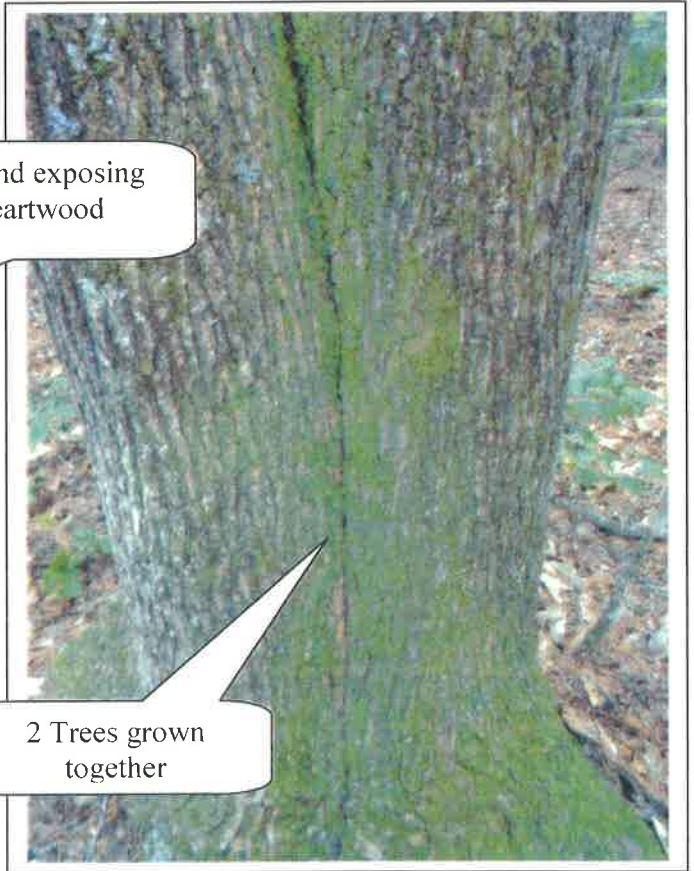
Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100





# CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

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**I. AGENDA ITEM TITLE: PH-17-12 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – LAND DEVELOPMENT ACTIVITIES, OUTDOOR DINING & MISCELLANEOUS EDITS**

CITY COUNCIL: APRIL 24, 2017

This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, the Planning Commission pulled out the text amendments related to Hotels and North Main Street Front Setbacks and voted to table those items. Planning Commission recommended to approve the remaining text amendments. Vote (7-0)

**II. RECOMMENDATION:**

Approval of various amendments to the Unified Development Code – Land Development Activities, Outdoor Dining & Miscellaneous Edits.

**III. REPORT IN BRIEF:**

Consideration of amendments to the Unified Development Code (UDC) Sections 3.1 and 3.3 to amend definitions and regulations related to land disturbance activities, UDC Subsection 2.3.5 to add standards for outdoor dining areas and UDC Appendix A: Alpharetta Downtown Code Section 3.8 DT-R: Downtown Residential to correct the front setback regulation.

**Outdoor Dining Areas:**

Staff proposes amendments to Subsection 2.3.5. Buffers and Landscape Requirements to add regulations for outdoor dining areas requiring landscape and decorative barriers in order to define and shade the space.

**Land Development Activities:**

Section 3.1 of the UDC establishes procedures and standards pertaining to land disturbance and the control of soil erosion and sedimentation. In compliance with Georgia Code 12-7-4, the proposed text amendments maintain consistency between the City's UDC and the State Code, which was recently updated.

Section 3.3 of the Unified Development Code establishes procedures and standards for stormwater management. The proposed text amendment clarifies the intent of the City's stream buffer regulations by including ponds in the definition of 'Impervious Cover'.

**Alpharetta Downtown Code – DT-R: Downtown Residential:**

Appendix A, Section 3.8 of the UDC establishes the development standards in the DT-R zoning district. Staff has identified conflicting front setback requirements in Subsection 3.8.4. The minimum front setback in the DT-R district should be ten (10) feet, not three (3) feet.

**IV. ATTACHMENTS:**

- UDC Strike Through and Underline Edits

## SECTION 2.3 - SUPPLEMENTARY REGULATIONS

### 2.3.5 Buffers and landscape requirements.

- A. *Buffers.* A lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses or occupied by a non 'For-Sale' residential use shall provide a fifty foot wide undisturbed buffer along all property lines adjoining property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the same buffer requirements apply. The undisturbed buffer shall be in addition to the required building setback line.

Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must meet the following standards: Plants must be a minimum of five (5) feet in height at time of installation; plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species; and plants will be spaced a maximum of eight (8) feet on center.

Undisturbed buffers shall not contain any surface parking or storm water, detention facilities, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.

Stream buffers must be replanted where disturbed for approved access, detention and utility crossing. Replacement plants must be approved by the arborist.

All buffer plantings are subject to the approval of the Director.

- B. *Parking Lot Screening.* Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. Alternate landscape configurations may be approved if the Community Development Director determines that the alternate design exceeds the standards above. An alternate configuration could include the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements which are deemed of community value by the Director; and which would result in a minimum of 50% parking lot coverage within 15 years.

The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the city arborists.

- C. *Landscape Strips.*

1. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public right-of-ways. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within the Historic Business District which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

#### MAIN STREETS:

Highway 9

Mansell Road

Windward Parkway

Northpoint Parkway

Westside Parkway

Old Milton Parkway

Haynes Bridge Road

Kimball Bridge Road

2. No permanent structures other than signage are permitted within the landscape strip. This includes pavement, retaining walls, drainage structures, detention ponds, flumes, curbing, etc. Except that retaining walls built with decorative masonry and designed as a landscape feature may be located within the landscape strip subject to approval by the Director. All required plantings must be installed so as not to interfere with the structural integrity of the wall.
3. One (1) shade tree with a minimum 4 inch caliper shall be provided for every twenty-five (25) linear feet of landscape strip.

Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be two (2) foot high at planting, two (2) rows deep and shall provide a screen within three (3) years of planting. Alternate screening methods such as fencing may be approved by the Director.

Shrubs and trees in quantities as specified above, shall be provided to screen all parking lots, utility areas, dumpsters and detention ponds.

4. A minimum five-foot (5') wide landscape strip shall be provided along all property lines which do not adjoin a public right-of-way. One (1) shade tree with a minimum four inch (4") caliper shall be provided for every fifty (50) linear feet of landscape strip.
- D. *Lighting.* Lighting fixtures shall be arranged so that the source of any light is screened from residential views.
- E. *General.* All required landscape areas shall be provided with a minimum of one (1) water spigot or other water source within one hundred fifty (150) feet.

A bond shall be required for up to 18 months to ensure the irrigation and maintenance of landscaping materials.

(Installation and maintenance requirements are found in Section 3.2 of this Ordinance.)

F. *Outdoor Dining Areas.* At-grade outdoor dining areas shall include perimeter landscaping and decorative detectable barriers in order to define the area. Detectable barriers shall include decorative planters, low walls or other improvement approved by the Community Development Director. Outdoor dining areas shall include one (1) shade tree per 750 square feet.

( [Ord. No. 718](#), § 16, 12-14-2015)



## SECTION 3.3 - STORM WATER MANAGEMENT—GENERAL

### 3.3.1 General.

#### A. *Introduction.*

It is hereby determined that:

Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition;

Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;

The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment, by the use of both structural facilities as well as nonstructural measures, such as the conservation of open space and greenspace areas. The preservation and protection of natural area and greenspace for stormwater management benefits is encouraged through the use of incentives or "credits." The Georgia Greenspace Program provides a mechanism for the preservation and coordination of those greenspace areas which provide stormwater management quality and quantity benefits;

Localities in the State of Georgia are required to comply with a number of both State and Federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution;

Therefore, the City of Alpharetta has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

B. *Purpose and Intent.* The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment. It has been determined that proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. This ordinance seeks to meet that purpose through the following objectives:

1. Establish decision-making processes surrounding land development activities that protect the integrity of the watershed and preserve the health of water resources;
2. Require that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats;
3. Establish minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;

4. Establish design and application criteria for the construction and use of structural stormwater control facilities that can be used to meet the minimum post-development stormwater management standards;
5. Encourage the use of nonstructural stormwater management and stormwater better site design practices, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable. Coordinate site design plans, which include greenspace, with the City's greenspace protection plan;
6. Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety; and,
7. Establish administrative procedures for the submission, review, approval and disapproval of stormwater management plans, and for the inspection of approved active projects, and long-term follow up.

C. *Applicability.*

1. This ordinance shall be applicable to all land development, including, but not limited to, site plan applications, subdivision applications, and grading applications, unless exempt pursuant to Subsection b below. These standards apply to any new development or redevelopment site that meets one or more of the following criteria:
  - a. New development that involves the creation of 5,000 square feet or more of impervious cover, or that involves other land development activities of one (1) acre or more;
  - b. Redevelopment that includes the creation or addition of 5,000 square feet or more of impervious cover, or that involves other land development activity of one (1) acre or more;
  - c. Any new development or redevelopment, regardless of size, that is defined by the City Engineer or designee to be a hotspot land use; or,
  - d. Land development activities that are smaller than the minimum applicability criteria set forth in items a and b above if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.
2. The following activities are exempt from this ordinance:
  - a. Individual 'For-Sale' dwelling or duplex residential lots that are not part of a subdivision or phased development project;
  - b. Additions or modifications to existing 'For-Sale' dwelling or duplex residential structures;
  - c. Agricultural or silvicultural land management activities within areas zoned for these activities; and,
  - d. Repairs to any stormwater management facility or practice deemed necessary by the City Engineer.

- D. *Stormwater Management Manual.* The City of Alpharetta will utilize the policy, criteria and information including technical specifications and standards in the latest edition of the Georgia Stormwater Management Manual and the City of Alpharetta Stormwater Management Design Manual, for the proper implementation of the requirements of this ordinance. The Engineering/Public Works Department has developed a City Stormwater Management Design Manual to assist in the design and evaluation of stormwater management facilities and practices. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and local maintenance experience. However, the failure to update the manual shall not relieve any applicant from the obligation to comply with the requirements of this ordinance, and shall not prevent the City Engineer from imposing the most current and effective practices. The manual may establish design standards for new development and redevelopment that includes the creation of less than 5,000 square feet of impervious cover or involves land development activity of less than one (1) acre.

E. *Effective Date.* This Ordinance shall become effective immediately upon adoption.

### 3.3.2 Definitions.

*Accidental Discharge.* A discharge prohibited by this ordinance which occurs by chance and without planning or thought prior to occurrence.

*Agriculture Use.* The establishment, cultivation, or harvesting of products of the field or orchard; the preparation and planting of pasture land; farm ponds; and the construction of farm buildings.

*Applicant.* A person submitting a post-development stormwater management application and plan for approval.

*Best Management Practices or "BMPs".* A wide range of management procedures, activities, and prohibitions on practices which control the quality and/or quantity of stormwater runoff and which are compatible with the planned land use.

*Buffer.* With respect to a stream, a natural or enhanced vegetated area, lying adjacent to the stream.

*Channel.* A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

*City of Alpharetta Separate Storm Sewer System.* Any facility designed or used for collecting and/or conveying stormwater, including but not limited to any roads with drainage systems, highways, City streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, ditches, swales, natural and man-made or altered drainage channels, reservoirs, and other drainage structures, and which is State Waters or is: Owned or maintained by the City of Alpharetta; Not a combined sewer; and Not part of a publicly-owned treatment works.

*Clean Water Act.* The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

*Conservation Easement.* An agreement between a land owner and the City of Alpharetta or other government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

*Construction Activity.* Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

*Detention.* The temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

*Detention Facility.* A detention basin or structure designed for the detention of stormwater runoff and gradual release of stored water at controlled rates.

*Developer.* A person who undertakes land development activities.

*Development.* A land development or land development project.

*Discharge.* The release of treated or untreated water to the stormwater system.

*Drainage Easement.* An easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

*Easement.* An acquired legal right for a specific use of land owned by others.

*Erosion and Sedimentation Control Plan.* A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

*Extended Detention.* The detention of stormwater runoff for an extended period, typically 24 hours or greater.



*Extreme Flood Protection.* Measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

*Flood or Flooding.* A volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands; or a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

*Floodplain.* Any land area susceptible to flooding, which would have at least a one percent probability of flooding occurrence in any calendar year based on the basin being fully developed as shown on the current land use plan; i.e., the regulatory flood.

*Greenspace or Open Space.* Permanently protected areas of the site that are preserved in a natural state.

*Hotspot.* An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.

*Hydrologic Soil Group (HSG).* A Natural Resource Conservation Service classification system in which soils are categorized into four runoff potential groups. The groups range from group A soils, with high permeability and little runoff produced, to group D soils, which have low permeability rates and produce much more runoff.

*Illegal Connection.* Either of the following:

Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, regardless of whether such pipe, open channel, drain or conveyance has been previously allowed, permitted, or approved by an authorized enforcement agency; or

Any pipe, open channel, drain or conveyance connected to the City of Alpharetta separate storm sewer system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

*Illicit Discharge.* Any direct or indirect non-stormwater discharge to the City of Alpharetta separate storm sewer system, except as exempted in Section 3.3.9.C. of this ordinance.

*Impervious Cover.* A [man-made structure or](#) surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil [below the structure or surface](#). Impervious surfaces include, but are not limited to, rooftops, buildings, [walls](#), streets and roads, [dams](#), [wet extended or micropool detention ponds](#), and any concrete or asphalt surface. Streets, parking areas, sidewalks, and other surfaces constructed with pervious paving and green roofs shall not be considered impervious cover for the purposes of stormwater calculations in this Section of the UDC if it is a stormwater management practice with a recorded long-term maintenance agreement.

*Industrial Activity.* Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

*Industrial Stormwater Permit.* A National Pollutant Discharge Elimination System (NPDES) permit issued to an industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

*Infiltration.* The process of percolating stormwater runoff into the subsoil.

*Inspection and Maintenance Agreement.* A written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

*Jurisdictional Wetland.* An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

*Land Development.* Any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

*Land Development Activities.* Those actions or activities which comprise, facilitate or result in land development.

*Land Development Project.* A discrete land development undertaking.

*Land Disturbance.* Any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, that do not involve construction, paving or any other installation of impervious cover.

*Land Disturbance Activity.* Those actions or activities which comprise, facilitate or result in land disturbance.

*Maintenance.* Any action necessary to preserve stormwater management facilities in proper working condition, in order to serve the intended purposes set forth in this Ordinance and to prevent structural failure of such facilities.

*National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit.* A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

*New Development.* A land development activity on a previously undeveloped site.

*Non-perennial Stream.* Any stream that is not classified as a perennial stream or that the City Engineer determines to be falsely classified as a perennial stream, beginning at: The location of a spring, seep, or groundwater outflow that sustains streamflow; or a point in the stream channel with a drainage area of 25 acres or more; or where evidence indicates the presence of a stream in a drainage area of other than 25 acres, the City of Alpharetta may require field studies to verify the existence of a stream.

*Nonpoint Source Pollution.* A form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

*Non-Stormwater Discharge.* Any discharge to the storm drain system that is not composed entirely of stormwater.

*Nonstructural Stormwater Management Practice or Nonstructural Practice.* Any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

*Off-Site Facility.* A stormwater management facility located outside the boundaries of the site.

*On-Site Facility.* A stormwater management facility located within the boundaries of the site.

*Overbank Flood Protection.* Measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

*Owner.* The legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

*Parcel.* Any plot, lot or acreage shown as a unit on the latest county tax assessment records.

*Perennial Stream.* Means any stream which is designated and shown as a permanent stream on the 7.5-minute quadrangle maps of the U.S. Geological Survey, plus any stream which the Mayor and City Council may determine to be, and designate as, a flowing stream.

*Permit.* The permit issued by the City of Alpharetta to the applicant which is required for undertaking any land development activity.

*Person.* Except to the extent exempted from this ordinance, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

*Pollutant.* Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; chemicals; steam cleaning or laundry wastes; heated water; chlorinated water or chlorine (except as exempted above); non-hazardous liquid and solid wastes and yard wastes; bark and other fibrous material; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; animal carcasses; silt; acids or alkalis; recreational vehicle wastes; dyes (without prior permission of the Department); floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; washing of fresh concrete for cleaning and/or finishing purposes or to expose aggregates; and noxious or offensive matter of any kind.

*Pollution.* The contamination or other alteration of any water's physical, chemical or biological properties by the addition of any constituent and includes but is not limited to, a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

*Post-development.* The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

*Pre-development.* The time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

*Premises.* Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

*Private.* Property or facilities owned by individuals, corporations, and other organizations and not by city, state, or federal government.

*Project.* A land development project.

*Protection Area, or Stream Protection Area.* With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.

*Redevelopment.* A land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

*Regional Stormwater Management Facility or Regional Facility.* Stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the



individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

*Riparian.* Belonging or related to the bank of a river, stream, lake, pond or impoundment.

*Runoff.* Stormwater runoff.

*Setback.* With respect to a stream, the area extending beyond any buffer applicable to the stream.

*Site.* The parcel of land being developed, or the portion thereof on which the land development project is located.

*State Waters.* Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface and subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single person.

*Stormwater Better Site Design.* Nonstructural site design approaches and techniques that can reduce a site's impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

*Stormwater Management.* The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

*Stormwater Management Facility.* Any infrastructure that controls or conveys stormwater runoff.

*Stormwater Management Manual.* The most recent update of the City of Alpharetta Stormwater Management Design Manual, combined with the latest edition of the Georgia Stormwater Management Manual.

*Stormwater Management Measure.* Any stormwater management facility or nonstructural stormwater practice.

*Stormwater Management Plan.* A document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

*Stormwater Management System.* The entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

*Stormwater Retrofit.* A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

*Stormwater Runoff or Stormwater.* Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

*Stream Bank.* The sloping land that contains the stream channel and the normal flows of the stream.

*Stream Channel.* The portion of a watercourse that contains the base flow of the stream.

*Structural Stormwater Control.* A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

*Subdivision.* The division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

*Variance.* The modification of the minimum stormwater management requirements for specific circumstances where strict adherence of the requirements would result in unnecessary hardship and not fulfill the intent of this Ordinance.

*Watershed.* The land area that drains into a particular stream.

### **3.3.3 Permit procedures and requirements.**

- A. *Permit Application Requirements.* No owner or developer shall perform any land development activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically exempted by this ordinance, any owner or developer proposing a land development activity shall submit to the City of Alpharetta a permit application on a form provided by the Community Development Department for that purpose.

Unless otherwise exempted by this ordinance, a permit application shall be accompanied by the following items in order to be considered:

1. Stormwater preliminary plan and consultation meeting certification in accordance with Section 3.3.3.B.;
  2. Stormwater management plan in accordance with Section 3.3.3.C.;
  3. Inspection and maintenance agreement in accordance with Section 3.3.3.D., if applicable;
  4. Performance bond in accordance with Section 3.3.3.E., if applicable; and,
  5. Permit application and plan review fees in accordance with Section 3.3.3.F.
- B. *Stormwater Preliminary Plan and Consultation Meeting.* Before any stormwater management permit application is submitted, the land owner or developer shall meet with the City Engineer for a consultation meeting on a preliminary plan for the post-development stormwater management system to be utilized in the proposed land development project. This consultation meeting shall take place at the time of the preliminary plat of subdivision or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project, as well as to discuss and assess constraints, opportunities and potential ideas for stormwater management designs before the formal site design engineering is commenced.

To accomplish this goal the following information shall be included in the preliminary plan:

Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing topography; location of floodplain/floodway boundaries; wetland delineations; lakes and ponds; perennial and non-perennial streams; stream buffers and setbacks; mapping of predominant soils from soil surveys (when available); boundaries of existing predominant vegetation; forest cover; locations of specimen trees; zoning buffers; location of existing and proposed roads and other impervious surfaces; preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

Local watershed plans, the City greenspace protection plan (if applicable), and any relevant resource protection plans will be consulted in the discussion of the preliminary plan.

- C. *Stormwater Management Plan Requirements.* The stormwater management plan shall detail how post-development stormwater runoff will be controlled or managed and how the proposed project will meet the requirements of this ordinance, including the performance criteria set forth in Section 3.3.4 below.

This plan shall be in accordance with the criteria established in this Section and must be submitted with the stamp and signature of a Professional Engineer (PE) licensed in the state of Georgia, who must

verify that the design of all stormwater management facilities and practices meet the submittal requirements outlined in the submittal checklist(s) found in the Stormwater Management Manual.

The stormwater management plan must ensure that the requirements and criteria in this ordinance are being complied with and that opportunities are being taken to minimize adverse post-development stormwater runoff impacts from the development. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The plan shall include all of the information required in the Stormwater Management Site Plan checklist found in the Stormwater Management Manual. This includes:

1. Common address and legal description of site.
2. Vicinity Map.
3. Existing Conditions Hydrologic Analysis. The existing conditions hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of existing site conditions with the drainage basin boundaries indicated; acreage, soil types and land cover of areas for each subbasin affected by the project; all perennial and intermittent streams and other surface water features; all existing stormwater conveyances and structural control facilities; direction of flow and exits from the site; analysis of runoff provided by off-site areas upstream of the project site; and methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. For redevelopment sites, predevelopment conditions shall be modeled using the established guidelines for the portion of the site undergoing land development activities. The redevelopment guidelines, including how the predevelopment conditions will be modeled for redevelopment sites, will be established in the stormwater management manual.
4. Post-Development Hydrologic Analysis. The post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of developed site conditions with the post-development drainage basin boundaries indicated; total area of post-development impervious surfaces and other land cover areas for each subbasin affected by the project; calculations for determining the runoff volumes that need to be addressed for each subbasin for the development project to meet the post-development stormwater management performance criteria in Section 3.3.4; location and boundaries of proposed natural feature protection and conservation areas; documentation and calculations for any applicable site design credits that are being utilized; methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. If the land development activity on a redevelopment site constitutes more than 50 percent of the site area for the entire site, then the performance criteria in Section 3.3.4 must be met for the stormwater runoff from the entire site.
5. Stormwater Management System. The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include: A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes; a narrative describing how the selected structural stormwater controls will be appropriate and effective; cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria; a hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs); documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 3.3.4; drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and where applicable, a narrative describing



how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.

6. **Post-Development Downstream Analysis.** A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes. The analysis shall be in accordance with the Stormwater Management Manual.
7. **Construction-Phase Erosion and Sedimentation Control Plan.** An erosion and sedimentation control plan in accordance with Section 3.1.1 *Soil Erosion and Sedimentation Control* or the NPDES Permit for Construction Activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls.
8. **Landscaping and Open Space Plan.** A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to stormwater management facilities and practices. The landscaping plan must also include: the arrangement of planted areas, natural and greenspace areas and other landscaped features on the site plan; information necessary to construct the landscaping elements shown on the plan drawings; descriptions and standards for the methods, materials and vegetation that are to be used in the construction; density of plantings; descriptions of the stabilization and management techniques used to establish vegetation; and a description of who will be responsible for ongoing maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is preserved.
9. **Operations and Maintenance Plan.** Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and constructed or preserved. These plans will identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary. The plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.
10. **Maintenance Access Easements.** The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property. The stormwater management manual establishes guidelines for easements and maintenance.
11. **Inspection and Maintenance Agreements.** Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Alpharetta as provided in Section 3.3.3.D. below, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance Section 3.3.3.D.
12. **Evidence of Acquisition of Applicable Local and Non-local Permits.** The applicant shall certify and provide documentation to the City Engineer that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

- D. *Stormwater Management Inspection and Maintenance Agreements.* Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder and for which the City requires ongoing maintenance (as defined in the stormwater management manual), the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the City, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

The inspection and maintenance agreement, if applicable, must be approved by the City Engineer prior to plan approval, and recorded in the deed records upon final plat approval.

The inspection and maintenance agreement shall identify by name or official title the person(s) responsible for carrying out the inspection and maintenance. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor owner. If portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to pass the inspection and maintenance responsibility to the appropriate successors in title. These arrangements shall designate for each portion of the site, the person to be permanently responsible for its inspection and maintenance.

As part of the inspection and maintenance agreement, a schedule shall be developed for when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof.

In addition to enforcing the terms of the inspection and maintenance agreement, the City may also enforce all of the provisions for ongoing inspection and maintenance in Section 3.3.8 of this ordinance.

The City, in lieu of an inspection and maintenance agreement, may accept dedication of any existing or future stormwater management facility for maintenance, provided such facility meets all the requirements of this ordinance and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance. The City may refuse to accept dedication of any existing or future stormwater management facility if the City Engineer determines that accepting the facility is not in the best interest of the City due to maintenance costs or other factors.

- E. *Performance and Maintenance Bonds.* The Stormwater Management Manual may require performance and/or maintenance bonds for stormwater management facilities or practices and define the bond amounts.

F. *Application Procedure.*

1. Applications for land development permits shall be filed with the Community Development Department in accordance with Section 4.4.3 *Land Disturbance Permits*.
2. Permit applications shall include the items set forth in Section 3.3.3.A. above (two copies of the stormwater management plan and the inspection maintenance agreement, if applicable, shall be included).
3. Upon a finding by the City Engineer that the permit application, stormwater management plan and inspection and maintenance agreement, if applicable, meet the requirements of this ordinance, the City Engineer will approve the plans. The land disturbance permit may then be issued by the Community Development Department, provided all other legal requirements for the issuance of such permit have been met.
4. Notwithstanding the issuance of the permit, in conducting the land development project, the applicant or other responsible person shall be subject to the following requirements:
  - a. The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be done according to the approved plan;
  - b. The land development project shall be conducted only within the area specified in the approved plan;

- c. The City shall be allowed to conduct periodic inspections of the project;
- d. No changes may be made to an approved plan without review and written approval by the City; and,
- e. Upon completion of the project, the applicant or other responsible person shall submit the engineer's report and certificate and as-built plans required by Section 3.3.5.B.

G. *Modifications for Off-Site Facilities.* The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional facility. The off-site or regional facility must be located on property legally dedicated for the purpose, must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices and there must be a legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility. In addition, on-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility.

A stormwater management plan must be submitted to the City Engineer which shows the adequacy of the off-site or regional facility.

To be eligible for a modification, the applicant must demonstrate to the satisfaction of the City Engineer that the use of an off-site or regional facility will not result in the following impacts to upstream or downstream areas:

- 1. Increased threat of flood damage to public health, life, and property;
- 2. Deterioration of existing culverts, bridges, dams, and other structures;
- 3. Accelerated streambank or streambed erosion or siltation;
- 4. Degradation of in-stream biological functions or habitat; or
- 5. Water quality impairment in violation of State water quality standards, and/or violation of any state or federal regulations.

### **3.3.4 Post-development stormwater management performance criteria.**

The following performance criteria shall be applicable to all stormwater management plans, unless otherwise provided for in this ordinance:

- A. *Water Quality.* All stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with this requirement if:
  - 1. It is sized to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual;
  - 2. Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual; and,
  - 3. Runoff from hotspot land uses and activities identified by the Engineering/Public Works Department are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices.
- B. *Stream Channel Protection.* Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:
  - 1. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer;
  - 2. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event, this requirement may be adjusted or waived by the City Engineer for sites that discharge directly



into larger streams, rivers, wetlands, or lakes, or to a man-made channel or conveyance system where the reduction in these flows will not have an impact on upstream or downstream streambank or channel integrity;

3. Erosion prevention measures such as energy dissipation and velocity control.
- C. *Overbank Flooding Protection.* Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour return frequency storm event. If control of the 1-year, 24-hour storm under Section 3.3.4.B. is exempted, then peak discharge rate attenuation of the 2-year through the 25-year return frequency storm event must be provided. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.
  - D. *Extreme Flooding Protection.* Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that flooding is not exacerbated. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.
  - E. *Structural Stormwater Controls.* All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual. All structural stormwater controls must be designed appropriately to meet their intended function. For other structural stormwater controls not included in the Georgia Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from City Engineer before being included in the design of a stormwater management system. In addition, if hydrologic or topographic conditions, or land use activities warrant greater control than that provided by the minimum control requirements, the City Engineer may impose additional requirements deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency, and rate of stormwater runoff or increased nonpoint source pollution loads created on the site in question.

Applicants shall consult the Georgia Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting and locating a structural stormwater control.
  - F. *Stormwater Credits for Nonstructural Measures.* The use of one or more site design measures by the applicant may allow for a reduction in the water quality treatment volume required under Section 3.3.4.A. The applicant may, if approved by the City Engineer, take credit for the use of stormwater better site design practices and reduce the water quality volume requirement. For each potential credit, there is a minimum set of criteria and requirements which identify the conditions or circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the Georgia Stormwater Management Manual.
  - G. *Drainage System Guidelines.* Stormwater conveyance facilities, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters shall be provided when necessary for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance facilities that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the following requirements:
    1. Methods to calculate stormwater flows shall be in accordance with the Stormwater Management Manual;

2. All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using the methods included in the Stormwater Management Manual; and,
  3. Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the Stormwater Management Manual.
- H. *Dam Design Guidelines.* Any land-disturbing activity that involves a site which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

### **3.3.5 Construction inspections of post-development stormwater management system.**

- A. *Inspections to Ensure Plan Compliance During Construction.* Periodic inspections of the stormwater management system construction shall be conducted by the staff of the Engineering/Public Works Department or conducted and certified by a professional engineer who has been approved by the Engineering/Public Works Department. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

All inspections shall be documented with written reports that contain the following information:

1. The date and location of the inspection;
2. Whether construction is in compliance with the approved stormwater management plan;
3. Variations from the approved construction specifications; and,
4. Any other variations or violations of the conditions of the approved stormwater management plan.

If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions.

- B. *Final Inspection and As Built Plans.* Upon completion of a project, and before a certificate of occupancy shall be granted, the applicant is responsible for certifying that the completed project is in accordance with the approved stormwater management plan. All applicants are required to submit actual "as built" plans for any stormwater management facilities or practices after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and practices and must be certified by a Professional Engineer. A final inspection by the Engineering/Public Works Department is required before the release of any performance securities can occur.

### **3.3.6 Stream buffer protection.**

- A. *Findings and Purposes.*

1. *Findings.* Whereas, the Engineering/Public Works Department of City of Alpharetta finds that buffers adjacent to streams provide numerous benefits including:
  - a. Protecting, restoring and maintaining the chemical, physical and biological integrity of streams and their water resources.
  - b. Removing pollutants delivered in urban stormwater.
  - c. Reducing erosion and controlling sedimentation.
  - d. Protecting and stabilizing stream banks.
  - e. Providing for infiltration of stormwater runoff.
  - f. Maintaining base flow of streams.
  - g. Contributing organic matter that is a source of food and energy for the aquatic ecosystem.
  - h. Providing tree canopy to shade streams and promote desirable aquatic habitat.
  - i. Providing riparian wildlife habitat.

- j. Furnishing scenic value and recreational opportunity.
  - k. Providing opportunities for the protection and restoration of greenspace.
2. *Purposes.* The purpose of this Ordinance is to protect the public health, safety, environment and general welfare; to minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality by provisions designed to:
- a. Create buffer zones along the streams of the City for the protection of water resources; and,
  - b. Minimize land development within such buffers by establishing buffer zone requirements and by requiring authorization for any such activities.
- B. *Applicability.* This ordinance shall apply to all land development activity on property containing a stream protection area. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under state law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under state law or from other applicable local, state or federal regulations.
1. *Grandfather Provisions.* This ordinance shall not apply to the following activities:
- a. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this ordinance.
  - b. Existing development and on-going land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable buffer requirements.
  - c. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this ordinance.
  - d. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two years of the effective date of this ordinance.
  - e. Grandfathering provisions only apply to Section 3.3.6 Stream Buffer Protection.
2. *Exemptions.* The following specific activities are exempt from this ordinance. After the effective date of this ordinance, it shall apply to new subdividing and platting activities. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section C below. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.
- a. Activities for the purpose of building one of the following:
    - (1) A stream crossing by a driveway, transportation route or utility line;
    - (2) Public water supply intake or public wastewater outfall structures;
    - (3) Intrusions necessary to provide access to a property;
    - (4) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
    - (5) Unpaved foot trails and paths;
    - (6) Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used;
    - (7) The City of Alpharetta Greenway system.
  - b. Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank.



This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Item a., above.

- c. Land development activities within a right-of-way existing at the time this ordinance takes effect or approved under the terms of this ordinance.
- d. Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
- e. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Engineering/Public Works Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the City Engineer to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
- f. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land-disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

**C. Land Development Requirements.**

1. **Buffer and Setback Requirements.** All land development activity subject to this ordinance shall meet the following requirements:
  - a. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of a non-perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
  - b. An undisturbed natural vegetative buffer shall be maintained for 100 feet, measured horizontally, on both banks (as applicable) of a perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 50 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback. If approved by the City Engineer, the buffer requirement may be achieved by maintaining an average of width of 100 feet and a minimum distance of 50 feet from each side of the stream as measured horizontally from the top of the stream bank. If approved by the City Engineer, the setback may be achieved by restricting the construction of any impervious surface within an average setback of 150 feet on each side of the stream and a minimum distance of 75 feet as measured horizontally from the top of the stream bank. No averaging shall be allowed on the following:
    - (1) Big Creek.
    - (2) Foe Killer Creek.
    - (3) Any perennial stream within a seven (7) mile radius upstream of the Roswell water supply intake protected pursuant to Section 3.3.12.
  - c. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

- d. No solid fences greater than four (4) feet in height are permitted within the buffer. Fences that are not private in nature (such as split rail) may be allowed for the delineation of property or other purposes not intended to disturb the buffer area.
2. *Variance Procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:
- a. Where a parcel was platted prior to the effective date of this ordinance, and its shape, topography or other existing physical condition prevents land development consistent with this ordinance, and the City of Alpharetta finds and determines that the requirements of this ordinance prohibit the otherwise lawful use of the property by the owner, the City Engineer may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.
  - b. Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:
    - (1) When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.
    - (2) Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when, following adoption of this ordinance, actions of any property owner of a given property have created conditions of a hardship on that property.
  - c. At a minimum, a variance request shall include the following information:
    - (1) A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
    - (2) A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
    - (3) A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
    - (4) Documentation of unusual hardship should the buffer be maintained;
    - (5) At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
    - (6) A calculation of the total area and length of the proposed intrusion;
    - (7) A stormwater management site plan, if applicable; and,
    - (8) Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
  - d. The following factors will be considered in determining whether to issue a variance:
    - (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
    - (2) The locations of all streams on the property, including along property boundaries;
    - (3) The location and extent of the proposed buffer or setback intrusion; and,
    - (4) Whether alternative designs are possible which require less intrusion or no intrusion;
    - (5) The long-term and construction water-quality impacts of the proposed variance;

- (6) Whether issuance of the variance is at least as protective of natural resources and the environment.

D. *Additional Information Requirements for Development on Buffer Zone Properties.* All buffer and setback areas must be recorded on the final plat of the property following plan approval. Any permit applications for property requiring buffers and setbacks hereunder must include the following:

1. A site plan showing:
  - a. The location of all streams on the property;
  - b. Limits of required stream buffers and setbacks on the property;
  - c. Buffer zone topography with contour lines at no greater than (2) two-foot contour intervals;
  - d. Delineation of forested and open areas in the buffer zone;
  - e. Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback; and
  - f. Location of the floodplain;
2. A description of all proposed land development within the buffer and setback; and,
3. Any other documentation that the City of Alpharetta may reasonably deem necessary for review of the application and to insure that the buffer zone ordinance is addressed in the approval process.

E. *Responsibility.* Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the provisions of this ordinance shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon the City of Alpharetta, its officers or employees, for injury or damage to persons or property.

F. *Inspection.* The City may cause inspections of the work in the buffer or setback to be made periodically during the course thereof and shall make a final inspection following completion of the work. The permittee shall assist the City in making such inspections. The City shall have the authority to conduct such investigations as it may reasonably deem necessary to carry out its duties as prescribed in this ordinance, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area.

No person shall refuse entry or access to any authorized representative or agent who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out official duties.

### **3.3.7 Wetlands.**

#### **A. Definitions.**

*Wetlands.* Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

*Generalized Wetlands Map.* The current U.S. fish and Wildlife Service National Wetlands Inventory maps for the City of Alpharetta, Georgia.

*Jurisdictional Wetlands.* An area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.



*Jurisdictional Wetland Determination.* A delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, 33 U.S.C. § 1344, as amended.

*Regulated Activity.* Any activity that will, or which may reasonably be expected to, result in the discharge of dredged or fill material into waters of the U.S. excepting those activities exempted in Section 404 of the Federal Clean Water Act.

- B. *Establishment of the Wetlands Protection District.* The Wetlands Protection District is hereby established which shall correspond to all lands within the jurisdiction of the City of Alpharetta Georgia that are mapped as wetland areas by the U.S. Fish and Wildlife Service National Wetlands Inventory Maps. This map shall be referred to as the Wetlands Map and is hereby adopted by reference and declared to be a part of this ordinance, together with all explanatory matter thereon and attached thereto.

The Wetlands Map does not represent the boundaries of jurisdictional wetlands and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

- C. *Protection Criteria.* No regulated activity will be permitted within the Wetlands Protection District without a permit from the City of Alpharetta. If the area proposed for development is located within 50 feet of a Wetlands Protection District boundary, as determined by the Director using the Generalized Wetlands Map, a U.S. Army Corps of Engineers determination shall be required. If the Corps determines that wetlands are present on the proposed development site, the local permit or permission will not be granted until a Section 404 Permit or Letter of Permission is issued.

The filling in of established lakes, ponds and wetlands is discouraged.

- D. *Permitted Uses.* The following uses shall be allowed as of right within the Wetlands Protection District to the extent that they are not prohibited by any other ordinance or law, including laws of trespass, and provided they do not require structures, grading, fill, draining, or dredging except as provided herein.
1. Conservation or preservation of soil, water, vegetation, fish and other wildlife, provided it does not affect waters of Georgia or of the United States in such a way that would require an individual 404 Permit.
  2. Outdoor passive recreational activities, including fishing, bird watching, hiking, boating, horseback riding, and canoeing.
  3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission and as specified in Section 404 of the Clean Water Act.
  4. The cultivation of agricultural crops. Agricultural activities shall be subject to best management practices approved by the Georgia Department of Agriculture.
  5. The pasturing of livestock, provided that riparian wetlands are protected, that soil profiles are not disturbed and that approved agricultural Best Management Practices are followed.
  6. Education, scientific research, and nature trails.
- E. *Prohibited Uses.* The following uses are not permitted within the Wetlands Protection District.
1. Receiving areas for toxic or hazardous waste or other contaminants;
  2. Hazardous or sanitary waste landfills;
- F. *Administration, plan review, and permitting procedures are provided for in Section 4.4 of this code.*

### **3.3.8 Ongoing inspection and maintenance of stormwater facilities and practices.**

- A. *Long-Term Maintenance Inspection of Stormwater Facilities and Practices.* Stormwater management facilities and practices included in a stormwater management plan which are subject to an inspection

and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the agreement, the plan and this ordinance.

A stormwater management facility or practice shall be inspected on a periodic basis by the responsible person in accordance with the approved inspection and maintenance agreement. In the event that the stormwater management facility has not been maintained and/or becomes a danger to public safety or public health, the City Engineer shall notify the person responsible for carrying out the maintenance plan by registered or certified mail to the person specified in the inspection and maintenance agreement. The notice shall specify the measures needed to comply with the agreement and the plan and shall specify the time within which such measures shall be completed. If the responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Engineering/Public Works Department may correct the violation as provided in Subsection D hereof.

Inspection programs by the Engineering/Public Works Department may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management facilities; and evaluating the condition of stormwater management facilities and practices.

- B. *Right-of-Entry for Inspection.* The terms of the inspection and maintenance agreement shall provide for representatives of the City to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.
- C. *Records of Maintenance Activities.* Parties responsible for the operation and maintenance of a stormwater management facility shall provide records of all maintenance and repairs to the Engineering/Public Works Department.
- D. *Failure to Maintain.* If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Engineering/Public Works Department, after thirty (30) days written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The City may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property, and may be placed on the ad valorem tax bill for such property and collected in the ordinary manner for such taxes.
- E. *Maintenance Responsibility.* For all existing and new development the following maintenance responsibilities shall apply:
  - 1. Any stormwater management facility which services individual subdivisions shall be privately owned with routine maintenance provided for by the owner(s). In subdivisions with an established homeowners association, the homeowners association shall be responsible for routine maintenance. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and other maintenance.
  - 2. Any stormwater management facility which services an individual subdivision in which the facility is within designated open areas or an amenity with an established homeowners association shall be privately owned and maintained. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and emergency maintenance.
  - 3. Any stormwater management facility which services commercial and industrial development shall be privately owned and maintained. The City shall reserve the right, but not the duty to enter the premises for emergency repairs.
  - 4. All other stormwater management facilities, including regional stormwater detention, shall be publicly owned and/or maintained only if accepted for maintenance by the City.

5. The director may require dedication of privately owned stormwater facilities, which discharge to the City's stormwater system, to the City.
6. Drainage easements where a subdivision is traversed by a water course, drainage way, natural stream or channel off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner for the purpose of maintaining the free flow of water. The owner shall be required to keep the easement free of obstructions and will maintain same in such a way as to assure free and maximum flow at all times.

### **3.3.9 Illegal connection.**

#### **A. Findings.** It is hereby determined that:

Discharges to the City of Alpharetta's separate storm sewer system that are not composed entirely of stormwater runoff contribute to increased nonpoint source pollution and degradation of receiving waters;

These non-stormwater discharges occur due to spills, dumping and improper connections to the City's separate storm sewer system from residential, industrial, commercial or institutional establishments.

These non-stormwater discharges not only impact waterways individually, but geographically dispersed, small volume non-stormwater discharges can have cumulative impacts on receiving waters.

The impacts of these discharges adversely affect public health and safety, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These impacts can be minimized through the regulation of spills, dumping and discharges into the City's separate storm sewer system;

Localities in the State of Georgia are required to comply with a number of State and Federal laws, regulations and permits which require a locality to address the impacts of stormwater runoff quality and nonpoint source pollution due to improper non-stormwater discharges to the City's separate storm sewer system;

Therefore, the City of Alpharetta adopts this ordinance to prohibit such non-stormwater discharges to the City's separate storm sewer system. It is determined that the regulation of spills, improper dumping and discharges to the City's separate storm sewer system is in the public interest and will prevent threats to public health and safety, and the environment.

#### **B. Purpose and Intent.** The purpose of this ordinance is to protect the public health, safety, environment and general welfare through the regulation of non-stormwater discharges to the City's separate storm sewer system to the maximum extent practicable as required by Federal law. This ordinance establishes methods for controlling the introduction of pollutants into the City's separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are to:

1. Regulate the contribution of pollutants to the City's separate storm sewer system by any person;
2. Prohibit illicit discharges and illegal connections to the City's separate storm sewer system;
3. Prevent non-stormwater discharges, generated as a result of spills, inappropriate dumping or disposal, to the City's separate storm sewer system; and,
4. To establish legal authority to carry out all inspection, surveillance, monitoring and enforcement procedures necessary to ensure compliance with this ordinance;
5. No variances shall be granted to illicit discharge or illegal connection.

#### **C. Prohibition of Illicit Discharges.** No person shall throw, drain, run, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into any component of the City of Alpharetta separate storm sewer system, or to cause permit or suffer to be thrown, drained, run, or allow to seep or otherwise discharge, into such system, any pollutants or waters containing any pollutants, other than stormwater.



1. The following discharges are exempt from the prohibition provision above:
  - a. Water line flushing performed by a government agency, other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, natural riparian habitat or wetland flows, and any other water source not containing pollutants;
  - b. Discharges or flows from firefighting, and other discharges specified in writing by the City of Alpharetta as being necessary to protect public health and safety;
  - c. The prohibition provision above shall not apply to any non-stormwater discharge permitted under an NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval from the City Engineer has been granted for any discharge to the City's separate storm sewer system.
- D. *Prohibition of Illegal Connections.* The construction, connection, use, maintenance or continued existence of any illegal connection to the City's separate storm sewer system is prohibited.
  1. This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
  2. A person violates this ordinance if the person connects a line conveying sewage to the City's separate storm sewer system, or allows such a connection to continue.
  3. The person responsible for any connection in violation of this Ordinance shall immediately cause the illegal connection to be disconnected and redirected, if necessary to Fulton County's sanitary sewer system upon approval by the Director of Fulton County's sanitary sewer department or an approved onsite wastewater management system. Such person shall provide the City Engineer with written confirmation that the connection has been disconnected, and, if necessary, redirected to Fulton County sanitary sewer.
  4. Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the City Engineer requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the City Engineer.
- E. *Industrial or Construction Activity Discharges.* Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to allowing discharges to the City's separate storm sewer system.
- F. *Access and Inspection of Properties and Facilities.* Representatives of the City shall be permitted to enter and inspect properties and facilities at reasonable times as often as may be necessary to determine compliance with this ordinance.
  1. If a property or facility has security measures in force which require proper identification and clearance before entry into its premises, the owner or operator shall make the necessary arrangements to allow access to representatives of the City.
  2. The owner or operator shall allow representatives of the City ready access to all parts of the premises for the purposes of inspection, sampling, photography, videotaping, examination and copying of any records that are required under the conditions of an NPDES permit to discharge stormwater.

3. The City shall have the right to set up on any property or facility such devices as are necessary in the opinion of representatives of the City to conduct monitoring and/or sampling of flow discharges.
  4. The City may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the Engineering/Public Works Department. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense. All devices used to measure flow and quality shall be calibrated to ensure their accuracy.
  5. Any temporary or permanent obstruction to safe and easy access to the property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the City Engineer and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.
  6. Unreasonable delays in allowing representatives of the City access to a facility is a violation of this ordinance.
  7. If a representative of the City has been refused access to any part of the premises from which stormwater is discharged, and the representative of the City is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the representative of the City may seek issuance of a search warrant from any court of competent jurisdiction.
- G. *Notification of Accidental Discharges and Spills.* Notwithstanding other requirements of law, as soon as any person responsible for a facility, activity or operation, or responsible for emergency response for a facility, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges from that facility or operation which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the City's separate storm sewer system, State Waters, or Waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release so as to minimize the effects of the discharge.

Said person shall notify the Engineering/Public Works Department by phone, facsimile, or in person within 24 hours of the nature, quantity and time of occurrence of the discharge. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Engineering/Public Works Department within three business days of the phone or in person notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years. Said person shall also take immediate steps to ensure no recurrence of the discharge or spill.

In the event of such a release of hazardous materials, emergency response agencies and/or other appropriate agencies shall be immediately notified.

Failure to provide notification of a release as provided above is a violation of this ordinance.

### **3.3.10 Variances from requirements.**

- A. The City Engineer may grant a variance in accordance with Section 5.2 if exceptional circumstances applicable to a site exist such that strict adherence to the provisions of this Ordinance will result in unnecessary hardship and will not fulfill the intent of the Ordinance.
- B. In order to have a variance considered, the applicant shall submit a written request to the City Engineer identifying the specific variance sought and the reasons that the variance should be granted. The written request shall include supporting data and all other information necessary to evaluate the proposed variance.
- C. The City Engineer will conduct a review of the request for a variance within fifteen (15) working days of receiving the request.

### 3.3.11 Conservation subdivision.

#### A. *Purposes.*

1. To provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure.
2. To provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land.
3. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
4. To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
5. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
6. To promote interconnected greenways and corridors throughout the community.
7. To promote contiguous greenspace with adjacent jurisdictions.
8. To encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood.
9. To encourage street designs that reduce traffic speeds and reliance on main arteries.
10. To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles.
11. To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
12. To preserve important historic and archaeological sites.
13. No variances shall be granted to conservation subdivisions.

#### B. *General Regulations.*

1. *Applicability of Regulations.* This Conservation Subdivision option is available in the Residential Estate (RE) zoning district as a use by right. Applicant shall comply with all other provisions of the zoning code and all other applicable laws, except those that are incompatible with the provisions contained herein.
2. *Ownership of Development Site.* The tract of land to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.
3. *Housing Density Determination.* The maximum number of lots in the Conservation Subdivision shall be determined by either of the following two methods, at the discretion of the City:
  - a. *Calculation:* The maximum number of lots is determined by dividing the area of the tract of land by the minimum lot size specified in the underlying zoning. In making this calculation, the following shall not be included in the total area of the parcel:
    - (1) Slopes over 25 percent of at least 5,000 square feet contiguous area;
    - (2) The 100-year floodplain;
    - (3) Bodies of open water over 5,000 square feet contiguous area;



- (4) Wetlands that meet the definition of the Army Corps of Engineers pursuant to the Clean Water Act;
- (5) Anticipated right-of-way needs for roads and utilities; or,
- (6) Required stream buffers.

C. *Application Requirements.*

1. *Site Analysis Map Required.* Concurrent with the submission of a preliminary plat, Applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed Open Space will meet the requirements of this article. The preliminary plat shall include the following features, in addition to the other requirements of this document.
  - a. Property boundaries;
  - b. All streams, rivers, lakes, wetlands and other hydrologic features;
  - c. Topographic contours of no less than 10-foot intervals;
  - d. All Primary and Secondary Conservation Areas labeled by type, as described in Section 4 of this Article;
  - e. General vegetation characteristics;
  - f. General soil types;
  - g. The planned location of protected Open Space;
  - h. Existing roads and structures; and,
  - i. Potential connections with existing greenspace and trails.
2. *Open Space Management Plan Required.* An open space management plan, as described in Section 4, shall be prepared and submitted prior to the approval of the preliminary plat.
3. *Instrument of Permanent Protection Required.* An instrument of permanent protection, such as a conservation easement or permanent restrictive covenant and as described in Subsection D below, shall be placed on the Open Space concurrent with the issuance of a land disturbance permit.
4. *Other Requirements.* The Applicant shall adhere to all other applicable requirements of the underlying zoning and the Unified Development Code.

D. *Open Space.*

1. *Definition.* Open Space is the portion of the conservation subdivision that has been set aside for permanent protection. Activities within the Open Space are restricted in perpetuity through the use of an approved legal instrument.
2. *Standards to Determine Open Space.*
  - a. The minimum restricted Open Space shall comprise at least 40% of the gross tract area.
  - b. The following are considered Primary Conservation Areas and are required to be included within the Open Space, unless the Applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:
    - (1) The regulatory 100-year floodplain;
    - (2) Buffer zones of at least 75 ft. width along all perennial and intermittent streams;
    - (3) Slopes above 25 percent of at least 5,000 square feet contiguous area;
    - (4) Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act;

- (5) Populations of endangered or threatened species, or habitat for such species; and,
  - (6) Archaeological sites, cemeteries and burial grounds.
- c. The following are considered Secondary Conservation Areas and should be included within the Open Space to the maximum extent feasible:
- (1) Important historic sites;
  - (2) Existing healthy, native forests of at least one acre contiguous area;
  - (3) Individual existing healthy trees greater than 8 inches caliper, as measured from their outermost drip line;
  - (4) Other significant natural features and scenic viewsheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads;
  - (5) Prime agricultural lands of at least five acres contiguous area; and,
  - (6) Existing trails that connect the tract to neighboring areas.
- d. Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected Open Space but cannot be counted towards the 40 percent minimum area requirement (exception: historic structures and existing trails may be counted). Large areas of impervious surface shall be excluded from the Open Space.
- e. At least 75 percent of the Open Space shall be in a contiguous tract. The Open Space should adjoin any neighboring areas of Open Space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected Open Space.
- f. The Open Space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the Open Space.
3. *Permitted Uses of Open Space.* Uses of Open Space may include the following:
- a. Conservation of natural, archeological or historical resources;
  - b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
  - c. Walking or bicycle trails, provided they are constructed of porous paving materials;
  - d. Passive recreation areas;
  - e. Active recreation areas, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal. Active recreation areas may include impervious surfaces. Active recreation areas in excess of this limit must be located outside of the protected Open Space;
  - f. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, such activities are not conducted within Primary Conservation Areas, and such activities are in compliance with this ordinance;
  - g. Nonstructural stormwater management practices, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal;
  - h. Easements for drainage, access, and underground utility lines, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal; or
  - i. Other conservation-oriented uses compatible with the purposes of this ordinance.

4. *Prohibited uses of Open Space.*

- a. Golf courses;
- b. Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections;
- c. Agricultural and forestry activities not conducted according to accepted Best Management Practices; and,
- d. Other activities as determined by the Applicant and recorded on the legal instrument providing for permanent protection.

5. *Ownership and Management of Open Space.*

- a. Ownership of Open Space. The applicant must identify the owner of the Open Space who is responsible for maintaining the Open Space and facilities located thereon. If a Homeowners Association is the owner, membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. If a Homeowners Association is the owner, the Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the Open Space and any facilities located thereon shall be borne by the owner.
- b. Management Plan. Applicant shall submit a Plan for Management of Open Space and Common Facilities ("Plan") that:
  - (1) Allocates responsibility and guidelines for the maintenance and operation of the Open Space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
  - (2) Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the Open Space and outlines the means by which such funding will be obtained or provided;
  - (3) Provides that any changes to the Plan be approved by the Board of Commissioners; and,
  - (4) Provides for enforcement of the Plan.
- c. In the event the party responsible for maintenance of the Open Space fails to maintain all or any portion in reasonable order and condition, the City may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the owner, Homeowner's Association, or to the individual property owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

6. *Legal Instrument for Permanent Protection.*

- a. The Open Space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:
  - (1) A permanent conservation easement in favor of either:
    - (i) A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
    - (ii) A governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance.



If the entity accepting the easement is not the City, then a third right of enforcement favoring the City shall be included in the easement;

- (2) A permanent restrictive covenant for conservation purposes in favor of a governmental entity; or,
  - (3) An equivalent legal tool that provides permanent protection, if approved by the City.
- b. The instrument for permanent protection shall include clear restrictions on the use of the Open Space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the Applicant chooses to place on the use of the Open Space.

### **3.3.12 Water supply watershed protection.**

#### **A. Definitions.**

*Buffer.* A natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas, located adjacent to reservoirs or perennial streams within a water supply watershed.

*Corridor.* All land within the buffer areas established adjacent to reservoirs or perennial streams within a water supply watershed and within other setback areas specified in Section IV of this ordinance.

*Impervious Surface.* A man-made structure or surface that prevents the infiltration of storm water into the ground below the structure or surface. Examples are buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

*Perennial Stream.* A stream that flows throughout the whole year as indicated on a USGS Quad map.

*Small Water Supply Watershed.* A watershed that contains less than 100 square miles of land within the drainage basin upstream of a governmentally owned public drinking water supply intake.

*Utility.* Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, stormwater systems and railroads or other utilities identified by a local government.

*Water Supply Watershed.* The area of land upstream of a governmentally owned public drinking water intake.

- B. *Establishment of a Water Supply Watershed District.* The Roswell Water Supply Watershed District is hereby designated and shall comprise the land that drains to City of Roswell water intake at Big Creek. The boundary of this overlay is defined by the ridgeline of the watershed and the boundary of a radius of seven (7) miles upstream of the Roswell Water Supply Intake. This overlay is delineated and defined on the Water Supply Watershed Protection District Map of The City of Alpharetta, hereafter referred to as The Map. The Map is hereby incorporated into and made a part of this ordinance by reference.

The Roswell Intake is within a small water supply watershed. An intake for the City of Roswell Georgia is located on Big Creek. This Water Supply Watershed does not contain a reservoir.

- C. *Protection Criteria.* The following regulations shall apply to the Roswell Water Supply Watershed within the City of Alpharetta as identified on the Map. Stream buffer requirements are also established as part of the City of Alpharetta Soil Erosion and Sedimentation Control Ordinance and the Stormwater Owner Ordinance. In areas of conflict, the stricter Ordinance will prevail.

1. The corridors of all perennial streams within a seven mile radius upstream of the Roswell water supply intake must be protected by the following criteria:
  - a. A buffer shall be maintained for a distance of 100-feet on both sides of the stream as measured from the stream banks.
  - b. No impervious surface shall be constructed within a 150-foot setback area on both sides of the stream as measured from the stream banks. Septic tanks and septic tank drain fields are prohibited in the 150-foot setback area.

2. The corridors of all perennial streams outside a seven-mile radius upstream of the Roswell water supply intake must be protected by the following criteria:
    - a. A buffer shall be maintained for a distance of 50-feet on both sides of the stream as measured from the stream banks.
    - b. No impervious surface shall be constructed within a 75-foot setback area on both sides of the stream as measured from the stream banks. Septic tanks and septic tank drain fields are prohibited in the 75-foot setback area.
  3. The impervious surface area of facilities, including all public and private structures and utilities, within the water supply watershed shall be limited to 25% of the total area within the development, or the existing use, whichever is greater. The total amount of impervious area may exceed the 25% impervious limit if the following conditions are met and approved by the City Engineer.
    - a. The impervious surface area of facilities, including all public and private structures and utilities, within the water supply watershed shall be limited to 25% of the total area within the development, or the existing use, whichever is greater. All impervious surfaces must be included in the determination of the total impervious surface density of the City.
    - b. If the pending Big Creek Watershed Study recommendations are formally adopted by all of the local governments within the watershed, then the following approach may be considered: the total amount of impervious area may exceed the 25% impervious limit if the following conditions are met and approved by the City Engineer. The total directly connected impervious surface area within the development shall not exceed 25%. Impervious can be considered disconnected from the drainage system if the runoff from the impervious surface flows over a minimum of 25 feet of pervious surface or if the runoff from 1.2 inches of rainfall is treated by the following water quality best management practices:
      - (1) Wet ponds (extended detention for less than 20 acres)—ED-micro pool.
      - (2) Wetlands—constructed.
      - (3) Infiltration Trenches.
      - (4) Dry Swales.
      - (5) Sand Filters.
      - (6) Bio-retention.
      - (7) Vegetated filtration Systems.
      - (8) Any other best management practice approved by the city Engineer.
  4.
    - a. New facilities which handle hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and amounts of 10,000 pounds or more on any one day, shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements or the requirements of the Standard Fire Prevention Code.
    - b. New sanitary landfills are allowed only if they have synthetic liners and leachate collection systems.
    - c. New hazardous waste treatment or disposal facilities are prohibited.
- D. *Exemptions.* The following uses shall be exempted:
1. Land uses existing prior to the adoption of this ordinance.
  2. Mining activities permitted by the Department of Natural Resources under the Surface Mining Act.
  3. Utilities from the stream corridor buffer and setback area provisions in accordance with the following conditions if the utilities to be located in the buffer or setback areas cannot feasibly be located outside these areas:

- a. The utilities shall be located as far from the stream bank as reasonably possible.
    - b. The installation and maintenance of the utilities shall be such to protect the integrity of the buffer and setback areas as best as reasonably possible.
    - c. The utilities shall not impair the quality of the drinking water stream.
  - 4. Specific forestry and agricultural activities in the stream corridor buffer and setback areas in accordance with the following conditions:
    - a. The activity shall be consistent with best management practices established by the Georgia Forestry Commission or the Georgia Department of Agriculture.
    - b. The activity shall not impair the quality of the drinking water stream.
  - E. *Administration.* Administration, enforcement, review and permitting shall be as per Section 4.4 of this Code.
- All development activities or site work conducted after approval of the site plan shall conform to the specifications of said site plan. Changes to the approved plans must be approved by the Director.
- The following activities and developments are exempt from the requirement for detailed site plans:
- 1. Detached 'For-Sale' dwellings constructed within a subdivision of fewer than five parcels.
  - 2. Repairs to a facility that is part of a previously approved and permitted development.
  - 3. Construction of minor structures, such as sheds or additions to residences.
  - 4. Commercial development of under 800 square feet within the Central Business District.
- F. *Suspension, Revocation.* The Director may suspend or revoke a permit if she finds that the applicant has not complied with the conditions or limitations set forth in the permit or has exceeded the scope of the work set forth in the permit.

### **3.3.13 Groundwater recharge areas.**

#### **A. Definitions.**

*Aquifer.* Any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

*Drastic.* The standardized system for evaluating groundwater pollution potential using the hydro geologic settings described in U.S. Environmental Protection Agency document EPA-600-2-87-035.

*Pollution Susceptibility.* The relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, application of chemicals and other human activities in the recharge area.

*Pollution Susceptibility Map.* The relative vulnerability to pollution prepared by the Department of Natural Resources, using the DRASTIC methodology. (Georgia Department of Natural Resources Hydrologic Atlas 20: Groundwater Pollution Susceptibility Map of Georgia)

*Recharge Area.* Any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer.

*Significant Recharge Areas.* Those areas mapped by the Georgia Department of Natural Resources in Hydrologic Atlas 18 (1989 edition).

*Establishment of the Groundwater Recharge Area Protection District.* The Groundwater Recharge Area District is hereby established which shall correspond to all lands within the jurisdiction of the City of Alpharetta, Georgia that are mapped as significant recharge areas by the Georgia Department of Natural Resources in Hydrologic Atlas 18, 1989 edition. Said map is hereby adopted and made a part of this ordinance.



*Determination of Pollution Susceptibility.* Each recharge area shall be determined to have a pollution susceptibility of high, medium, or low based on the Georgia Pollution Susceptibility Map, Hydrologic Atlas 20, 1992 edition. Said map is hereby adopted and made a part of this ordinance.

B. Protection Criteria.

1. No construction may proceed on a building to be served by a septic tank unless the Fulton County Health Department approves the proposed septic tank installations as meeting the requirements of the Georgia Department of Human Resource for On-Site Sewage Management (hereinafter DHR Manual), and Sections B. and C. below.
2. New homes served by a septic tank/drain field system shall be on lots having minimum size limitations as follows, based on application of Table MT-1 of the DHR Manual (hereinafter DHR Table MT-1). The minimums set forth in Table MT-1 may be increased further based on consideration of other factors (set forth in Sections A—F) of the DHR Manual.
  - a. 150% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a high pollution susceptibility area;
  - b. 125% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a medium pollution susceptibility area;
  - c. 110% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a low pollution susceptibility area.
3. New agricultural waste impoundment sites shall be lined if they are within a high pollution susceptibility area; a medium pollution susceptibility area and exceed 15 acres; or a low pollution susceptibility area and exceed 50 acres. As a minimum, the liner shall be constructed of compacted clay having a thickness of one-foot and a vertical hydraulic conductivity of less than  $5 \times 10^{-7}$  cm/sec or other criteria established by the Natural Resource and Conservation Service.
4. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. Such tanks used for agricultural purposes are exempt, provided they comply with all federal requirements.
5. New facilities that handle hazardous materials of the types listed in section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and in amounts of 10,000 pounds or more on any one day shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements and local fire code requirements.
6. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.

C. Exemptions.

1. Any lot of record approved prior to the adoption of this ordinance is exempt from the minimum lot size requirements contained in [Article IV] Sections IV.B. and C. of this ordinance.

D. Administration, plan review and permitting procedures are provided for in Section 4.4 of this Code.

1. The following activities and developments are exempt from the requirement for detailed site plans:
  - a. Detached 'For-Sale' dwellings constructed within a subdivision of fewer than five parcels.
  - b. Repairs to a facility that is part of a previously approved and permitted development.
  - c. Construction of minor structures, such as sheds or additions to residences.

**3.3.14 Violations, enforcement and penalties.**

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in

this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Ordinance. Any person who has violated or continues to violate the provisions of this ordinance, may be subject to the enforcement actions outlined in this Section or may be restrained by injunction or otherwise abated in a manner provided by law. The imposition of any of the penalties described below shall not prevent such equitable relief.

In the event the violation constitutes an immediate danger to public health or public safety, representatives of the City are authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The City is authorized to seek costs of the abatement as outlined in this Section.

- A. *Notice of Violation.* If the Engineering/Public Works Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

1. The notice of violation shall contain:

- a. The name and address of the owner or the applicant or the responsible person;
- b. The address or other description of the site upon which the violation is occurring;
- c. A statement specifying the nature of the violation;
- d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action [the City Engineer shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient) to cure the violation];
- e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed and the City's intended action; and
- f. A statement that the determination of violation may be appealed to the City of Alpharetta by filing a written notice of appeal within fifteen (15) days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient).

2. Such notice may require without limitation:

- a. The performance of monitoring, analyses, and reporting;
- b. The elimination of illicit discharges and illegal connections;
- c. That violating discharges, practices, or operations shall cease and desist;
- d. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
- e. Payment of costs to cover administrative and abatement costs; and,
- f. The implementation of pollution prevention practices.

- B. *Appeal of Notice of Violation.* Any person receiving a Notice of Violation may appeal the determination of the City Engineer in accordance with Section 4.5 Appeals.

- C. *Enforcement Measures After Appeal.* If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal, within ten (10) days

of the decision of the appropriate authority upholding the decision of the City Engineer, then representatives of the City may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth above.

- D. *Costs of Abatement of the Violation.* Within thirty (30) days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the assessment or to the amount of the assessment within fifteen (15) days of such notice. If the amount due is not paid within thirty (30) days after receipt of the notice, or if an appeal is taken, within thirty (30) days after a decision on said appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

Any person violating any of the provisions of this article shall become liable to the City by reason of such violation.

- E. *Penalties.* In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed.

1. *Stop Work Order*—The City Engineer may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.
2. *Withhold Certificate of Occupancy*—The City Engineer may refuse to approve a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
3. *Suspension, Revocation or Modification of Permit*—The City Engineer may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated [upon such conditions as the City Engineer may deem necessary] to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
4. *Penalties.*
  - a. Each violation of this Ordinance is subject to a penalty not to exceed two thousand dollars (\$2,000.00) or thirty (30) days in the City's jail.
    - (1) The City may institute appropriate actions or proceedings at law or equity for the enforcement of this Ordinance;
    - (2) Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, or other appropriate forms of remedy or relief;
    - (3) Each day of noncompliance is considered a separate offense; and
    - (4) Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation, including application for injunctive relief.
  - b. Any person who undertakes any development activity requiring a stormwater management plan hereunder without first submitting the plan for review and approval



shall pay to the City, in addition to any permit or inspection fee, an administrative fee of five thousand dollars (\$5,000.00).

- c. The determination by the City Engineer that a violation of this Ordinance has occurred shall be conclusive and final unless the accused violator submits a written request for a hearing within seven (7) days of the violation notice being served.
- F. *Violations Deemed a Public Nuisance.* In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this ordinance is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- G. *Remedies Not Exclusive.* The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable Federal, State or local law and the City of Alpharetta may seek cumulative remedies.

The City may recover attorney's fees, court costs, and other expenses associated with enforcement of this ordinance, including sampling and monitoring expenses.

## SECTION 3.1 - SITE GRADING AND LAND DISTURBANCE

### 3.1.1 Soil erosion and sedimentation control.

This Ordinance will be known as the "Alpharetta Soil Erosion and Sedimentation Control Ordinance".

- A. *Definitions.* The following definitions shall apply in the interpretation and enforcement of this Ordinance, unless otherwise specifically stated:

*Best Management Practices (BMPS).* ~~A collection of structural practices and vegetative measures which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6 subsection (b). These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the 'Manual for erosion and Sediment Control in Georgia' published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.~~

*Board.* The Board of Natural Resources.

*Buffer.* The area of land immediately adjacent to the banks of State Waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

*Certified Personnel.* A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

*Commission.* The Georgia Soil and Water Conservation Commission (GSWCC).

*CPESC.* Certified Professional in Erosion and Sediment control with current certification by EnviroCert, Inc. ~~Certified Professional in Erosion and Sediment Control Inc., a corporation registered in North Carolina,~~ which is also referred to as CPESC or CPESC, Inc.

*Cut.* A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface or excavated surface. Also known as excavation.

*Department.* The Georgia Department of Natural Resources (DNR).

*Design Professional.* A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by EnviroCert, Inc. ~~Certified Professional in Erosion and Sediment Control. Design Professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.~~

*Director.* The Director of the Environmental Protection Division of the Georgia Department of Natural Resources or an authorized representative.

*District.* The Fulton County Soil and Water Conservation District.

*Division.* The Environmental Protection Division (EPD) of the Georgia Department of Natural Resources.

*Drainage Structure.* A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

*Erosion.* The process by which land surface is worn away by the action of the wind, water, ice, or gravity.

*Erosion, Sedimentation and Pollution Control Plan.* A plan required by the Erosion and Sedimentation Act O.C.G.A. Chapter 12-7, that includes, as a minimum protection, at least as stringent as the State General Permit, best management practices, and requirements in Subsection 3.1.1.C. of this ordinance. A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity. Also known as the "plan".

*Fill.* A portion of land surface to which soil or other solid material has been added; the depth above the original ground.

*Final Stabilization.* All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region.) ~~equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region.~~ Final stabilization applies to each phase of construction.

*Finished Grade.* The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

*Grading.* Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

*Ground Elevation.* The original elevation of the ground surface prior to cutting or filling.

*Land-Disturbing Activity.* Any activity which may result in soil erosion from water or wind and the movement of sediments into State Waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in Subsection 3.1.1.B.5.

*Larger Common Plan of Development or Sale.* A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this Paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

*Local Issuing Authority.* The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. § 12-7-8.

*Metropolitan River Protection Act (MRPA).* A state law referenced as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

*Natural Ground Surface.* The ground surface in its original state before any grading, excavation, or filling.

*Nephelometric Turbidity Units (NTU).* Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

*NOI.* A Notice of Intent form provided by EPD for coverage under the State General Permit.

*NOT.* A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

*Operator.* The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the stormwater pollution prevention plan or to comply with other permit conditions.



*Outfall.* The location where stormwater in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

*Permit.* The authorization necessary to conduct a land-disturbing activity under the provisions of this Ordinance.

*Person.* Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of this State of Georgia, any interstate body or other legal entity.

*Phase or Phased.* Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

*Project.* The entire proposed development project regardless of the size of the area of land to be disturbed.

*Properly Designed.* Designed in accordance with the design requirements and specifications contained in the Manual for Erosion and Sediment Control in Georgia (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

*Qualified Personnel.* Any person who meets or exceeds the education and training requirements of O.C.G.A. § 12-7-19.

*Roadway Drainage Structure.* A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, plastic, steel, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

*Sediment.* Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.

*Sedimentation.* The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

*Soil and Water Conservation District Approved Plan.* An erosion and sedimentation control plan approved in writing by the Fulton County Soil and Water Conservation District.

*Stabilization.* The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

*State General Permit.* The National Pollution Discharge Elimination System general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

*State Waters.* Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

*Structural Erosion and Sedimentation Control Practices.* Practices for the stabilization of erodible or sediment producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such measures can be found in the publication Manual for Erosion and Sediment Control in Georgia.

*Trout Streams.* All streams or portions of streams within the watershed as designated by the Game and Fish Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. § 12-5-20 et seq., in the rules and regulations for Water Quality Control, Chapter 391-3-6 at [www.epd.georgia.gov](http://www.epd.georgia.gov). Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

*Vegetative Erosion and Sedimentation Control Measures.* Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

1. Permanent seeding, sprigging or planting, producing long-term vegetative cover; or
2. Temporary seeding, producing short-term vegetative cover; or
3. Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

*Watercourse.* Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

*Wetlands.* Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

B. *Exemptions.* This Ordinance shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

1. Surface mining, as the same is defined in O.C.G.A. § 12-4-72, "Mineral Resources and Caves Act";
2. Granite quarrying and land clearing for such quarrying;
3. Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences and other related activities which result in minor soil erosion;
4. The construction of 'For-Sale' dwellings when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this Subsection; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in Subsection 3.1.1.C. of this Ordinance and this Subsection. For residential construction covered by the provisions of this Subsection, there shall be a buffer zone between the residence and any State Waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least fifty (50) horizontal feet and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least fifty (50) horizontal feet but the Director may grant variances to no less than twenty-five (25) feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least twenty-five (25) horizontal feet and no variance to a smaller buffer shall be granted. The minimum requirements of Subsection 3.1.1.C. of this Ordinance and the buffer zones provided by this Section shall be enforced by the Local Issuing Authority;

5. Agricultural operations as defined in O.C.G.A. § 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
6. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in Paragraphs o. and p. of Subsection 3.1.1.C.3. of this Ordinance, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three (3) years after completion of such forestry practices;
7. Any project carried out under the technical supervision of the Natural Resources Conservation Service of the United States Department of Agriculture;
8. Any project involving one-tenth (1/10) acre or less; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within two hundred feet (200') of the bank of any State Waters, and for purposes of this Subsection, "State Waters" excludes channels and drainageways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one-tenth (1/10) acre, which involves land-disturbing activity, and which is within two hundred feet (200') of any such excluded channel or drainageway, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the City from regulating any such project which is not specifically exempted by Subsections 1, 2, 3, 4, 5, 6, 7, 9, or 10 of this Section.
9. Construction or maintenance projects, or both, undertaken and/or financed in whole or in part by the Department of Transportation, the Georgia Highway Authority, or the State Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or State Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. § 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the City, the City shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
10. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the City, the City shall enforce compliance with the minimum requirements set forth in O.C.G.A.

§ 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

11. Any public water system reservoir.

C. *Minimum Requirements For Erosion And Sedimentation Control Using Best Management Practices.*

1. General Provisions. Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities. Therefore, plans for those land-disturbing activities which are not exempted by this Ordinance shall contain provisions for application of soil erosion and sedimentation control measures and practices. The provisions shall be incorporated into the erosion and sedimentation control plans. Soil erosion and sedimentation control measures and practices shall conform to the requirements of Subsections 3.1.1.C.2. and 3. of this Ordinance. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, and sedimentation, and pollution during all stages of any land-disturbing activity in accordance with requirements of this ordinance and the NPDES General Permit.
2. Minimum Requirements/BMPs.
  - a. Best management practices, as set forth in Subsections 3.1.1.C.2. and 3. of this Ordinance, shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with Paragraph b of Subsection 3.1.1.C.2. or any substantially similar terms contained in a permit for the discharge of stormwater issued pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act". As used in this Subsection, the terms "proper design" and "properly designed" means designed in accordance with the hydraulic design specifications contained in the Manual for Erosion and Sediment Control in Georgia specified in O.C.G.A. § 12-7-6 subsection (b).
  - b. A discharge of stormwater runoff from disturbed areas where best management practices have not been properly designed, installed and maintained shall constitute a separate violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of the receiving waters being increased by more than twenty-five (25) nephelometric turbidity units for waters supporting warm water fisheries or by more than ten (10) nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the Director. This Subsection shall not apply to any land disturbance associated with the construction of 'For-Sale' dwellings which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five acres.
  - c. Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.
  - d. The Director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land-disturbing activities occur.
  - e. The LIA may set more stringent buffer requirements than stated in Subsections 3.1.1.C.3.o. and p. in light of O.C.G.A. § 12-7-6(c).
3. The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. 12-7-1 et. Seq. and this Section for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management



practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

- a. Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
- b. Cut-fill operations must be kept to a minimum;
- c. Development plans must conform to topography and soil type so as to create the lowest practical erosion potential;
- d. Whenever feasible, natural vegetation shall be retained, protected and supplemented;
- e. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
- f. Disturbed soil shall be stabilized as quickly as practicable;
- g. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
- h. Permanent vegetation and structural erosion control measures shall be installed as soon as practicable;
- i. To the extent necessary, sediment in runoff water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this Subsection, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. § 12-7-1 et seq.;
- j. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping surface of fills;
- k. Cuts and fills may not endanger adjoining property;
- l. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
- m. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
- n. Land-disturbing activity plans for erosion and sedimentation control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Paragraph b. of Subsection 3.1.1.C.2. of this Ordinance.
- o. Except as provided in Paragraph p of this Subsection, there is established a twenty-five (25) foot buffer along the banks of all State Waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow.. Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established provided, however, the buffers of at least twenty-five (25) feet established pursuant to part 6

of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this Paragraph. The following requirements shall apply to any such buffer:

- (1) No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a 'For-Sale' dwelling when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
  - (2) The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within twenty-five (25) degrees of perpendicular to the stream; cause a width of disturbance of not more than fifty (50) feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines.
- p. There is established a fifty (50) foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any State Waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of twenty-five (25) gallons per minute or less shall have a twenty-five (25) foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The Director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:
- (1) No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a 'For-Sale' dwelling when such residence is constructed by vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed, and
  - (2) The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within twenty-five (25) degrees of perpendicular to the stream; cause a width of disturbance of not more than fifty (50) feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines.
- q. Disturbed areas of any permitted land development project should be limited at any time to a maximum of twenty (20) acres. Larger areas of disturbance may be permitted with the written approval of the Community Development Director.

- r. Where possible, heavy equipment operation, storage of bulk materials, heavy trafficking, and planned building area should avoid soils with high permeability. Soil permeability shall be based on the most recent soil survey or the best information available.
  - s. Where possible, natural drainage pathways and conveyances, should be preserved and/or enhanced.
- 4. Nothing contained in this Section shall prevent the City from adopting rules and regulations, ordinances or resolutions that contain stream buffer requirements that exceed the minimum requirements in Subsections 3.1.1.C.2 and 3 of this Ordinance.
  - 5. The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this Ordinance or the terms of the permit.

D. *Application/Permit Process.*

- 1. *General.* The property owner, developer and designated planners and engineers shall review the general development plans and detailed plans of the City that affect the tract to be developed and the area surrounding it. They shall review local ordinances including but not limited to: zoning, stormwater management, subdivision, flood damage prevention, wetland protection, this ordinance, and others, which regulate the development of land within the jurisdictional boundaries of the City. However, the owner and/or operator is the only party that can obtain a permit.
- 2. *Application requirements.*
  - a. No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City without first obtaining a permit from the City Engineer to perform such activity and providing a copy of the Notice of Intent submitted to EPD if applicable.
  - b. The application for a permit shall be submitted to the City Engineer and must include the applicant's erosion and sedimentation control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Subsection 3.1.1.D.3. of this Ordinance. Erosion, sedimentation, and pollution control plans, together with supporting data, must demonstrate affirmatively that the land-disturbing activity proposed will be carried out in such a manner that the provisions of Subsections 3.1.1.C.2. and 3. of this Ordinance will be met. Applications for a permit will not be accepted unless accompanied by six (6) copies of the applicant's soil erosion and sedimentation control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-10.
  - c. A fee payable to the City shall be paid with each application. The amount of the fee shall be established from time to time by the City Council.
  - d. In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. § 12-5-23, provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to subsection (a) of O.C.G.A. § 12-7-8 half of such fees levied shall be submitted to the Division; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. § 12-7-17 shall be submitted in full to the Division, regardless of the existence of a local issuing authority in the jurisdiction.
  - e. Immediately upon receipt of an application and plan for a permit, the City shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion and sedimentation control plan. A District shall approve or disapprove a plan within thirty-five (35) days of receipt. Failure of a District to act within thirty-five (35) days shall be considered an approval of the pending plan. The results of the District review shall be forwarded to the City. No permit will be issued unless the plan has been

approved by the District, and any variances required in Paragraphs o. and p. of Subsection 3.1.1.C.3. have been obtained, all fees have been paid, –and bonding, if required as per Paragraph g. of Subsection 3.1.1.D.2., have been obtained. Such review will not be required if the City and the District have entered into an agreement which allows the City to conduct such review and approval of the plan without referring the application and plan to the District. The City with plan review authority shall approve or disapprove a revised Plan submittal within 35 days of receipt. Failure of the City with plan review authority to act within 35 days shall be considered an approval of the revised Plan submittal.

- f. If a permit applicant has had two (2) or more violations of previous permits, this Ordinance, or the Erosion and Sedimentation Act, as amended, within three (3) years prior to the date of filing of the application under consideration, the City may deny the permit application.
- g. The City shall require the permit applicant (except a residential owner/builder) to post a bond in the form of a surety bond, cash, irrevocable letter of credit, or any combination thereof in an amount not to exceed ~~\$5,000.00~~ \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, but not of less than \$3,000.00 in total, prior to issuing the permit. If the applicant does not comply with this Ordinance or with the conditions of the permit after issuance, the City may declare that the applicant is in default and, in accordance with the bond conditions, the City may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance or correct any violations which are determined to exist by a finding of the Code Enforcement Board or through a Court ruling. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the City with respect to alleged permit violations.

### 3. *Plan Requirements.*

- a. Plans must be prepared to meet the minimum requirements as contained in Subsections 3.1.1.C.2 and 3 of this Ordinance. Conformance with the minimum requirements may be attained through the use of design criteria in the current issue of the *Manual for Erosion and Sediment Control in Georgia*, published by the State Soil and Water Conservation Commission as a guide; or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sediment Control in Georgia* is hereby incorporated by reference into this Ordinance. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land-disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the Commission and in consultation with the Division and Stakeholder Advisory Board created pursuant to O.C.G.A. § 12-7-20.
- b. Data Required for Site Plan shall include all the information required from the appropriate Erosion, Sedimentation and Pollution Control Plan Review Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.
- c. Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

### 4. *Permits.*

- a. Permits shall be issued or denied as soon as practicable but in any event not later than forty-five (45) days after receipt by the City of a properly completed application, providing variances, easements, and bonding are obtained, where necessary and all applicable fees



have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

- b. No permit shall be issued by the City unless the erosion and sedimentation control plan has been approved by the District and the City has affirmatively determined that the plan is in compliance with this Ordinance, any variances required by Paragraphs o. and p. of Subsection 3.1.1.C.3 are obtained, bonding requirements, if necessary, as per Paragraph g. of Subsection 3.1.1.D.2 are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the City are met. If the permit is denied, the reason(s) for denial shall be furnished to the applicant.
- c. Any land-disturbing activities by a local issuing authority shall be subject to the same requirements of this ordinance, and any other ordinances relating to land development, as are applied to private persons and the division shall enforce such requirements upon the local issuing authority.
- d. If the tract is to be developed in phases, then a separate permit shall be required for each phase.
- e. The permit may be suspended, revoked, or modified by the City, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this Ordinance. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.
- f. The LIA may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. § 12-7-7(f)(1).
- g. No permit shall be issued unless the applicant provides a written statement certifying that all ad valorem taxes levied against the property and due and owing have been paid.

**E. *Inspection And Enforcement.***

- 1. The City Engineer will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the City shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities. If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this Ordinance, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this Ordinance and shall be subject to the penalties set forth in this Ordinance.
- 2. The Local Issuing Authority must amend its ordinances to the extent appropriate within twelve (12) months of any amendments to the Erosion and Sedimentation Act of 1975.
- 3. The City shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this Ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

4. No person shall refuse entry or access to any authorized representative or agent of the City, the Commission, the District, or the Division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.
5. The Districts or the Commission or both shall semi-annually review the actions of the City which has been certified as a Local Issuing Authority pursuant to O.C.G.A. § 12-7-8(a). The Districts or the Commission or both may provide technical assistance to the City for the purpose of improving the effectiveness of the City's erosion and sedimentation control program. The District or the Commission shall notify the Division and request investigation by the Division if any deficient or ineffective local program is found.
6. The Division may periodically review the actions of the City, which has been certified as a Local Issuing Authority pursuant to O.C.G.A. § 12-7-8(a). Such review may include, but shall not be limited to, review of the administration and enforcement of the City's ordinance and review of conformance with an agreement, if any, between the District and the City. If such review indicates that the City has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. § 12-7-7 (e), the Division shall notify the City in writing. The City so notified shall have thirty (30) days within which to take the necessary corrective action to retain certification as a Local Issuing Authority. If the City does not take necessary corrective action within thirty (30) days after notification by the Division, the Division may revoke the certification of the City as a Local Issuing Authority.
7. The City shall require all persons holding a permit to request an initial project inspection by the City Engineer prior to the commencing of any land disturbance activity.
8. A land disturbance inspection by the City Engineer shall be requested by the person holding the permit for a final erosion control approval. No Certificate of Occupancy or closure of the land disturbance permit shall be effective until a final site erosion control approval is received from the City Engineer.

F. *Penalties and Incentives.*

1. *Failure to Obtain a Permit for Land-Disturbing Activity.* If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this Ordinance without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the City.
2. *Stop-Work Orders.*
  - a. For the first and second violations of the provisions of this Ordinance, the Director or the City Engineer shall issue a written warning to the violator. The violator shall have five (5) days from the issuance of the written warning to correct the violation. If the violation is not corrected within five days, the Director or the City Engineer shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or Waters of the State or if the land-disturbing activities are conducted without obtaining the necessary permit, the Director or the City Engineer shall issue an immediate stop-work order in lieu of a warning;
  - b. For a third and each subsequent violation, the Director or the City Engineer shall issue an immediate stop-work order; and
  - c. All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such notice shall be in writing and shall be given to the owner of the property, or an agent of the owner, or the person in charge, or conspicuously posted on the site.
  - d. When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the City Engineer or by the

Director or his or her designee, have been or are being discharged into State Waters and where best management practices have not been properly designed, installed, and maintained, a stop-work order shall be issued by the City Engineer or by the Director or his or her designee. All such stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop-work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

3. *Bond Forfeiture.* If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person or served in the same manner as provided above in Paragraph c. of Subsection 3.1.1.F.2. of this Ordinance. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this Ordinance and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of Paragraph g. of Subsection 3.1.1.D.2. The City may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor or use City staff and equipment to stabilize the site of the land-disturbing activity and bring it into compliance.
4. *Monetary Penalties.*
  - a. Any person who violates any provisions of this Ordinance, or any permit condition or limitation established pursuant to this Ordinance, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the Director or the City Engineer issued as provided in this Ordinance shall be liable for a civil penalty not to exceed \$2,500.00 per day. For the purpose of enforcing the provisions of this Ordinance, notwithstanding any provisions in the City charter to the contrary, municipal courts shall be authorized to impose a penalty not to exceed \$2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of City ordinances, any magistrate court or any other court of competent jurisdiction trying cases brought as violations of this Ordinance shall be authorized to impose penalties for such violations not to exceed \$2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.
  - b. After the City Engineer completes three (3) documented final land disturbance inspections requested by the permit holder for the same permit, a fee of fifty dollars (\$50.00) shall be required for each additional inspection request of the same land disturbance permit.

G. *Education and Certification.*

1. Persons involved in land development design, review, permitting, construction, monitoring or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20.
2. For each site on which land-disturbing activity occurs, each entity or person acting as primary, secondary, or tertiary permittee, as defined in the state general permit, shall have a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the Commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan or development or sale permitted by an owner or operator for compliance with the state general permit.
3. Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

4. If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. § 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A. § 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

H. *Administrative Appeal and Judicial Review.*

1. *Administrative Remedies.* The suspension, revocation, modification or grant with condition of a permit by the City upon finding that the holder is not in compliance with the approved erosion and sediment control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any Ordinance; shall entitle the person submitting the plan or holding the permit to a hearing before the Board of Appeals within thirty (30) days after receipt by the City of written notice of appeal.
2. *Judicial Review.* Any person, aggrieved by a decision or order of the City, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Fulton County.

I. *Validity, Liability and Effective Date.*

1. *Validity.* If any section, paragraph, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, such decision shall not affect the remaining portions of this Ordinance.
2. *Liability.*
  - a. Neither the approval of a plan under the provisions of this Ordinance, nor the compliance with provisions of this Ordinance shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the City or District for damage to any person or property.
  - b. The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this Ordinance or the terms of the permit.
  - c. No provision of this Ordinance shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved there under or pollute any Waters of the State as defined thereby.

**3.1.2 Burial of materials.**

The City has determined that it is in the interest of the public health and safety to regulate the burial of certain materials on any property under development.

A. *Minimum Requirements.*

1. No person shall bury, or cause or permit any person to bury, glass, cans, tires, appliances, and similar man-made materials on any property under development.
2. No person shall bury, or cause or permit any person to bury tree stumps, limbs and similar natural materials on any property under development, except in compliance with the Standards in this Section.

B. *Standards.*

1. No burial shall be permitted on any lot having an area of twenty thousand square feet or less, exclusive of the right-of-way of any road.
2. No portion of any burial site shall lie within fifty feet of any road bed, driveway, building or other structure.



3. Prior to any burial, the Director shall receive and approve a detailed site plan which shall set forth, in addition to other information required by this Ordinance, the location of the proposed burial site(s). In the event that a burial is permitted in accordance with the foregoing provisions, the location of the burial site shall be shown on the Final Plat submitted for recording.

### **3.1.3 Excavating and trenching.**

The City of Alpharetta has determined that most problems and accidents surrounding improperly shored or sloped trench or excavation wall appears to be the result of inadequate planning, failure to build safety into the job planning, failure to provide adequate on the job follow up and inspections to detect hazards and failure to correct job site situations before cave-ins or accidents occur.

Every equipment operator or supervisory personnel shall hold a valid certificate from the City of Alpharetta and the State of Georgia evidencing satisfactory completion of a required educational program on safe trench/excavation practices.

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

*Certificate.* Certificate issued by the City of Alpharetta upon satisfactorily completion of a mandatory training/educational program regarding excavation and trenching safety practices, such as to be provided by the City of Alpharetta or other agency sponsored program as recognized by the Alpharetta Fire Chief.

*Certificate Holder.* The holder of the certificate identified above.

*OSHA.* The U.S. Department of Labor, Occupational Safety and Health Administration, or successor agency.

*Supervisory Personnel.* Any person who has the responsibility for layout, oversight, superintending, directing or controlling an excavation or trenching site.

*Trench.* A narrow excavation made below the surface of the ground. In general, the depth is greater than the width, but the width of a trench is not greater than 15 feet.

- B. *Minimum Requirements.*

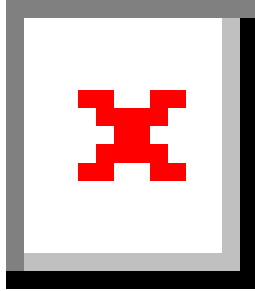
1. No individual, partnership, corporation, or other entity of any kind whatsoever shall engage in any excavation or trenching except in compliance with the provisions of this Ordinance and in compliance with any applicable laws of the State of Georgia or of the United States or any rules and regulations applicable to excavating and trenching.
2. All safety and health regulations adopted by OSHA with regard to excavating and trenching operations, particularly Part 1926, Subpart P-Excavations, Trenching, and Shoring, Section 1926.650, 1926.651, 1926.652, 1926.653 of the Code of Federal Regulations, as the same now exist or may be hereafter amended are adopted as a part of this Ordinance the same as if quoted verbatim herein.
3. No equipment operator or supervisory personnel shall participate in any excavation or trenching or in any way work in an excavation or trench unless such person holds a valid certificate from the City of Alpharetta evidencing satisfactory completion of a required educational program on safe trench/excavation practices. No other person shall participate in or work in any certificate holder is present at the excavation or trench site where work is being performed.
4. In the event any person who holds a valid certificate is found to be in violation of the safety standards and requirements on any job site, the certificate may be revoked after notice and hearing as herein provided. In the event of revocation, the certificate may be reinstated one time upon repeat by the person of the educational program required for issuance of the initial certificate.

C. *Standards.*

1. No excavating or trenching shall be performed until a permit or authorization for same has been obtained from the City of Alpharetta. Any applicant will be required to acknowledge receipt and understanding of safety requirements before any permit will be issued. All such permits shall be conspicuously posted upon the job site.
2. No permit or authorization shall be issued unless an authorized agent of the applicant holds a certificate.
3. A notice of violation shall be issued for any deficiency. Upon receipt of such notice, all excavating and trenching work upon any job site shall cease immediately until such time as the violation is corrected.
4. All excavation and trenching work upon any job site shall cease immediately when there is trench activity by any person not a certificate holder and/or when the deficiencies cannot be corrected immediately and/or when such work is being done without a permit.
5. If deficiencies identified in a notice of violation are not corrected, the building permit, land disturbance permit or any other permit issued by the City of Alpharetta may be suspended or revoked for due cause upon the conditions herein identified for revocation of permit.
6. Flagrant and/or repeat violations shall be reported by the City of Alpharetta to OSHA for action by the agency.

Sec. 3.8. - DT-R: Downtown Residential.

**3.8.1. Purpose.**



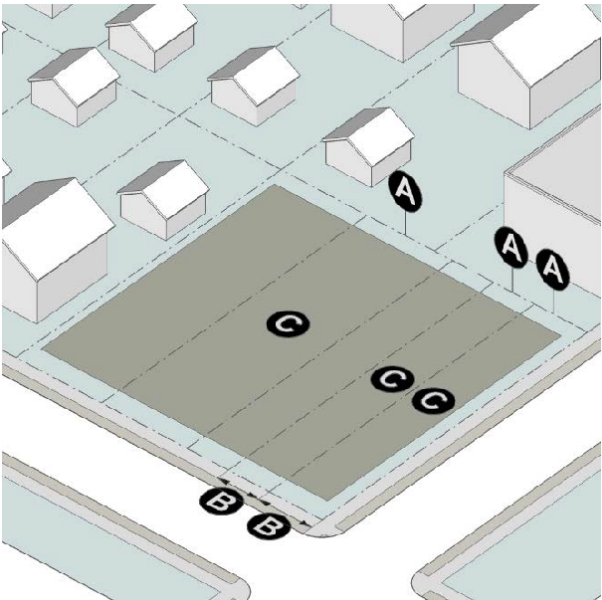
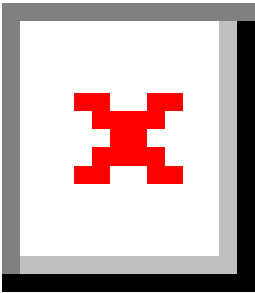
The purpose of this district is to provide for a variety of housing options in a residential setting.

**3.8.2. Building Types Allowed.**

The following building types are allowed:

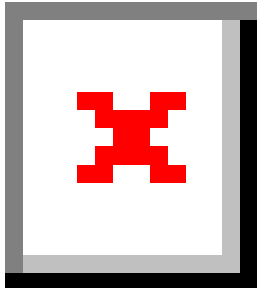
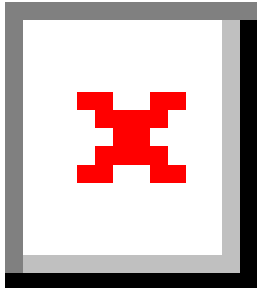
- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards.



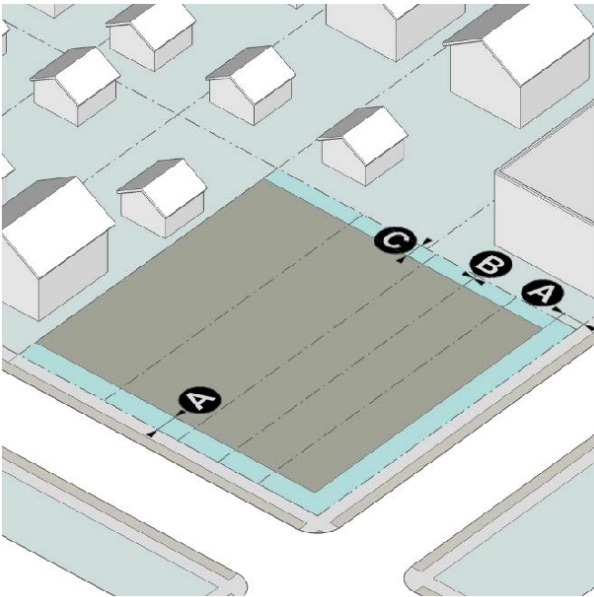
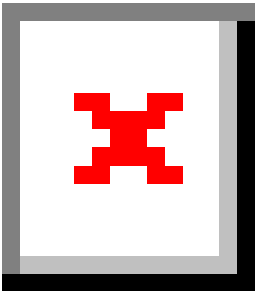
| Site Standards                                        |                                       |
|-------------------------------------------------------|---------------------------------------|
| Residential Density (without Conditional Use Permit): | 8 u/a                                 |
| Residential Density (with Conditional Use Permit):    | As approved by City Council           |
| Min. Amenity Space Requirement:                       | 10% of site (all sites)               |
| Min. Civic Space                                      | 10% of site (only sites over 5 acres) |



|                             |                                                                                   |                             |          |                                                                                     |  |
|-----------------------------|-----------------------------------------------------------------------------------|-----------------------------|----------|-------------------------------------------------------------------------------------|--|
| Requireme<br>nts:           |                                                                                   |                             |          |                                                                                     |  |
| Lot<br>Standards            |  |                             | Are<br>a |  |  |
|                             | Ⓐ                                                                                 |                             |          | Ⓑ                                                                                   |  |
| Detached<br>House:          |                                                                                   | 2,500 sf                    |          | 25 ft                                                                               |  |
| Carriage<br>House:          |                                                                                   | Same as principal structure |          |                                                                                     |  |
| Semi-<br>Detached<br>House: |                                                                                   | 2,500 sf                    |          | 25 ft                                                                               |  |
| Townhouse<br>:              |                                                                                   | 900 sf                      |          | 20 ft                                                                               |  |
| Cottage<br>Court:           |                                                                                   | 1,200 sf                    |          | 20 ft                                                                               |  |
| Civic<br>Building:          |                                                                                   | 5,000 sf                    |          | 50 ft                                                                               |  |
| Lot Coverage                |                                                                                   |                             |          |                                                                                     |  |
| ©                           | All                                                                               | 70% max.                    |          |                                                                                     |  |

|  |                 |  |
|--|-----------------|--|
|  | Building Types: |  |
|--|-----------------|--|

3.8.4. Building Placement.



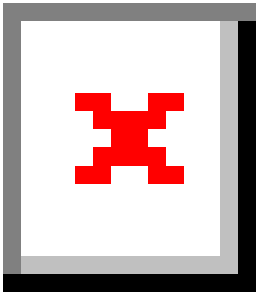
| Principal and Accessory Structure Setbacks                                              |             |             |
|-----------------------------------------------------------------------------------------|-------------|-------------|
| <div data-bbox="462 1329 716 1617"> </div> <div data-bbox="875 1745 904 1776"> A </div> | Front Yard: | 10 ft. min. |

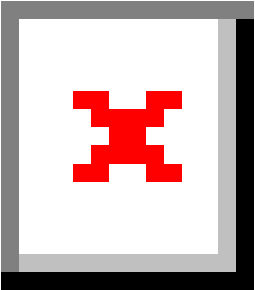


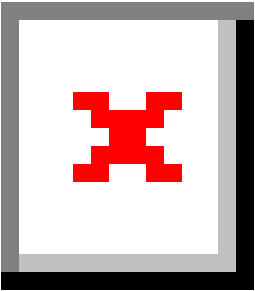




3.8.5. Bulk and Mass.



| Building Height                                                                                                                |                         |           |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
|  <div data-bbox="841 1514 867 1547">A</div> | Max. Height in Stories: | 3 stories |

|                                                                                                                                                                   |                      |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------|
| <div data-bbox="427 323 680 611"></div> <div data-bbox="841 737 867 770">Ⓐ</div> | Max. Height in Feet: | 35 ft |
| The maximum permitted building height is whichever is less.                                                                                                       |                      |       |



# City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 1, 2017

**I. AGENDA ITEM TITLE:** PH-17-02 HISTORIC PRESERVATION INCENTIVE ZONING (2ND READING)  
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.

**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, Proposed Changes to Appendix A Downtown Code, Sect 2.9 Proposed Amendments, Recommended Changes to Contributing Historic Properties, Photos of Proposed Additions to Contributing Historic Properties, Photos of Proposed Removals from Contributing Historic Properties List, Waters Building Protest Letter, Ordinance



# CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT  
SUBMITTED BY: KATHI COOK  
DRAFTED BY: ELLE TAYLOR

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## **I. AGENDA ITEM TITLE: PH-17-02 PROPOSED TEXT AMENDMENTS TO HISTORIC PRESERVATION INCENTIVE ZONING ORDINANCE**

CITY COUNCIL: APRIL 24, 2017

This item was heard at the March 2, 2017 Planning Commission meeting. There was no Public Comment. After discussion, the Planning Commission recommended approval of the request.

Staff notified all property owners being considered to be added to the Contributing Historic Properties List.

Since the meeting, Staff received correspondence from the property owner at the Waters Building, LLC representing 20 Milton Ave requesting that they not be added to the Contributing Historic Properties List.

## **II. RECOMMENDATION:**

APPROVE THE HISTORIC PRESERVATION COMMISSION RECOMMENDED TEXT AMENDMENT CHANGES TO HISTORIC PRESERVATION INCENTIVE ZONING ORDINANCE AND APPENDIX A – ALPHARETTA DOWNTOWN CODE SECTION 3.2.4 (I)

## **III. REPORT IN BRIEF:**

After several Meetings in 2016, the Board Members recommend text amendment changes to

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015) Historic Preservation Incentive Zoning. After review by the City Attorney:

1. Proposed Amendments to Section 2.9.4:B -Recommendation of Additional Criteria for Designation of Historic Properties – ( Page 5)
2. Historic Preservation Commission Proposed Amendments to Contributing Historic Properties Listing and Appendix A. – Alpharetta Downtown Code Section 3.2.4 (I)
3. Staff Proposed Amendment to Appendix A. – Alpharetta Downtown Code Section 3.2.4 (I)  
- 242 Milton Avenue.

## **DISCUSSION**

The submitted recommendations from the Historic Preservation Commission would ensure that there are more criteria for designation than the property being over 75 years old. The City Attorney has reviewed these proposed changes.

As the Contributing Historic Properties List is located in the UDC in the Downtown Code Section 3.2.4 I, removals and additions to this list are text amendment changes; they must be considered by the Planning Commission and approved by City Council.

## **ATTACHMENTS:**

- Proposed Text Amendment Changes to Historic Preservation Incentive Zoning

\*\*\* BLUE DENOTES PROPOSED REMOVALS

\*\*\* RED DENOTES PROPOSED ADDITIONS



Proposed Additions to Appendix A Alpharetta Downtown Code

A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:

| Original Building Address |                       |                       |
|---------------------------|-----------------------|-----------------------|
| 94 Academy Street         | 30 Milton Avenue      | 48 Old Roswell Street |
| 375 Brady Place           | 35 Milton Avenue      | 37 Roswell Street     |
| 133 Canton Street         | 90 Milton Avenue      | 54 Roswell Street     |
| 193 Canton Street         | 242 Milton Avenue     | 61 Roswell Street     |
| 212 Canton Street         | 333 Milton Avenue     | 88 Roswell Street     |
| 36 Church Street          | 20 North Main Street  | 103 Roswell Street    |
| 37 Church Street          | 31 North Main Street  | 119 Roswell Street    |
| 10 Cumming Street         | 38 North Main Street  | 164 Roswell Street    |
| 18 Cumming Street         | 69 North Main Street  | 3 South Main Street   |
| 40 Cumming Street         | 101 North Main Street | 9 South Main Street   |
| 112 Cumming Street        | 116 North Main Street | 21 South Main Street  |
| 130 Cumming Street        | 126 North Main Street | 23 South Main Street  |
| 122 Marietta Street       | 134 North Main Street | 50 South Main Street  |
| 171 Marietta Street       | 1720 Old Milton Pkwy  | 531 South Main Street |
| 24 Milton Avenue          | 1815 Old Milton Pkwy  | 86 School Drive       |
| 25 Milton Avenue          | 1835 Old Milton Pkwy  | 133 Cumming Street    |
| 11 Old Canton Street      | 20 Milton Ave         | 29 South Main Street  |

## Proposed Additions to Appendix A Alpharetta Downtown Code

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and
  4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.
- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

## SECTION 2.9 - HISTORIC PRESERVATION INCENTIVE ZONING

### 2.9.1. Purpose.

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of the City of Alpharetta, Georgia is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people; and

In order to encourage property owners to maintain historic buildings and structures and to protect and enhance local historical and aesthetic attractions to residents and tourists and thereby promote and stimulate business; and

In order to encourage property owners to provide for the conservation, preservation, restoration, rehabilitation, and permanent protection of historic buildings and their adjacent lands;

The Mayor and Council of the City of Alpharetta, Georgia ("City Council") hereby declares it to be the purpose and intent of this Section, which shall also be known as the "Historic Preservation Incentive Zoning Ordinance," to establish incentive zoning regulations that are applicable to properties containing significant historic resources in order to encourage and promote the protection, enhancement, perpetuation, and use of buildings and properties having special historical, cultural, archeological, or aesthetic interest or value. The incentives and regulations set forth in this Section have been created in support of the policies of revitalization and preservation of historic buildings and the historic character of the community provided in the Comprehensive Plan and the Downtown Master Plan. The provisions of this Section are further intended to promote the Downtown Master Plan's goal of encouraging the development and redevelopment of properties in Downtown Alpharetta while also preserving historic buildings and maintaining the historic character of Downtown Alpharetta. To promote these objectives, these zoning incentive regulations have been specifically developed for properties that have been designated "historic" in accordance with the procedures for designation established herein.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

### 2.9.2 Definitions.

The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Application for Designation means a formal written request in a form specified by the Community Development Department that the Historic Preservation Commission and City Council consider a property for possible designation as a historic property.

Building means a structure created to shelter any form of human activity, such as a house, barn, church, courthouse, hotel, or similar structure.

Designation (of a historic property) means a decision by the City Council to officially identify and designate a property as a "historic property" in accordance with the procedures set forth in Subsection 2.9.6, and thereby establish the applicability of zoning incentives and other benefits set forth herein for historic preservation and prohibit all material changes in appearance of such property prior to the issuance of a certificate of appropriateness by the Historic Preservation Commission. Such designation is further intended to serve as the local designation of a historic property in order to govern the applicability of other City ordinances, codes, and regulations containing provisions that reference or apply to "historic" buildings, structures or properties when the subject provision does not otherwise expressly limit same to buildings, structures or properties listed on the National or State Register of Historic Places.

Exterior Architectural Features means the architectural style, general design, and general arrangement of the exterior of a building, structure, or object, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing.

Exterior Environmental Features means all aspects of the landscape or the development or appearance of a site which affect the historic character of the property.

Historic Property means a building and the adjacent area of land necessary for the proper appreciation thereof, including structures or objects of historical value located thereon and adjacent historical sites, designated by the City Council as a historic property pursuant to the criteria established in Paragraph B of Subsection 2.9.4.

Material Change in Appearance means a change that will affect the exterior architectural or environmental features of a historic property, such as:

- (1) A reconstruction or alteration of the size, shape, or facade of a historic property, including but not limited to, relocation of any doors or windows or removal or alteration of any architectural features, details, or elements;
- (2) Demolition or relocation of a historic building, or any structure or object of historical value located on the historic property;
- (3) Commencement of excavation for construction purposes;
- (4) A change in the location of advertising visible from the public right-of-way; or
- (5) The erection, alteration, restoration, or removal of any building or structure located on a historic property, including but not limited to walls, fences, steps and pavements, or other appurtenant features, except exterior paint alterations utilizing colors from the "Historic" or "Williamsburg" color palettes by Benjamin Moore (or equivalent colors of another manufacturer matching the foregoing color palettes) as further described in Section 16-44 of the Code of the City of Alpharetta, Georgia.

Object means a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Site, Historical or Site means the location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined or vanished where the location itself maintains historical, or archeological value regardless of the value of any existing structure.

Substantial Alteration means any singular material change in appearance or the cumulative effect of a series of material changes in the appearance of a contributing historic building or a designated historic property (1) that does not comply with the standards set forth in Paragraph G of Subsection 2.9.7, including the U.S. Secretary of the Interior's Standards and Guidelines, and (2) for which the cost to cure or remedy such violation(s) (through the performance of preservation, restoration or rehabilitation measures complying with the foregoing standards) and restore the property to the condition existing at the time of designation (or at the time of completion of any subsequent alterations pursuant to a certificate of appropriateness) exceeds fifty [percent] (50%) of the current value of the property.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

### **2.9.3 Historic Preservation Commission.**

- A. Creation of the Historic Preservation Commission. There is hereby created a City commission whose title shall be the "Alpharetta Historic Preservation Commission" (hereinafter, the "HPC").
- B. HPC members: Number, Appointment, Terms, and Compensation. The HPC shall consist of seven (7) members. The mayor and each council member shall each appoint one (1) member to the commission, to serve concurrently with and at the pleasure of the mayor or council member making the appointment. There shall be no limit on the number of terms a member may serve on the HPC. HPC members must be residents of the City. At least four (4) members of the HPC shall have demonstrated special interest, experience, or education in history, architecture or historic preservation. HPC members shall not receive a salary, although they may be reimbursed for expenses with the prior approval of the city administrator.



C. Statement of the HPC's Power. Without limiting authority provided elsewhere in this, or any other, ordinance, the HPC shall be authorized to:

1. Prepare, update and maintain an inventory of all properties and buildings within the City having the potential for designation as a historic property and recommend historic buildings for listing in the City's Historic Resources Inventory — Contributing Historic Buildings;
2. Recommend to the City Council specific buildings (and adjacent land) to be designated by ordinance as a historic property;
3. Recommend to the City Council that any designation of a historic property be removed;
4. Conduct public hearings on all applications for designation of a historic property;
5. Review applications for certain benefits available to historic properties, as may be delegated to the HPC by the City Council, and make recommendations or otherwise provide its approval (with or without modifications) or denial of same, as applicable;
6. Review historic preservation plans and make recommendations or otherwise provide its approval (with or without modifications) or denial of same, as applicable, in accordance with the provisions of this Section;
7. Recommend design guidelines for historic properties, not inconsistent with this Section, for adoption by the City Council;
8. Subject to funding availability and with the prior approval of the City Council, undertake the restoration or preservation of any historic properties acquired by the City;
9. Promote any and all programs related to historic properties established by the City, including the acquisition by the City of facade easements and conservation easements, as appropriate, in accordance with the provisions of the Georgia Uniform Conservation Easement Act (O.C.G.A. §§ 44-10-1 through 44-10-8);
10. Conduct educational programs on historic properties located within the City;
11. Make such investigations and studies of matters relating to historic preservation, including consultation with historic conservation or preservation experts, as the City Council may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
12. Upon request of the City Council, recommend to the City Council other possible historic preservation incentive programs for their review;
13. Retain persons with professional expertise to carry out specific tasks, if necessary, subject to approval by the City Council;
14. Work with designated members of City staff, who will serve as liaisons between HPC and the City Council; and
15. Review and perform such other duties and functions as expressly delegated to the HPC by the City Council.

D. Proceedings of the HPC.

1. The HPC shall conduct a public hearing prior to making a recommendation on any application for designation of a historic property, the removal of designation of a property as historic, and any application for a certificate of appropriateness, including any such applications initiated by the HPC.
2. The HPC shall elect a Chairperson and a Vice Chairperson from its members who shall serve for one year or until reelected or until their successors are elected. Public hearings of the HPC shall be held in accordance with a schedule established by the Director. Other meetings of the HPC shall be held at the call of the chairperson and at such other times as the HPC may determine. All meetings of the HPC shall be open to the public and comply with the Georgia Open Meetings Act and the Zoning Procedures Law, when applicable.

3. A majority of the voting members of the HPC shall constitute a quorum. The vote of a majority of the HPC members present and voting at a meeting at which a quorum is present shall be necessary to affirm any decision or recommendation. The HPC may establish bylaws, not inconsistent with this Section, the City Charter, or other ordinance of the City. Any bylaws of the HPC shall be ratified by the City Council before becoming effective.
4. The Director, or his/her designee, shall serve as a non-voting secretary to the HPC. The secretary shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be of public record.
- E. Conflict of Interest. The HPC shall be subject to all conflict of interest laws set forth in the Georgia Statutes, the City Charter, and the City Code of Ethics and Conduct.
- F. HPC's Authority to Receive Funding from Various Sources. Subject to the City Council's prior approval, the HPC shall have the authority to accept donations on behalf of the City and shall ensure that these funds do not displace appropriated governmental funds. The HPC shall be subject to and comply with the City Code of Ethics and Conduct.
- G. Records of HPC Meetings. A public record shall be kept of the HPC's resolutions, proceedings, and actions. Reports to the City Council will also be made on a regular and timely basis.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

#### **2.9.4 Recommendation and designation of historic properties.**

##### **A. Preliminary Research by HPC.**

1. Survey of Local Historic Resources. The HPC shall compile and collect information on historic resources within the City, including the preparation and maintenance of an inventory of all property within the City having the potential for designation as historic. Records shall be maintained in accordance with the City's records management plan.
2. Recommendation for Historic Designation. Pursuant to the procedure provided herein for consideration of properties for designation as historic, the HPC shall present to the City Council recommendations regarding the designation of historic properties. Notwithstanding any other provision of the UDC or City Code to the contrary, the HPC, not the Planning Commission, shall make recommendations to the City Council regarding the designation of a historic property.
3. Documentation Supporting Recommendation for Designation of Historic Property. Prior to the HPC's recommendation to the City Council of a property to designate as historic, the HPC shall prepare a report for recommendation consisting of:
  - a. A detailed physical description of the proposed historic property; and
  - b. A statement of the historical, cultural, architectural, and/or aesthetic significance of the proposed historic property; and
  - c. A map showing the boundaries of the proposed property; and
  - d. A statement justifying the boundaries of the proposed property; and
  - e. Representative photographs of the proposed property.

- B. Criteria for Designation of a Historic Property. ~~In order to be designated a historic property, the following criteria must be met:~~

~~The property is an individual building deemed worthy of preservation and the benefits available due to such status by reason of value to the City, the region, the State of Georgia, or the nation for one or more of the following reasons:~~

- ~~1. It is an outstanding example of a building representative of its era and over 75 years old; or~~
- ~~2. It is one of the few remaining examples of a past architectural style or type and over 75 years old.~~

In order to be designated a historic property, the property must be an individual building that meets the following criteria:

- a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; and
- b. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and
- c. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:
  - i. It is an outstanding example of a building representative of its era and over 75 years old;
  - ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or
  - iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

C. Procedure for Designation of Historic Properties.

1. Application for Designation of Historic Property. An application for designation of a historic property or historic properties may be submitted by:
  - a. The owner of the subject property; or
  - b. The City Council, via majority vote, subject to the written consent of the property owner(s); or
  - c. The HPC, via majority vote, subject to the written consent of the property owner(s).
2. Required Components of Designation Ordinance. Any ordinance designating any property as historic shall:
  - a. List and describe the proposed individual historic property or properties;
  - b. Set forth the name(s) of the owner(s) of the proposed historic property or properties;
  - c. Show the property or properties on the official zoning map of the City of Alpharetta, Georgia, with the letters "HP" (historic property) added to the zoning designation for the subject property in order to keep and maintain a public record providing notice of such designation (e.g., property zoned R-15 and designated as a historic property pursuant to this Ordinance/Section shall be shown as R-15HP on the official zoning map).
3. Public Hearings. The HPC and the City Council shall each hold a public hearing on any proposed ordinance for the designation of a historic property. Such public hearings may be held on the same date. The HPC shall make a recommendation to the City Council and the City Council will take final action. Notice of the public hearing shall be published in at least three consecutive issues of a newspaper of general circulation within the territorial boundaries of the City, with one of such notices being published at least fifteen (15) days, but not more than forty-five (45) days

prior to the date of the hearing, and written notice of the hearing shall be mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice sent via the United States mail to the last known address of the property owner as such address appears in the City ad valorem tax records and a notice sent to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section. Such public hearings and the provisions of notice for same shall otherwise be performed in a manner consistent with the requirements of the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-1, et seq.) and the City public hearing process for a proposed zoning change; provided, however, the HPC, not the Planning Commission, shall serve as the recommending body to the City Council in regard to such matters.

4. Notification of Historic Preservation Division. No less than thirty (30) days prior to making a recommendation on any ordinance designating a property as historic, the HPC must submit the report, required in Subparagraph A.3. of this Subsection, to the Historic Preservation Division of the Department of Natural Resources.
  5. Recommendation on Proposed Designation. A recommendation to affirm, modify, withdraw, or reject the proposed ordinance for designation shall be made by the HPC following the public hearing and shall be in the form of a resolution to the City Council.
  6. City Council Action Following HPC's Recommendation. Following receipt of the HPC recommendation, the City Council may adopt the ordinance for designation as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.
  7. Notification of Adoption of Ordinance for Designation. Within thirty (30) days following the adoption of the ordinance for designation by the City Council, the owners and occupants of each designated historic property shall be given written notification of such designation by the City Council, which notice shall apprise said owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property. A notice sent via the United States mail to the last-known owner of the property shown on the City of Alpharetta tax digest and a notice sent via United States mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this Section.
  8. Notification of Other Agencies Regarding Designation. The HPC shall notify all necessary agencies within the City of the ordinance for designation.
  9. Moratorium on Applications for Alteration or Demolition while Designation is Pending. If an ordinance for designation is being considered, the HPC shall notify the permitting division of the Community Development Department. No permit of any kind shall be issued for work which would constitute a material change in the appearance of a building, structure, site, or landscaping located on the proposed property until the proposed ordinance is adopted or rejected by the City Council or otherwise withdrawn by the applicant.
- D. Effect of Historic Property Designation. Subject to a property owner's compliance with regulations set forth herein, the designation of a "historic property" makes additional zoning and other benefits available to owners of such properties, which may be used at their option. After the designation by ordinance of a historic property, no material change in the appearance of such historic property shall occur or be permitted to be made by the owner or occupant thereof unless or until an application for a certificate of appropriateness has been submitted to and approved by the HPC, as further set forth herein. Such designation is further intended to serve as the local designation of a historic property in order to govern the applicability of other City ordinances, codes, and regulations, including building and construction codes, containing provisions that reference or apply to "historic" buildings, structures or properties when the subject provision does not expressly limit same to buildings, structures or properties listed on the National or State Register of Historic Places or otherwise define same.



- E. Removal of Designation. After a property has been designated as a historic property, such designation may thereafter be rescinded and removed by the City Council by the adoption of an ordinance to remove such designation. The adoption of such an ordinance and the procedures applicable thereto shall be consistent with the procedures required for the designation of a property as historic. The City Council may remove such designation upon a finding that the property no longer meets the subject criteria for designation or when it otherwise finds such removal to be in the public interest.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

#### **2.9.5 Incentives available to historic properties following designation.**

Following designation by the City Council and subject to compliance with the regulations and provisions set forth in this Section 2.9 and any other applicable City, State or federal ordinances, statutes, laws, or regulations, owners of historic properties may utilize or are otherwise eligible for the following zoning incentives, construction code exemptions and other benefits, as applicable:

- A. Zoning and Development Incentives. The following zoning incentives and benefits are available to historic properties, as applicable:
1. Permitted Residential Uses in C-1 and C-2 Districts. 'For-Sale' Dwelling is a permitted principal use for historic properties located within the C-1 and C-2 zoning districts.
  2. Permitted Mixed-Use.
    - a. Historic properties with non-residential principal use: May utilize up to 40% of the heated interior square footage of the principal building for a residential ('For-Sale' dwelling) use. The use of the residence is restricted to the property owner or tenant of the non-residential portion of the building.
    - b. Historic properties with residential principal use located in Downtown Alpharetta: May utilize up to 40% of the heated interior square footage of the principal building for a non-residential use, as listed below, provided no more than two (2) total employees and/or independent contractors, who do not also reside at the property, shall be allowed to work in the premises in connection with such non-residential use at any one time. No more than one (1) patron per 250 sq. ft. of gross floor area may patronize the non-residential space at any one time. Except as previously provided, the use of non-residential portion of the building is restricted to the property owner or tenant of the residence. Non-residential uses are limited to the following permitted uses:
      - i. Art gallery;
      - ii. Barber shop, with no more than two (2) chairs;
      - iii. Beauty shop, with no more than two (2) chairs;
      - iv. Bed and Breakfast;
      - v. Book store;
      - vi. Florist;
      - vii. Medical office, no surgery; and
      - viii. Professional office.
  3. Open Space and Amenity Space.
    - a. General. The area of a historic property incorporated into a development as a community amenity may be applied to and included as part of the minimum area required to be set aside as open space pursuant to regulations and requirements

governing the CUP District, Conservation Subdivisions, and the Downtown Overlay District.

- b. Permitted Uses. In addition to the uses allowed for an open space pursuant to the underlying zoning regulations or conditions of zoning, provided such use is not otherwise prohibited by this Section 2.9, the property may be used as a community amenity or amenity space for use by the occupants, licensees or guests of the development.
  - c. Lot and Development Requirements. The minimum lot size of a historic property eligible for use as an amenity/open space shall be 4,500 square feet. The area of the historic property shall be designated on any required site plans and/or development plans, and shall be subdivided and platted as an individual lot of record on the final plat. To the greatest extent practicable, the layout of the development shall be designed in a manner that allows the historic property to serve as a focal point of the surrounding neighborhood and the community. Other development improvements should be planned and designed in a manner that provides maximum visibility of the historic property from public right-of-way exterior to the development or subdivision. The use of the historic property shall be restricted in perpetuity, or for such other term of years as required by the City, through the use of an approved legal instrument, as further set forth herein.
  - d. Additional Requirements - Permanent Protection of Historic Property. An applicant or owner seeking to utilize a historic property as an open space or amenity space shall be required to comply with the additional requirements regarding the ownership, preservation and maintenance of the historic property, including the execution and recording of an instrument providing for the permanent protection of the historic property, set forth in Paragraph F below.
4. Setback Reduction.
- a. Side setbacks required per the underlying zoning regulations may be reduced by up to 50%.
  - b. Rear setbacks required per the underlying zoning regulations may be reduced by up to 25%.
5. Parking reduction. Parking for office and commercial uses may be reduced up to 50%. Historic properties within Downtown Alpharetta shall not be required to contribute to the Parking Fund as a result of parking reduction.
- B. Building, Construction and Property Maintenance Code Exemptions. Designated historic properties may be exempt from certain building, construction and property maintenance code regulations.
- 1. Building and Construction Code Exemptions. The following types of exemptions from building and construction code requirements and other regulations are available to certain historic properties based on the provisions of the subject code, as determined by the building official:
    - a. Exemptions from the International Energy Conservation Code;
    - b. Exemptions from and compliance alternatives to certain requirements of the International Building Code (2012 Edition) regarding the construction, repair, alteration, addition, restoration and movement of buildings or structures, and change of occupancy, provided the subject condition does not constitute a distinct life safety hazard;
    - c. Exemptions from certain flood hazard area requirements;
    - d. Exemptions from the International Fire Code (2012 Edition); and

- e. Exemptions from (or compliance alternatives to) Americans with Disabilities Act (ADA) regulations and other related code regulations providing standards for accessibility.
  2. International Property Maintenance Code Exemptions. Compliance with requirements of the International Property Maintenance Code may not be mandatory for historic properties when such buildings or structures are determined to be safe and in the public interest of health, safety, and welfare by the code official.
- C. State and Federal Tax Incentive Programs. Several state and federal tax incentive programs are available to owners who rehabilitate historic properties listed, or certified as eligible for listing, in the Georgia Register of Historic Places or National Register of Historic Places, as applicable, including the State Preferential Property Tax Assessment for Rehabilitated Historic Property, the State Income Tax Credit for Rehabilitated Historic Property, and the Federal Rehabilitation Investment Tax Credit (RITC). The HPC provides additional information regarding such programs. The provisions set forth in this Paragraph are provided for information purposes only and do not constitute any representation, commitment or assurance by the City regarding a property owner's qualification for such tax incentive programs or the continuation of such programs.
- D. Economic Incentives—Facade Grants. Subject to the City Council's adoption of an ordinance(s) providing for the appropriation of funding for the subject grant program and annual appropriations thereafter, historic properties are eligible to receive facade grants for the purpose of funding improvements for the preservation, restoration or rehabilitation of historic properties. In addition to meeting any and all other requirements of the City facade grant program for historic properties, as approved by the City Council, an owner of a historic property receiving facade grant funds shall be required to convey to the City a facade easement complying with the applicable requirements set forth in Paragraph F below. Further, any and all proposed improvements constituting a material change in the appearance of the historic property shall require the prior approval of a certificate of appropriateness by the HPC. Notwithstanding any other provision hereof to the contrary, nothing set forth in this Paragraph shall be deemed to create or confer any vested rights to such grant funds or create any obligation of the City to grant or otherwise appropriate funds for the aforementioned purposes. The City's award of facade grant funds in accordance with any facade grant program is subject to funding availability and, in accordance with O.C.G.A. § 36-30-3, any facade grant program may be terminated immediately and absolutely if the City determines that adequate funds are not appropriated or funds are de-appropriated such that the City cannot sufficiently fund the subject grant program, which determination is at the City's sole discretion and shall be conclusive.
- E. Other Available Benefits and Incentives. The following additional benefits and incentives are available to historic properties:
  1. Free Design Assistance from the HPC. The HPC provides pre-application technical and design assistance regarding proposed preservation, restoration and/or rehabilitation work and its conformance with the U.S. Secretary of the Interior's Standards and Guidelines to owners of historic properties applying for a building permit or seeking to rezone historic property to the TDR-HC Overlay District.
  2. Bronze Historic Property Plaque. The City will install a bronze plaque on or within the public right-of-way adjacent to each property designated as historic by the City Council.
- F. Requirements to Provide for Permanent Protection of Historic Property — Open/Amenity Spaces and Facade Grants.
  1. Applicability. In order to provide for the permanent protection of historic properties utilizing certain incentives and benefits, the following historic properties shall comply with the addition regulations set forth in this Paragraph, as applicable:
    - a. Historic properties used as open space or amenity space; and
    - b. Historic properties receiving facade grants.

2. Responsible Party for Preservation and Maintenance of Open/Amenity Space. The fee simple owner of the historic property used as an open or amenity space shall be responsible for preserving and maintaining the historic property. The options for ownership and responsibility for preservation and maintenance of the historic property shall be as follows:
  - a. The owner of the lots or parcels of the subject development if under common ownership may be the owner of the historic property.
  - b. Property Owners' Association. A property owners' association established in accordance with the Georgia Property Owners Association Act, O.C.G.A. § 44-3-220 et seq., may be the owner of the historic property. Membership in the association shall be mandatory and automatic for all property owners of the development or subdivision for which the historic property serves as open space. Prior to the approval [of] a land disturbance permit, the developer shall submit to the Director a description of the property owners' association, including by-laws, and methods for maintaining the historic property. Prior to the issuance of a land development permit, a permanent restrictive covenant (per O.C.G.A. § 44-5-60(c)) providing for the preservation and maintenance of the historic property shall be recorded and run with the land, or a conservation easement may be conveyed in accordance with The Georgia Uniform Conservation Easement Act, O.C.G.A. § 44-10-1, et seq., as further provided herein.
  - c. Land Trust or Non-profit organization. A land trust or non-profit organization, which is primarily operated for the purpose of preserving historic properties and possesses the legal authority to own such real property in fee simple interest, may be the owner of the historic property.
3. Enforcement. In the event the party responsible for the preservation and maintenance of the historic property fails to maintain all or any portion in reasonable order and condition, the City may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the owner and may include administrative costs and penalties; if a property owners' association is the owner, such costs may be charged to such association or to the individual property owners that are members of the property owners' association, and such costs shall become a lien on all properties of the development or subdivision until paid in full.
4. Historic Preservation Plan. A historic preservation plan shall be submitted to the HPC for review and approval by owners of historic properties used as open or amenity space (prior to the approval of a land disturbance permit) and owners of historic properties to whom facade grant funds are conditionally awarded (prior to the tender of grant funds by the City). The historic preservation plan shall establish an ongoing maintenance and preservation program for the historic property in order to ensure that the essential features of the historic property that enable it to convey its historical identity and significance are maintained in an excellent condition and the overall condition of the historic property is maintained in a good condition in the future. The historic preservation plan shall provide that any changes to such plan shall require the approval of the HPC. Preservation measures and required maintenance required for compliance with the ongoing preservation and maintenance program for the historic property, as required by the Historic Conservation Plan, shall be performed in a manner consistent with the United States Secretary of the Interior's Standards for Preservation and Guidelines for Preserving Historic Buildings. The historic preservation plan shall be reviewed and considered for approval by the HPC in accordance with the procedures set forth herein.
5. Legal Instrument for Permanent Protection.
  - a. The historic property shall be protected by a binding legal instrument recorded with the Fulton County Clerk of Superior Court. Notwithstanding the use of the term "permanent", the duration of the restrictions and obligations set forth in the legal instrument (providing for the continued preservation of the historic property) shall be for



such term of years as determined to be reasonable by the City, considering the benefit received by the subject property owner, the useful life of the subject building, and other similar criteria. Facade easements granted to the City in consideration of facade grant funds shall meet the requirements set forth below for conservation easements, except such easements must be in favor of the City, as holder of the easement. For historic properties used as open/amenity space, the instrument of permanent protection, which shall be placed on the historic property at the time of issuance of a land disturbance permit, shall be one of the following:

- (i) Conservation Easement. A permanent conservation easement, in accordance with The Georgia Uniform Conservation Easement Act, O.C.G.A. § 44-10-1, et seq., in favor of either a:
    - (a) Land trust or historic preservation oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
    - (b) Governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance. If the entity accepting the easement is not the City, then a third-party right of enforcement favoring the City shall be included in the easement; or
  - (ii) Permanent Restrictive Covenant. A permanent restrictive covenant for conservation purposes in favor of a governmental entity with an interest in pursuing goals compatible with the purposes of this Section; or
  - (iii) Other. Subject to the approval of the City, an equivalent legal tool that provides permanent protection.
- b. The legal instrument for permanent protection shall:
- (i) Describe the features of the historic property that should be permanently protected;
  - (ii) Provide the duration of the covenants set forth therein, which shall run with the land for such minimum term of years as required by the City;
  - (iii) Clearly identify the boundaries of the historic property by survey and a metes and bounds legal description;
  - (iv) Clearly list the restrictions applicable to the historic property, which shall include such restrictions regarding the use, building and development of the property, as necessary, to comply with and carry out the obligations set forth in this Section and the historic preservation plan, as well as any further restrictions the applicant chooses to place on the use of the historic property not in conflict herewith;
  - (v) Provide for inspections of such property by the owner, the holder of the easement, and the City;
  - (vi) Provide for maintenance of such property in accordance with the requirements of the historic preservation plan and this Section;
  - (vii) Be shown on a certified survey and duly recorded with the Fulton County Clerk of Superior Court prior to the issuance of a land disturbance permit;
  - (viii) Provide for amendments only with the express written permission of the property owner(s), the holder of the easement, and the City. Amendments to the legal instrument for permanent protection shall be filed with the Director and shall be recorded with the Fulton County Clerk of Superior Court; and
  - (ix) Be subject to the review and approval by the City Attorney's office and include such additional terms and provisions as deemed necessary to protect the City's interest.

- c. Additional Requirements for Conservation Easements. In addition to the foregoing requirements, the conservation easement(s) shall:
  - (i) Comply with the requirements set forth in The Georgia Uniform Conservation Easement Act, O.C.G.A. 44-10-1 et seq.;
  - (ii) List the parties, that is, the owner(s) of such property, the holder of the easement, and, if required by the City, a person with a third-party right of enforcement;
  - (iii) Provide a third-party right of enforcement favoring the City if the City is not the grantee/holder of the easement; and
  - (iv) Specify how the easement may be transferred, as in the case of dissolution of the property owners' association or non-profit organization.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

## **2.9.6 Historic resources inventory—Contributing historic buildings.**

### **A. Findings; Purpose and Intent.**

1. The City Council finds: (a) the City contains a stock of historic buildings and structures that contribute to the historic, cultural, aesthetic, architectural, or other heritage of the City of Alpharetta; (b) such historic buildings and structures impart a distinct and distinguished appearance to the City of Alpharetta that is of benefit and attractive to residents, tourists and visitors; (c) the preservation, protection and perpetuation of these historic buildings and structures is essential to the promotion of the health, prosperity, and general welfare of the people; (d) the traditional character and heritage of the community cannot be maintained and the health, prosperity, and general welfare of the people cannot be protected by allowing the unnecessary destruction, demolition, removal or defacement of these buildings and structures that are important or essential to defining the community's character; (e) the adaptive reuse of historic buildings or structures has proven to be an economically feasible and potentially profitable alternative to demolition and should be promoted; and (f) the economic feasibility and the viability of adaptive reuse of these historic buildings and structures should be evaluated by the City Council prior to the demolition of such historic resources.
2. This Subsection is intended to provide for the preservation, protection and perpetuation of those certain historic buildings and structures that contribute to the City's historic, cultural, aesthetic, architectural or other heritage, and which impart a distinct and distinguished appearance to the City of Alpharetta that is of benefit and attractive to residents, tourists and visitors, consistent with and in furtherance of the interests, policies and goals of the City: (a) to preserve historic buildings and maintain the traditional and historic character of the community, as set forth in the Comprehensive Plan and the Downtown Master Plan; (b) to foster civic pride in the beauty and accomplishments of the past; (c) to stabilize and protect the aesthetic and economic vitality of such buildings; (d) to protect and promote local historical and aesthetic attractions to residents, tourists and visitors and thereby promote and stimulate business in the City; and (e) to provide for the opportunity and ability to further promote and encourage the protection, enhancement, perpetuation, and use of such buildings by property owners. To further implement these policies and objectives, the purpose of this Subsection is to establish reasonable regulations to prevent the unnecessary destruction, demolition, removal or defacement of such significant buildings.

- B. Established. In order to help carry out the goals and policies of the City's Comprehensive Plan, the Downtown Master Plan and this Ordinance, an official inventory listing and identifying those certain historic buildings that (a) contribute to the City's historic, cultural, aesthetic, architectural, or other heritage, and (b) are at least seventy-five (75) years old is hereby established and designated as the City of Alpharetta Historic Resources Inventory - Contributing Historic Buildings (the "Historic Resources Inventory - Contributing Historic Buildings"). Those certain historic buildings identified in the Comprehensive Plan, Downtown Master Plan and/or which are otherwise found by the City Council

to meet the foregoing criteria as of the date of adoption of this Ordinance, as set forth in Appendix A hereof, are hereby listed on the Historic Resources Inventory - Contributing Historic Buildings. The Historic Resources Inventory may be amended from time to time, with buildings added to or removed therefrom, by the City Council's adoption of an ordinance to amend same. The Historic Resources Inventory shall further serve as a resource document for reviewing and evaluating proposed development on the subject sites and surrounding properties, as well as a foundation for identifying properties eligible for designation as historic properties.

- C. Effect of Listing on City's Historic Resources Inventory. The principal building of a property listed on the Historic Resources Inventory - Contributing Historic Buildings shall be deemed a "contributing historic building."
- D. Requirements for Demolition, Removal or Substantial Alteration of a Contributing Historic Building. The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. No building permit involving the demolition, removal or substantial alteration of a contributing historic property shall be issued by the City without the City Council's prior approval of such demolition, removal or substantial alteration. Permits for demolitions, removals or substantial alterations that comply with a zoning change or redevelopment plan that has previously been approved by the City Council shall not require any further approval by the City Council. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council.
  - 1. Standard for Approval. A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.
  - 2. Factors for Consideration. In considering a request to demolish, remove or substantially alter a contributing historic building, the City Council shall consider the following criteria:
    - a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory;
    - b. The proposed building or redevelopment plans for the property on which the contributing historic building is located;
    - c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable;
    - d. The economic hardship which may be experienced by the present owner if the application is denied;
    - e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings;
    - f. The potential of the building for renovation and reuse and the cost and extent of possible renovation;
    - g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses;
    - h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and
    - i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request.

**2.9.7 Application to HPC for a certificate of appropriateness.**

- A. Approval of Material Change in Appearance of Historic Property. After the designation by ordinance of a historic property, no material change in the appearance of such property shall occur or be permitted to be made by the owner or occupant thereof unless or until an application for a certificate of appropriateness has been submitted to and approved by the HPC. A building permit applicable to a historic property shall not be issued without a certificate of appropriateness.
- B. Submission of Plans to HPC. An application for a certificate of appropriateness shall be accompanied by such drawings, photographs, plans and documentation as required by the HPC.
- C. Interior Alterations. In its review of an application for a certificate of appropriateness, the HPC shall not consider interior arrangement or use having no effect on exterior architectural features, other than the existence of adequate heating, cooling and ventilation systems necessary for the preservation of the subject building.
- D. Technical Advice. The HPC shall have the power to seek technical advice from outside its members on any application.
- E. Public Hearings, Notices, and Right to be Heard. The HPC shall hold a public hearing at which each proposed certificate of appropriateness is discussed. Notice of the hearing shall be published in the principal newspaper of general circulation within the City and written notice of the hearing shall be made by the HPC to all owners and occupants of the subject property. The written and published notice shall be provided in the same manner and time frame as notices required by the Georgia Zoning Procedures Law. The HPC shall provide the property owner and/or applicant an opportunity to be heard at the certificate of appropriateness hearing.

F. Acceptable HPC Action on Applications for Certificates of Appropriateness.

HPC action: The HPC may (i) approve the application for a certificate of appropriateness as proposed; (ii) approve the application for a certificate of appropriateness with any modifications it deems necessary; or (iii) reject the application for a certificate of appropriateness.

- G. Design Standards for Proposed Material Changes. Any material change in appearance to a historic property shall comply with the following minimum standards:
  - 1. General Standards. All material changes in the appearance of exterior architectural features of the historic property shall conform with the United States Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (the "U.S. Secretary of the Interior's Standards and Guidelines"), as applicable.
  - 2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
    - a. The proportion between the width and height of the proposed alterations must be compatible with any street-facing facade of the existing or original structure.
    - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure.
    - c. Any alterations consisting of side additions to a street-facing facade must have a minimum setback of twelve (12) inches from the plane of the existing street-facing facade, and any associated roofline must have a minimum setback of twelve (12) inches from the existing roof line.
    - d. The following exceptions to the foregoing minimum setback requirements will be permitted where there is, on the effective date, an existing side addition or side porch to a street-facing facade:



- i. An existing open-air porch that does not comply with the 12-inch setback requirement may be enclosed within the existing plane of the porch; and
  - ii. An existing side addition that does not comply with the 12-inch setback requirement may be extended a further five (5) feet to the side of the same plane as the existing side addition.
- 3. Height and Roof Shapes. The height of the proposed alterations must be compatible with the existing building or structure. The design of the roof and any dormers must be compatible with the existing roof and dormers. Any alterations must preserve the existing or original roof ridge, roof pitch and overhangs of the existing or original building or structure and new or altered dormers must be compatible with the typical styles of dormers associated with the original building or structure.
- 4. Architectural Details. Architectural details and materials must be incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the existing or original building or structure. Windows may be replaced as long as they contain real or simulated divided lights, grille patterns, sizes and shapes that are compatible with the typical style of windows associated with the original building or structure and otherwise comply with the requirements of this subparagraph.
- 5. Retention of Original Structure. After completion of the proposed alterations:
  - a. 100% of the existing street-facing facade width and height must be retained intact consistent with the other requirements of this ordinance.
  - b. At least 75% of the floor area of the original structure must remain. Interior renovations and any restoration to match the original will not be deducted in determining compliance with the 75% requirement.
- 6. Landscape Requirements. Landscaping in front yards shall be subject to the following standards:
  - a. Trees greater than six (6) inches in diameter shall be conserved, whenever possible;
  - b. Plantings and landscapes that are significant in defining the character of a property or area shall be retained;
  - c. Diseased or deteriorated plantings and landscapes that are significant in defining the character of a property or area shall be replaced with healthy specimens of identical or similar species, and the landscape shall be retained; and
  - d. Landscaping in front yards shall be designed to reflect the period or style of the principal structure on the property.
- H. Standards for Approval. The HPC shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. In making this determination, the HPC shall consider, in addition to whether the proposed material change(s) in the appearance comply with the foregoing design standards any other pertinent factors, the following criteria:
  - 1. For restoration, renovation, rehabilitation, reconstruction, alteration, or new construction:
 

Whether the proposed actions conform in design, scale, building material, setback and site features and to the United States Secretary of the Interior's Standards [for] the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applicable.
  - 2. For relocation:
    - a. The historic character and aesthetic interest of the building, structure, or object contributes to its present setting;

- b. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
  - c. Whether the building, structure, or object can be moved without significant damage to its physical integrity; and
  - d. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site, or object.
- 3. For demolition:
  - a. The historic, scenic, or architectural significance of the building, structure, site, or object;
  - b. The importance of the building, structure, site, or object to the ambiance of the area;
  - c. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, detail, or unique location;
  - d. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city;
  - e. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
  - f. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse; and
  - g. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.
- I. Undue Hardship. When, by reason of unusual circumstances, the strict application of any provision of the ordinance would result in the exceptional practical difficulty or undue economic hardship upon any owner of a specific property, the HPC, in passing upon applications, shall have the power to vary or modify strict provisions, so as to relieve such difficulty or hardship; provided such variances, modifications, interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the HPC may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Section. An undue hardship shall not be a situation of the person's own making.
- J. Deadline for Approval or Rejection of Application for a Certificate of Appropriateness.
  - 1. The HPC shall approve, reject or otherwise act on an application for a certificate of appropriateness within forty-five (45) days after the filing thereof by the owner or occupant of a historic property, building, structure, object or historical site. Evidence of approval shall be by a certificate of appropriateness issued by the HPC. Notice of the issuance or denial of a certificate of appropriateness shall be sent by United States certified mail to the applicant and all other persons who have filed a written request for such notice with the HPC.
  - 2. Should the HPC fail to approve or reject an application for a certificate of appropriateness within forty-five (45) days the application shall be deemed automatically approved; provided, however, that such forty-five (45) day period may be extended an additional thirty (30) days if consideration of an application for a certificate of appropriateness is tabled by the HPC.
- K. Notice and Effect of HPC's Rejection of Application for a Certificate of Appropriateness.
  - 1. In the event the HPC rejects an application for a certificate of appropriateness, the HPC shall state its reasons for doing so, and shall transmit a record of such rejection and reasons, in writing, to the applicant. The HPC may suggest alternative courses of action it thinks proper if it rejects the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after making said plan modifications.
  - 2. In cases where the application for a certificate of appropriateness covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of

the application for a certificate of appropriateness by the HPC shall be binding upon the building official or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.

- L. Requirement of Conformance with a Certificate of Appropriateness.
  - 1. All work performed pursuant to an issued certificate of appropriateness shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the HPC may request that the City obtain a cease and desist order from the appropriate tribunal and all work shall cease.
  - 2. The City Council or the HPC may, initiate any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property, except those changes made in compliance with the provisions of this Section or to prevent any illegal act or conduct with respect to such historic property.
- M. Certificate of Appropriateness Void if Construction Not Commenced.
  - 1. A certificate of appropriateness shall become void unless the work described in the application for a certificate of appropriateness as approved by the HPC has commenced within six (6) months of the date of issuance.
  - 2. A certificate of appropriateness shall expire after eighteen (18) months unless said certificate is renewed. A certificate of appropriateness may be renewed for a single eighteen (18) month period. An application for renewal must be submitted to the Community Development Director prior to the expiration of the original certificate of appropriateness. The Director shall approve the application for renewal provided the project is not in violation of any city ordinance.
- N. Record of Application for Certificate of Appropriateness. The HPC shall keep a public record of all applications for a certificate of appropriateness, and of all the HPC's proceedings in connection with said application. These records shall be maintained in accordance with the City's records management plan.
- O. Appeals. Any person adversely affected by any determination made by the HPC relative to the issuance or denial of an application for a certificate of appropriateness may appeal such determination to the City Council. Any such appeal must be filed with the City Council within thirty (30) days after the issuance of the determination pursuant to Subparagraph J.1. of this Subsection, or in the case of a failure of the HPC to act, within thirty (30) days of the expiration of the forty-five (45) day period allowed for HPC action, as set forth in Subparagraph J.2. of this Subsection. The City Council may approve, modify, or reject the determination made by the HPC if the governing body finds that the HPC abused its discretion in reaching its decision. Decisions of the City Council are final and may only be appealed by application for a writ of certiorari to the Superior Court of Fulton County, which must be filed within thirty (30) days of the date of the decision.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

#### **2.9.8 Maintenance of historic properties; building and zoning code provisions.**

- A. Ordinary Maintenance or Repair. Ordinary maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material, or outer appearance thereof, does not require a certificate of appropriateness.
- B. Failure to Provide Ordinary Maintenance or Repair. Property owners of historic properties shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The HPC shall be charged with the following responsibilities regarding deterioration by neglect:
  - 1. The HPC shall monitor the condition of historic properties to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and openings which allow

the elements and vermin to enter, and the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.

2. In the event the HPC determines a failure to provide ordinary maintenance or repair, the HPC will notify the owner of the property and set forth the steps which must be taken to remedy the situation. The owner of such property will have thirty (30) days to perform such remedial measures. A building permit may be required to accomplish the necessary remedial measures.
  3. In the event that the condition is not remedied in thirty (30) days, the owner shall be deemed to be in violation of this Section.
- C. Affirmation of Existing Building and Zoning Codes. Nothing in this Section shall be construed as to exempt property owners from complying with existing City building, development, and zoning codes; provided, however, owners of historic properties may be exempt from certain requirements of such codes as expressly provided herein and/or pursuant to the provisions of the subject code(s).

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

#### **2.9.9 Violations.**

The remedies and penalties set forth herein are nonexclusive and the exercise of one or more of such remedies or penalties shall not preclude the exercise of another. In addition to the other remedies provided for herein, violations of the provisions of this Section shall be enforced, prosecuted and punished in the same manner as set forth in Article V of the Unified Development Code of the City of Alpharetta. Additionally, the City may take all necessary civil action to enforce the provisions hereof and may seek appropriate legal or equitable remedies or relief, including injunctive relief. Further, violations of this Section may constitute due cause for the revocation or removal of the "historic designation" from the property, which shall require the adoption of an ordinance to revoke or remove such designation in accordance with procedures consistent with the procedures required for the designation of a historic property. Further, if a historic property is demolished, removed or relocated without a certificate of appropriateness or in violation of any condition of a certificate of appropriateness, or in the event of a substantial alteration to the historic property, the following restrictions, in addition to any other penalties or remedies set forth in this Section, shall be applicable to the lot or parcel on which the building or structure comprising the historic property was formerly located:

The lot or parcel shall be deemed a nonconforming lot for a period of five (5) years after the date of such demolition, removal, relocation or substantial alteration. No building or other permits will be issued for the construction or development of any improvements on the lot or parcel for a period of five (5) years after the date of such demolition, removal, relocation or substantial alteration, except for permits approving building or construction activities undertaken to cure the violation to the extent that the violation is curable, as evidenced by the HPC's approval of a certificate of appropriateness for same. Notwithstanding the foregoing restrictions, the City may issue permits for improvements necessary for the immediate protection and preservation of life and/or property of other persons.

The remedies set forth for in this Section are in addition to and cumulative of all other remedies provided by law.

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

#### **2.9.10 Appeals.**

To the extent not otherwise provided herein, any person adversely affected by a determination made by the HPC may appeal such determination to the City Council. Any such appeal must be filed within thirty (30) days of the date of the subject determination. Decisions of the City Council are final and may only be appealed by application for a writ of certiorari to the Superior Court of Fulton County, which must be filed within thirty (30) days of the date of the decision.



([Ord. No. 712](#), § 1(Exh. A), 9-8-2015)

APPENDIX A - HISTORIC RESOURCES INVENTORY— **PROPOSED** CONTRIBUTING HISTORIC BUILDINGS

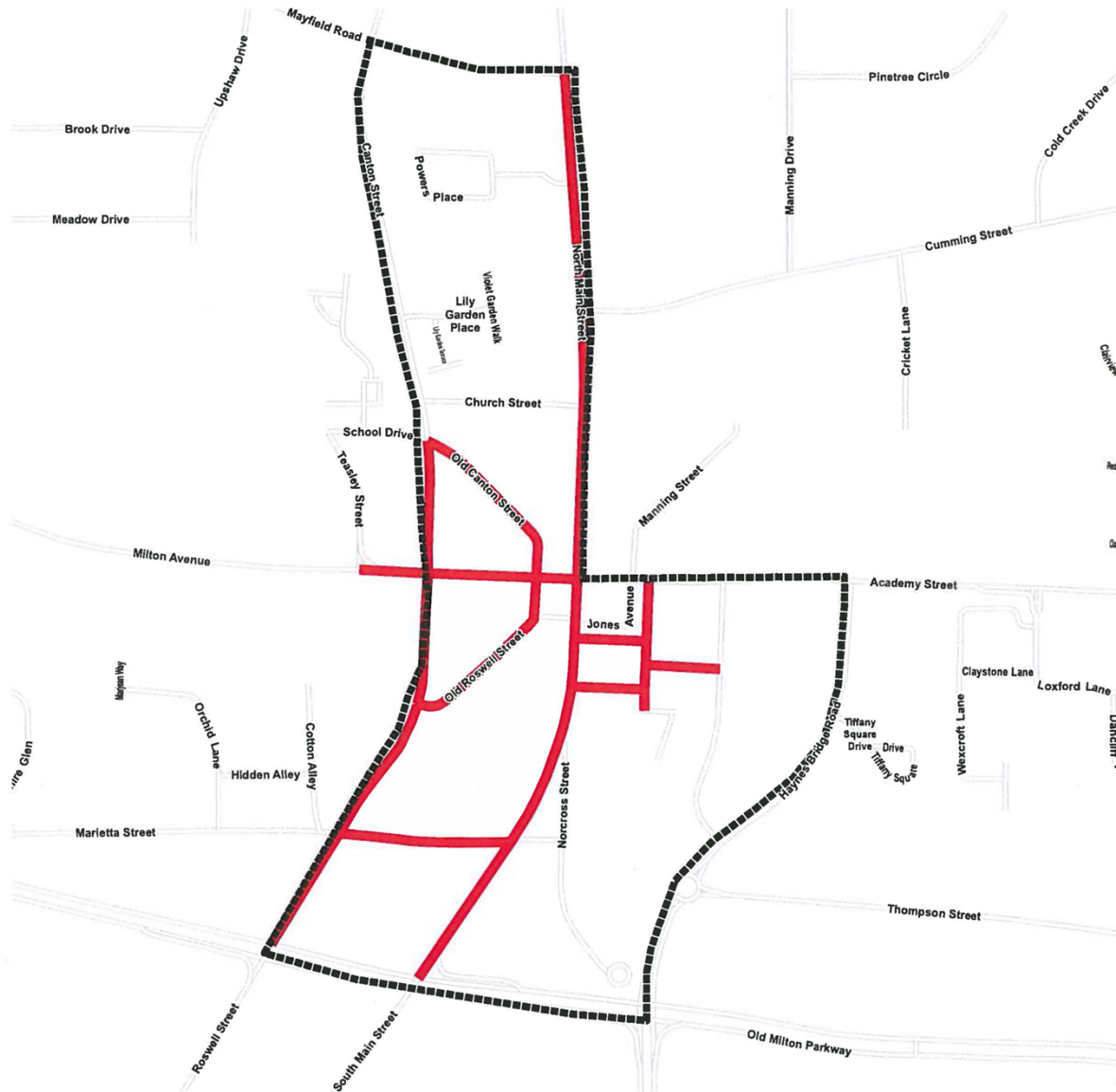
| Building Address     |                       |                       |
|----------------------|-----------------------|-----------------------|
| 94 Academy Street    | 69 North Main Street  | 1240 Mayfield Rd.     |
| 375 Brady Place      | 101 North Main Street | 1750 Mayfield Rd.     |
| 133 Canton Street    | 116 North Main Street | 1835 Mayfield Rd.     |
| 184 Canton Street    | 126 North Main Street | 755 Old Rucker Rd.    |
| 193 Canton Street    | 134 North Main Street | 760 Old Rucker Rd.    |
| 212 Canton Street    | 1720 Old Milton Pky   | 1080 Rucker Rd.       |
| 248 Canton Street    | 1815 Old Milton Pkwy  | 1225 Rucker Rd.       |
| 36 Church Street     | 1835 Old Milton Pkwy  | 1670 Rucker Rd.       |
| 37 Church Street     | 11 Old Canton Street  | 20 Milton Avenue      |
| 10 Cumming Street    | 32 Old Canton Street  | 24 Milton Avenue      |
| 18 Cumming Street    | 38 Old Canton Street  | 25 Milton Avenue      |
| 40 Cumming Street    | 11475 Maxwell Rd.     | 30 Milton Avenue      |
| 112 Cumming Street   | 54 Roswell Street     | 35 Milton Avenue      |
| 130 Cumming Street   | 61 Roswell Street     | 242 Milton Avenue     |
| 133 Cumming Street   | 88 Roswell Street     | 333 Milton Avenue     |
| 122 Marietta Street  | 103 Roswell Street    | 37 Old Roswell Street |
| 171 Marietta Street  | 119 Roswell Street    | 48 Old Roswell Street |
| 38 North Main Street | 1145 Mayfield Rd.     | 9 South Main Street   |

|                      |                       |                      |
|----------------------|-----------------------|----------------------|
| 21 South Main Street | 531 South Main Street | 31 North Main Street |
| 23 South Main Street | 1405 Mid-Broadwell Rd | 80 School Drive      |
| 29 South Main Street | 20 North Main Street  | 86 School Drive      |
| 50 South Main Street | 31 North Main Street  |                      |

\*\*\* RED ARE PROPOSED ADDITIONS

\*\*\* BLUE ARE PROPOSED REMOVALS

## Central Business District



### Central Business District (CBD)

The portion of the City bound by Mayfield Road to the north, Old Milton Parkway to the south, Haynes Bridge Road and North Main St to the east, and Roswell and Canton Streets to the west.

- Store Front
- ▬▬▬▬▬ Central Business District

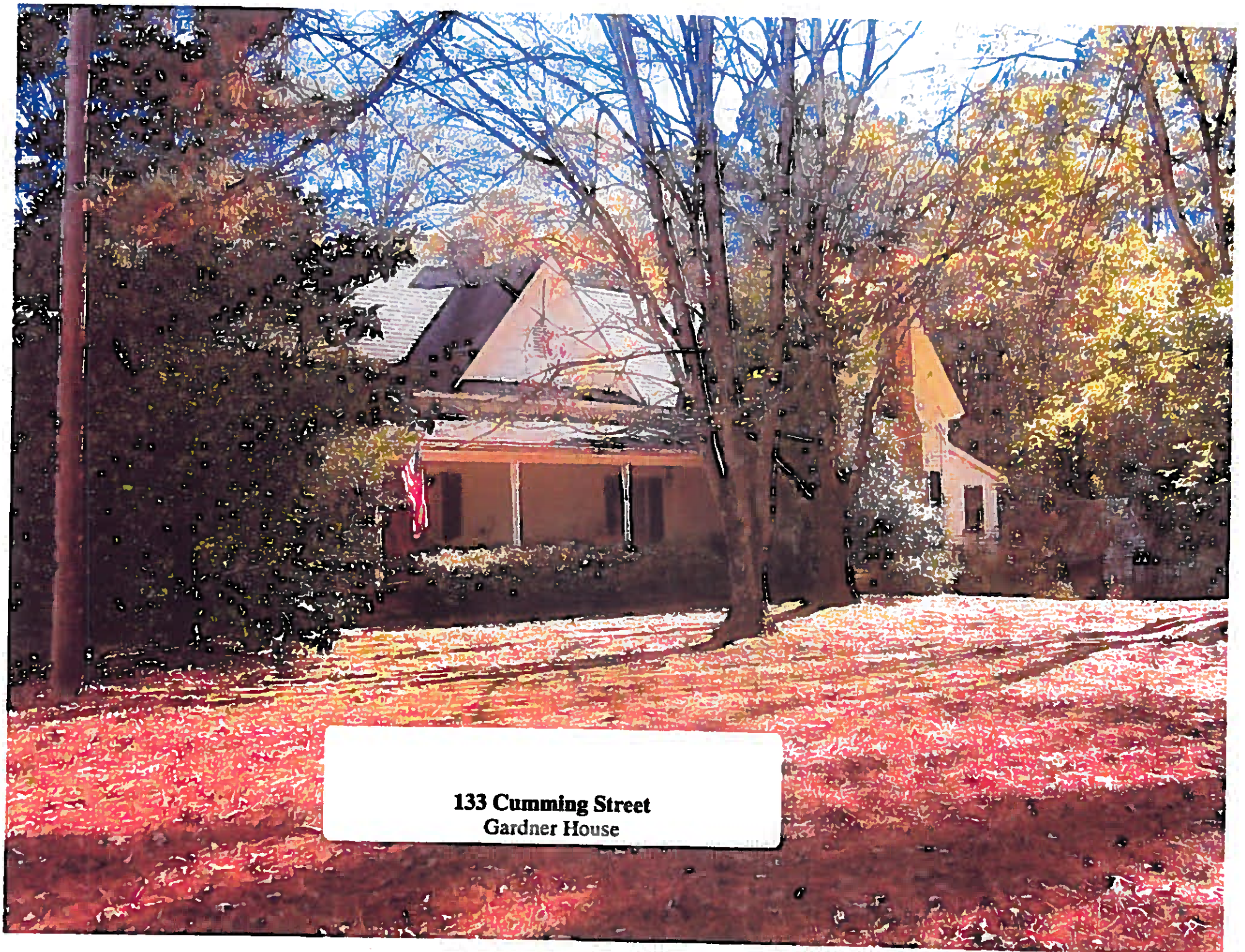
### **Recommended Properties to be Removed from Contributing Historic Properties List**

1. 32 Canton Street (Demolished)
2. 38 Canton Street (Demolished)
3. 1720 Old Milton Pky (not 75 years old)
4. 1225 Rucker Road (not 75 years old)
5. 242 Milton Ave (Disrepair)

### **Recommended Additions to Contributing Historic Properties List**

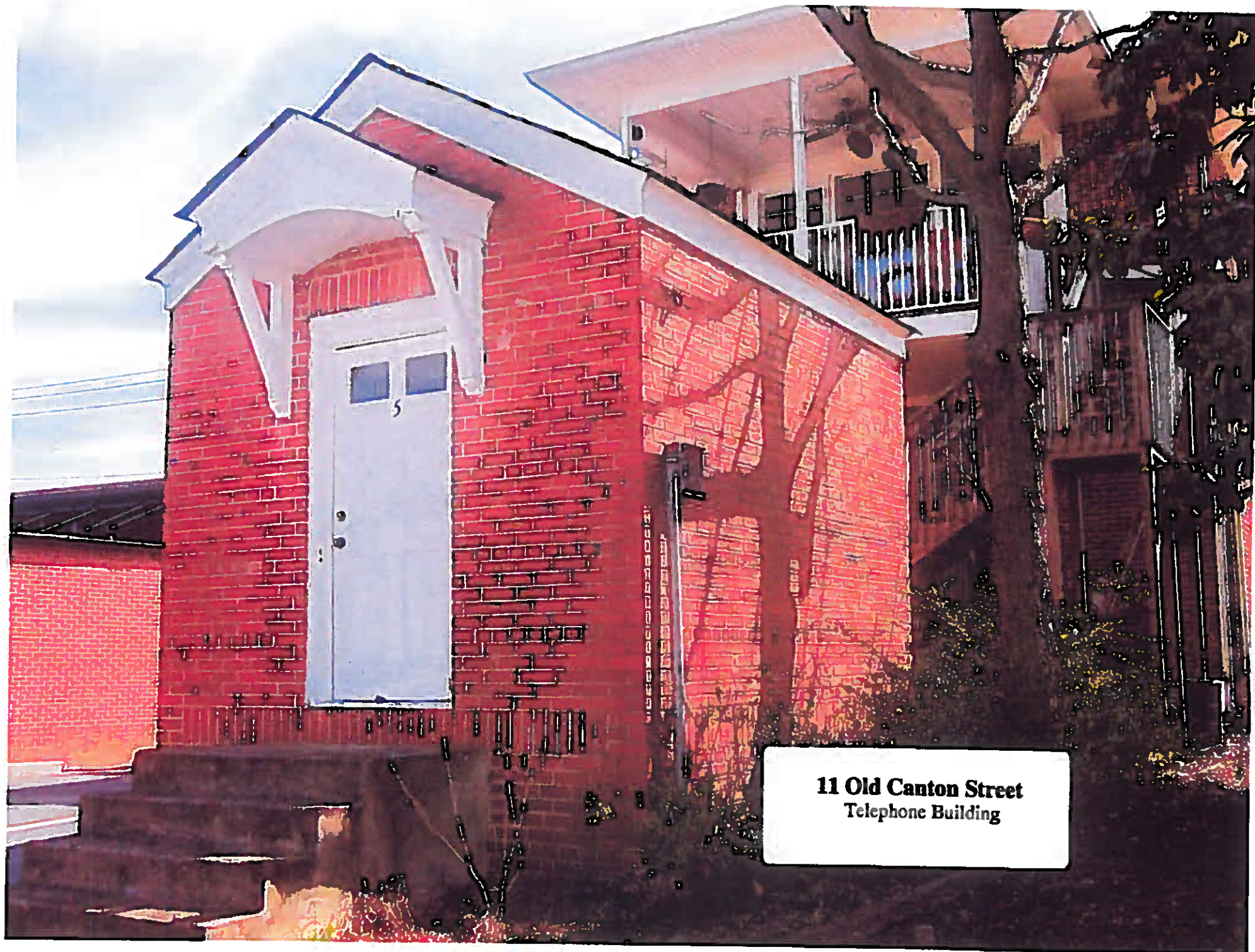
| <b><u>Address</u></b>      | <b><u>Current</u></b> | <b><u>Previous</u></b>              |
|----------------------------|-----------------------|-------------------------------------|
| 1. 133 Cumming Street      |                       | Gardner House                       |
| 2. 11 Old Canton Street    |                       | Telephone Building on 28 N Main St. |
| 3. 1825 Mayfield Road      |                       | W.A. (Pack) Smith                   |
| 4. 760 Old Rucker Road     | Satham                | Joe Rucker                          |
| 5. 20 Milton Avenue        |                       | McCollum, Teasley, Vaughan          |
| 6. 1405 Mid-Broadwell Road |                       | Morris, Rucker                      |
| 7. 29 South Main Street    | Parsons Building      |                                     |
| 8. 50 South Main Street    | City Center           | Will and Mae Jones House            |





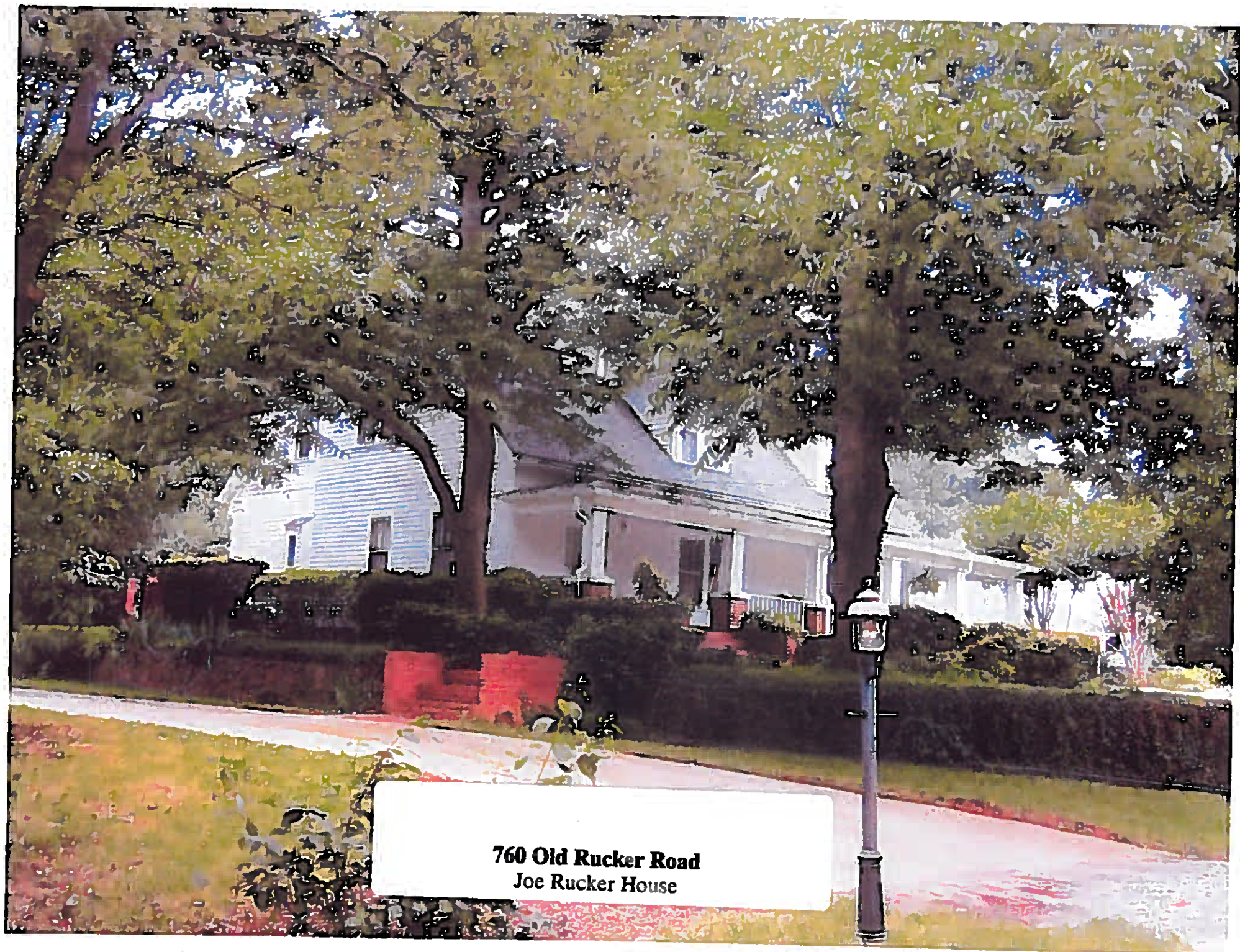
**133 Cumming Street**  
**Gardner House**





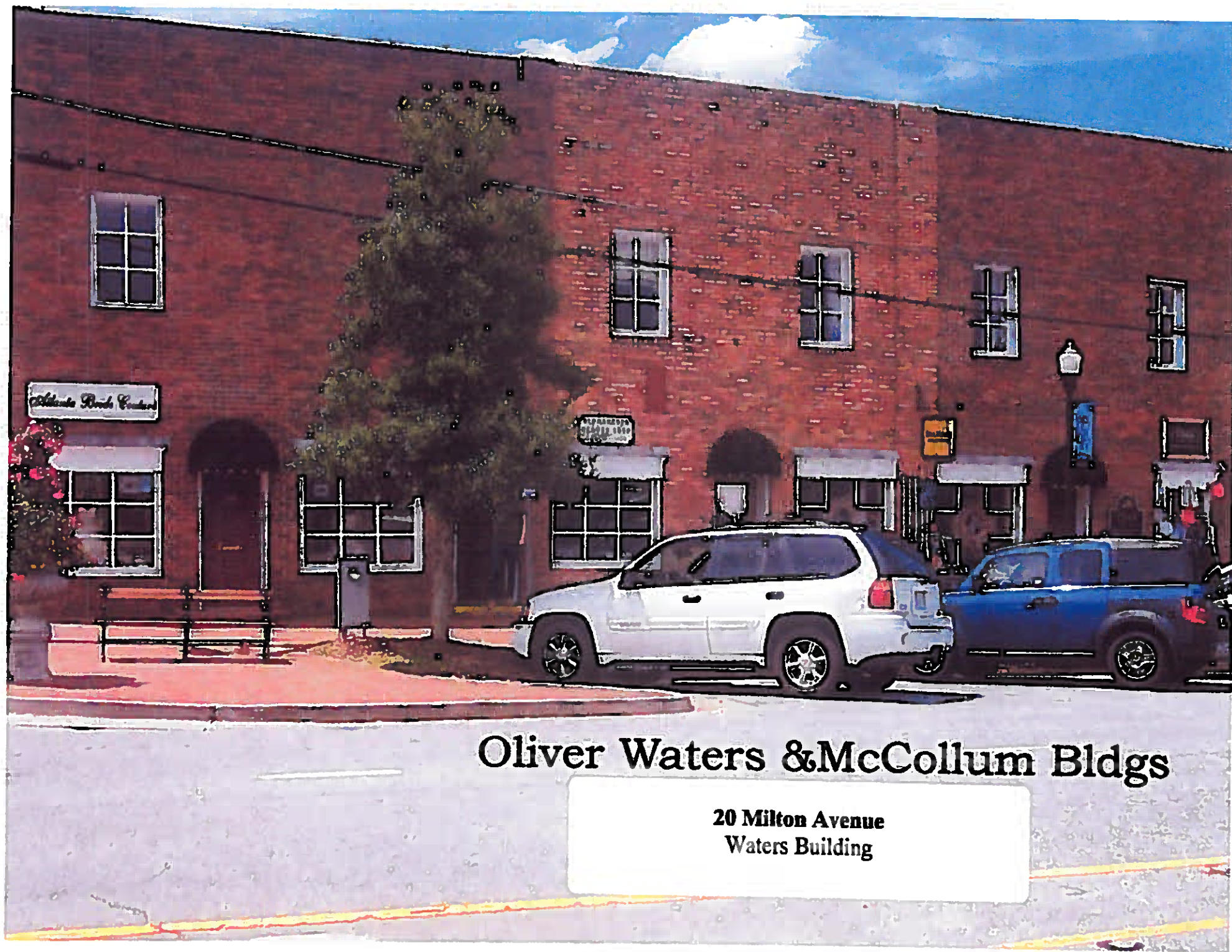
**11 Old Canton Street**  
**Telephone Building**





**760 Old Rucker Road**  
**Joe Rucker House**





## Oliver Waters & McCollum Bldgs

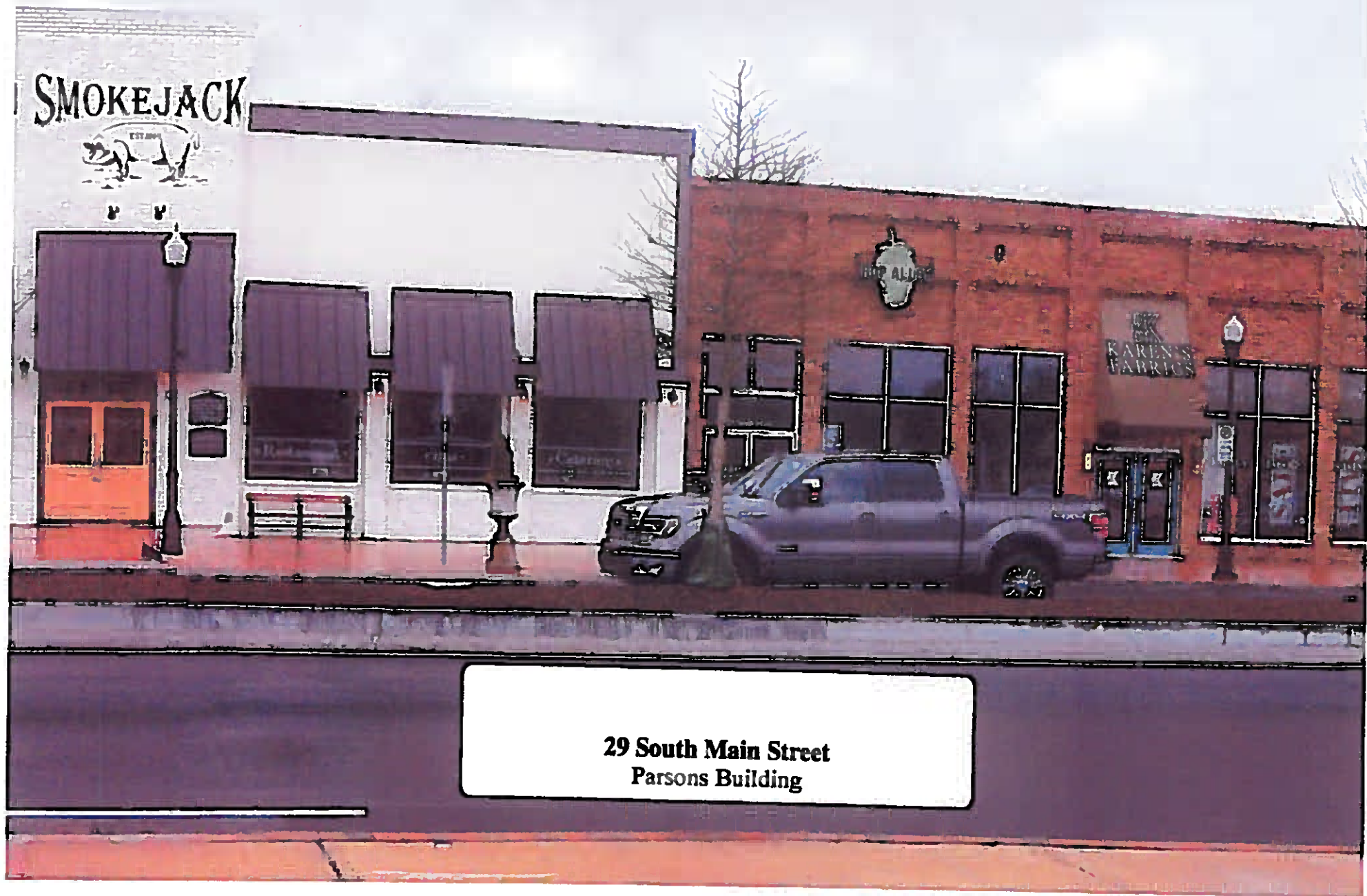
20 Milton Avenue  
Waters Building





**1405 Mid- Broadwell Road**  
**Morris, Rucker House**





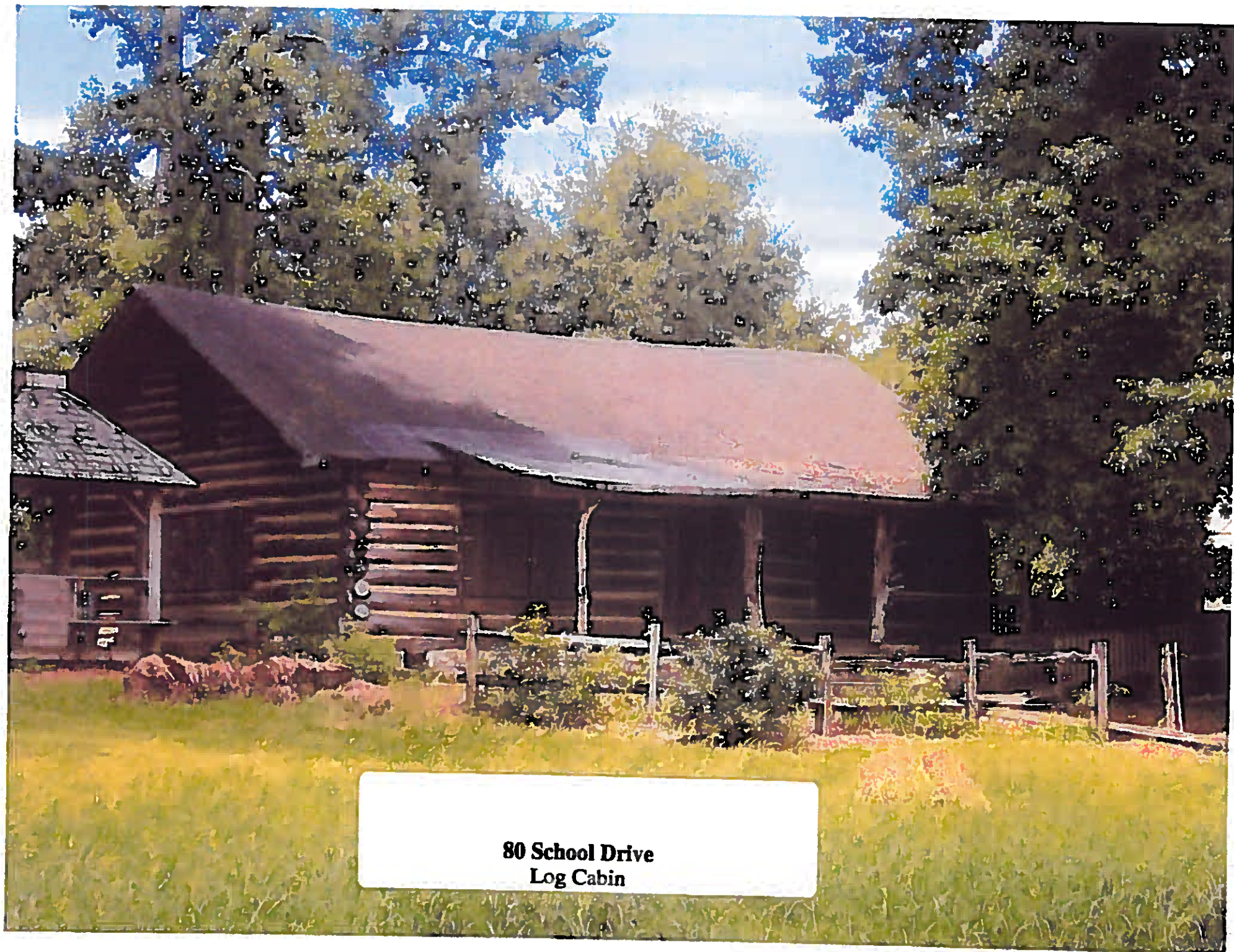
**29 South Main Street  
Parsons Building**





**50 South Main Street**  
**Will & Mae Jones House**





**80 School Drive**  
**Log Cabin**

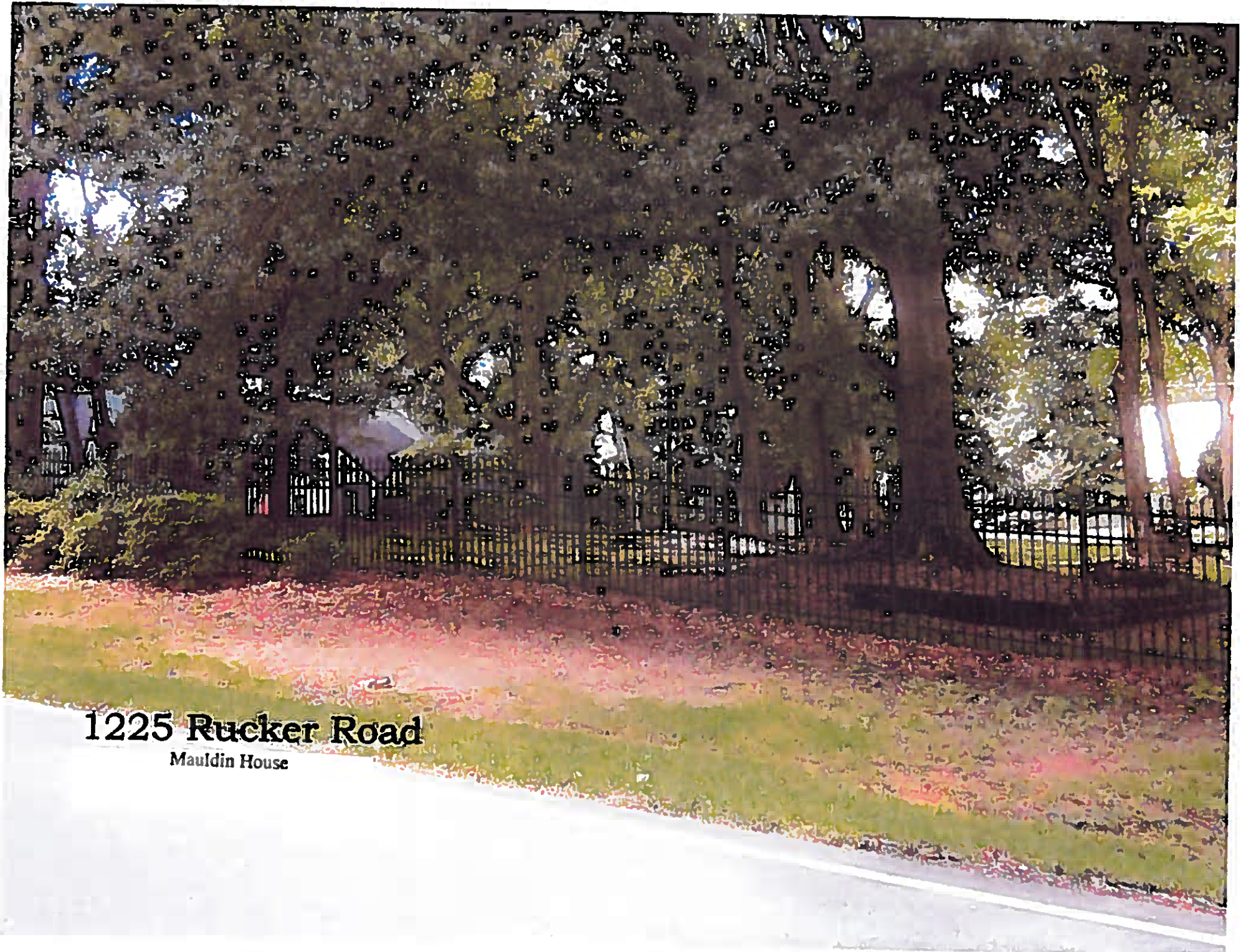




**1720 OLD MILTON PKY  
(PROPOSED REMOVAL)**







1225 Rucker Road

Mauldin House



242 Milton Ave

242 Milton Avenue

02/02/2017



THE WATERS BUILDING, LLC  
241 LAKE FORREST LANE, NE  
ATLANTA, GA 30342-3211  
TEL 404-481-5067  
FAX 866-554-7414  
[jjsmithcpa@cpa.com](mailto:jjsmithcpa@cpa.com)

March 7, 2017

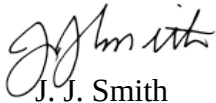
Ms. Elle Taylor  
Boards Assistant  
City of Alpharetta  
Community Development Department

Dear Ms. Taylor,

This is a follow-up to our telephone conversation today and a response to your letter dated February 28, copy attached.

The Waters Building does not want to have any of the properties that it owns in downtown Alpharetta added to the Contributing Historic Property list. Please let me know if I need to do anything else to keep our properties off that list.

Sincerely,



J. J. Smith  
Manager, The Waters Building



**AN ORDINANCE TO AMEND ARTICLE II AND APPENDIX A (ALPHARETTA DOWNTOWN CODE) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO MODIFY THE CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY SET FORTH IN SUBSECTION 2.9.4(B) OF THE UDC; TO REMOVE CERTAIN BUILDINGS FROM AND ADD CERTAIN BUILDINGS TO THE CITY’S “HISTORIC RESOURCES INVENTORY - CONTRIBUTING HISTORIC BUILDINGS” LISTING (APPENDIX A OF ARTICLE II OF THE UDC); TO MODIFY THE TABLE SET FORTH IN SECTION 3.2.4(I)(2) OF THE ALPHARETTA DOWNTOWN CODE BY DELETING OR ADDING CERTAIN BUILDINGS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

**WHEREAS**, the Unified Development Code of the City of Alpharetta, Georgia (the “Unified Development Code” or “UDC”) was designed to be amended from time to time to provide for the continual improvement of the regulations governing the uses and development of land within the City, such as when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs or when modifications are otherwise necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City; and

**WHEREAS**, the City Council desires to modify regulations governing the designation of historic properties within the City to better implement the goals of protecting historic buildings and the historic character of the City; and

**WHEREAS**, in order to better promote and preserve the aesthetic and historic nature of the City, the City Council desires to remove certain properties from, and add certain properties to, the City of Alpharetta Historic Resources Inventory – Contributing Historic Buildings listing; and

**WHEREAS**, in order to accomplish the foregoing and for other purposes related to the public health, safety, and welfare, the City Council desires to amend Article II and Appendix A (the Alpharetta Downtown Code) of the Unified Development Code; and

**WHEREAS**, a public hearing has been properly advertised and conducted pursuant to the requirements of the Georgia Zoning Procedures Law; and

**WHEREAS**, the City Council finds that principal buildings located on the properties listed in Exhibit B, which is attached hereto as if fully set forth herein, (1) contribute to the City's historic, cultural, aesthetic, architectural, or other heritage and (2) are at least seventy-five (75) years old, and that the principal buildings located on the properties listed in Exhibit A, which is attached hereto as if fully set forth herein, no longer meet such criteria; and

**WHEREAS**, the City Council finds that the amendment to the Unified Development Code provided hereby promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

**NOW THEREFORE**, The Council of the City of Alpharetta hereby ordains, as follows:

**Section 1:**      **Section 2.9.2** (Definitions) of Article II of the Unified Development Code is hereby amended to correct a scrivener’s error by deleting “2.9.6” in the definition for “Designation” and inserting in lieu thereof “2.9.4”.

**Section 2:**      **Paragraph B of Subsection 2.9.4** of Article II of the Unified Development Code is hereby amended by deleting same and inserting in lieu thereof a new Paragraph B to read as follows:

“B. Criteria for Designation of a Historic Property. In order to be designated a historic property, the property must be an individual building that meets the following criteria:

1. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; and
2. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and
3. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:
  - a. It is an outstanding example of a building representative of its era and over 75 years old;
  - b. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or
  - c. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.”

**Section 3:**      The City of Alpharetta Historic Resources Inventory – Contributing Historic Buildings listing, which is appended to Article II of the Unified Development Code as Appendix A, is hereby amended by: (1) removing therefrom the properties set forth in **Exhibit A**, which is attached hereto as if fully set forth herein; and (2) adding thereto the properties set forth in **Exhibit B**, which is attached hereto as if fully set forth herein.

**Section 4:**      **Table 3.2.4(I)(2) of Appendix A** of the Unified Development Code is hereby amended by: (1) deleting therefrom the properties set forth in **Exhibit C**, which is attached hereto as if fully set forth herein; and (2) adding thereto the properties set forth in **Exhibit D**, which is attached hereto as if fully set forth herein.

**Section 5:**      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 6:**      This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Approved:

\_\_\_\_\_  
David Belle Isle, Mayor

Attest:

**COUNCILMEMBERS**

\_\_\_\_\_  
Coty Thigpen, City Clerk  
(Seal)

Approved as to Form:

\_\_\_\_\_  
C. Sam Thomas, City Attorney

\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

## **EXHIBIT A**

### REMOVED PROPERTIES

The following properties are removed from the **City of Alpharetta Historic Resources Inventory – Contributing Historic Buildings** listing (See **Appendix A of Article II** of the Unified Development Code):

242 Milton Avenue

32 Old Canton Street

38 Old Canton Street

1720 Old Milton Pkwy

1225 Rucker Rd.



## **EXHIBIT B**

### **ADDED PROPERTIES**

The following properties are added to the **City of Alpharetta Historic Resources Inventory – Contributing Historic Buildings** listing (See **Appendix A of Article II** of the Unified Development Code):

133 Cumming Street

1825 Mayfield Rd.

1405 Mid-Broadwell Rd.

20 Milton Avenue

11 Old Canton Street

760 Old Rucker Rd.

29 South Main Street

50 South Main Street

## **EXHIBIT C**

### PROPERTIES DELETED FROM TABLE 3.2.4(I)(2) OF APPENDIX A OF THE UDC

The following properties are deleted from **Table 3.2.4(I)(2) of Appendix A** of the Unified Development Code:

“242 Milton Avenue”

“1720 Old Milton Pkwy”

## **EXHIBIT D**

### PROPERTIES ADDED TO TABLE 3.2.4(I)(2) OF APPENDIX A OF THE UDC

The following properties are added to **Table 3.2.4(I)(2) of Appendix A** of the Unified Development Code in their appropriate alphabetical order:

“133 Cumming Street”

“1825 Mayfield Rd.”

“20 Milton Avenue”

“11 Old Canton Street”

“29 South Main Street”



# CITY COUNCIL MEETING STAFF REPORT

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

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

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

PLANNING COMMISSION: NOVEMBER 3, 2016

CITY COUNCIL: NOVEMBER 14, 2016 MAY 1, 2017 (2<sup>ND</sup> READING)

## II. RECOMMENDATION:

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

## III. Report In Brief:

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

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

- Consolidate the various planting, landscape, and tree requirements in one location within the Alpharetta Unified Development Code;
- Clarify the City's requirements with simpler language;
- Make the ordinance easier to understand and implement (for both applicants and staff); and,
- Provide more incentives and options to save existing trees during land development.
- Some of the specific items identified for significant change include:
  - Changing "Density Units" to "Inches" of tree caliper;
  - Provide additional differentiation of Specimen Trees to recognize quick growing species;
  - Provide better incentives for preservation of significant clusters of trees (other than specimen trees); and,
  - Not require a tree removal permit for dead trees.

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

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

## IV. ATTACHMENTS:

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

Guidance Document



## KEY

RED—Deletions

BLUE—Additions

YELLOW HIGHLIGHT—Changes from 1<sup>st</sup> to 2<sup>nd</sup> Reading

Double Underline/Strikethrough - Moved

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

#### 3.2.1 General.

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

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

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

#### 3.2.2 Definitions.

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

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

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

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

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

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

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

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

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

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

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

Diameter Breast-Height (DBH). The standard measure of ~~overstory~~ tree size (for trees existing on a site). The tree trunk is measured at a height of ~~4 and half~~ 4 1/2; feet above the ground. If a tree splits into multiple trunks below ~~4 and half~~ 4 1/2; feet, ~~measure~~ the trunk is measured at its most narrow point beneath the split.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Specimen Tree.** Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

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

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

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

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

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

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

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

10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

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

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

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

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

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

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

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



Tree Grouping: A community of trees as determined by the Director ~~sufficiently uniform in composition, structure, age, and condition~~ to merit special consideration as ~~and~~ an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for ~~both~~ preservation credits ~~and recompense~~, and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. ~~Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for both~~ preservation credits ~~and recompense~~, and every alternative should be evaluated to save these trees.

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

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

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

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

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

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

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

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

### 3.2.3 Exemptions.

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

1. The removal of trees with a Permit. ~~n approval letter other than specimen trees from an owner-occupied, residential lot, provided that the removal does not reduce the tree density of the lot below the minimum specified in this section; an approval letter~~ permit will not be granted for the removal of specimen trees, buffer trees, or street / landscape strip trees unless the tree(s) are in declining health, as determined by a qualified professional.

2. The removal of trees from horticultural properties such as farms, nurseries or orchards. This exception shall not be interpreted to include timber harvesting incidental to development of the land;
3. The necessary removal of trees by a utility company within dedicated utility easements;
4. The removal of trees on public rights-of-way conducted by, on behalf of, or any activity pursuant to work to be dedicated to, a federal, state, county, municipal or other governmental agency in pursuance of its lawful activities or functions in the construction or improvement of public rights-of-way;
5. The removal of trees from lakes and detention ponds, and drainage easements, unless specifically planted to be part of the stormwater system; or
6. The removal of any tree which is dead or has become or threatens to become a danger to human life or property;

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

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

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

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

1. ~~The reason for the proposed work and~~
2. ~~Either a site sketch or photograph of the tree(s) proposed to be removed, identifying such tree(s) by size and species.~~
3. Specimen Trees shall only be approved for removal if they are in declining health or as approved by the Director. If a request includes a Specimen Tree, the applicant shall provide a risk assessment or similar report, following currently accepted industry standards and protocols, prepared by a qualified professional outlining the condition of the trees and associated risks.

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

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

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

### 3.2.5 Land disturbance permit for development activity.

- A. No person shall engage in a Development Activity and no Land Disturbance Permit shall be issued without first obtaining an approved site plan stamped and signed by the Director.
- B. Except as provided in [Section 3.2.4 and](#) Paragraph (c) of this subsection, no tree removal shall be approved for any site not under active development. For the purposes of this Ordinance, a site is not under active development unless there exists an approved development plan delineating the improvements to be constructed on the site consistent with the use for which the site is zoned, and there is a reasonable certainty that construction is imminent.
- C. A Land Disturbance Permit may be issued for Grading Activity on a site not under active development provided that:
  - 1. The sole purpose of the Grading Activity is for the storage, removal or altering of soil for fill balancing on another site under active development;
  - 2. The site not under active development must be under common ownership or common development control with the site that is under active development;
  - 3. The site not under active development must be contiguous to, or located within one (1) mile of, the site under active development. For the purposes of this Section, the measurement of distances shall be from property line to property line along the most direct route of travel on a public road;
  - 4. The proposed Grading Activity shall not result in the damage or removal of more than ten percent (10%) of the total tree density ([inches per acre](#)) ~~units (as defined in Tables 3-1 and 3-2, Minimum Tree Density Requirements)~~ on the site not under active development;
  - 5. The proposed Grading Activity shall not decrease the tree density below the minimum ~~tree density~~ [inches per acre required](#) for the site. For the purposes of this Section, trees in Buffers that will be required shall be excluded from minimum density calculations;
  - 6. The area to be disturbed within the site shall be the area that will have the least adverse impact on existing trees, [Specimen Trees, Trees of Quality, and Groupings of Trees](#) as determined by the Director. In addition, the area must be visually screened from public [or private roads and drives](#), developed residential and commercial properties, by a one hundred foot (100') buffer or a buffer of sufficient depth to provide reasonable visual screening. In order to provide reasonable visual screening, it may be necessary to locate access roads to the impacted area in a winding manner to prevent a straight line of site to the impacted area; and
  - 7. The disturbed area within the site shall be replanted with trees to a tree density of [130 inches](#) ~~twenty (20) units~~ per acre no later than eighteen (18) months from the issuance of the Land Disturbance Permit authorizing the Grading Activities. A tree replacement plan and a bond shall be submitted and approved by the Director prior to the issuance of the permit authorizing the Grading Activities. The [completion](#) bond shall be held [until the planting is complete and at that time transfer to an eighteen \(18\) month maintenance bond](#) ~~for one (1) year and to the end of the succeeding Planting Season~~ to ensure survival of the replacement trees. The applicant shall be responsible for the irrigation (watering) of trees during the period of the bond<sup>s</sup>. The replanting requirements of this Section shall not apply, and the [initial](#) bond shall be released, if, on or before fifteen (15) months from the issuance of the permit authorizing the Grading Activity, the site becomes under active development pursuant to the issuance of a Land Disturbance Permit and the approval of development plans in compliance with the provisions of this Ordinance.
- D. Nothing in this Section shall be deemed to authorize any Grading Activity or similar activity not otherwise in compliance with the Land Subdivision Regulations of the City of Alpharetta, including, the Soil and Sedimentation Control Ordinance. Further, nothing in this Section shall be deemed to eliminate the requirement that all reasonable efforts must be taken to save and not adversely impact the Critical Root Zones of Specimen Trees, [trees of quality, and tree groupings](#) and that all applicable sites from the City shall maintain or obtain the minimum tree density required by this Ordinance.

### 3.2.6 Application requirements.

- A. When a person applies for a Land Disturbance Permit as defined herein, such person shall ~~also file an application providing~~ provide the following information:
1. A complete tree survey and inventory, which shall contain the following information; ~~as described in subsection 3.2.8~~;
    - ~~a. The location of all trees within the area to be modified from its natural state and to a minimum of 30 feet beyond in each direction;~~
    - a. ~~b.~~ All Specimen Trees, Trees of Quality, Tree Groupings, Landscape Trees, and Boundary Trees on the site and within 30 feet of the limits of disturbance; with an indication whether they are to be retained or removed;
    - b. ~~c.~~ All trees that are to be counted toward the tree density requirement greater than 2" DBH, including size (Caliper or DBH) and species. Sampling methods may be used to determine tree densities for forested areas (over 5 acres); that are to be preserved. Sampling methods must conform to industry standards and protocols and be no less than a 10% sample;
    - c. ~~d.~~ Tree Protection Zones and Tree Save Areas must be delineated on the plan;
    - d. ~~e.~~ All buffers with existing trees to be delineated on plans as Tree Save Areas. Land Disturbance within any Buffer is subject to ~~Planning Department~~ Director approval.
    - ~~a.e.f.~~ The tree survey and inventory shall be a to-scale map or a site plan prepared and sealed by a registered surveyor ~~or registered engineer~~.
  2. An integrated site plan showing Specimen Trees, Trees of Quality, Tree Groupings, Boundary Trees, the trees to be saved and those to be removed, existing utilities and those to be installed, grading, the approximate location of all structures, driveways and curb cuts and all proposed tree plantings and other landscaping. It is required that all reasonable efforts be made to save Specimen trees, Trees of Quality, Tree Groupings. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention stormwater BMP locations and the like).
    - a. ~~a.~~ If a Specimen Tree, Tree of Quality, or Tree Grouping cannot be saved a hardship justification in the form of a letter shall be submitted to the Director for review and approval and be included within the plan set;
    - a.b. ~~b.~~ If a Boundary Tree cannot be saved or results in an encroachment into the Critical Root Zone of greater than 10%, evidence of notification to the owner of the tree will be required to be provided to the Director. This notification shall generally include the current condition of the tree, % encroachment, potential outcomes of the encroachment, and proposed tree care to offset the encroachment. In no way does this authorize any encroachment into the Structural Root Plate of a Boundary Tree.
  3. A detailed plan to protect and preserve landscaping and trees before, during and for a period of two (2) years after construction, which ~~plan~~ shall contain the following information:
    - a. All items found on the Arborist Checklist, Section B, located ~~Checklist located in the Arborist Guidance Document; the Erosion and Sedimentation Control Submittal checklist pertinent to normal plan review~~;
    - b. Existing roads, utility lines, drainage and detention facilities, and other pertinent items in the vicinity of the site. Site area (roads, utility lines, detention ponds, etc.);
    - c. The locations of existing and proposed structures, paving, driveways, cut and fill areas, detention areas, etc.
    - d. Phase lines or limits of construction;
    - e. A delineation of all protected zones with any required dimensions;



- f. Calculations showing compliance with the required Tree Density and Recompense per section 3.2.7—Site Density Factor using existing trees, replacement trees, and/or contributions to the City of Alpharetta Tree Replacement Fund (see Density Factor Analysis, Appendix A and Table 3.2);
- g. Locations of all existing and proposed utility lines and easements;
- h. Locations of any boring sites for underground utilities;
- i. Locations of all Specimen Trees, Trees of Quality, Groupings of Trees, Landscape Trees and Boundary Trees and indications whether they are to be removed or preserved;
- j. Locations of all tree protection devices, materials to be used in each location and details;
- k. A delineation of tree save areas in which trees have been inventoried for density calculations;
- l. If applicable, locations and details of all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.); and
- m. A tree care plan developed by a Qualified Professional designed specifically for each tree to be saved that warrants care due to the changes in site conditions or as approved by the Director. The tree care plan shall be prepaid prior to issuance of the land disturbance permit and a paid invoice provided to the City. In the event of a change in ownership, arrangements must be made to allow access for the tree care to continue throughout the required timeframe.
- n. A full landscape plan meeting all of the requirements of this Section including tree density, recompense, landscape strip, parking lot tree coverage and screening, groundcover, hardscapes, etc. The landscape plan submitted shall be the one that is expected to be planted. Permit only plans will not be accepted by the Director.
- n. Additional information as required on a case-by-case basis.

~~ADD NOTES, TREE CARE PLAN (MUST BE PREPAID PRIOR ISSUANCE OF LDP, INVOICE TO BE PROVIDED)~~

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

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

### 3.2.7 Minimum tree density and recompense requirements.

The intent and goal of these regulations is to insure that a minimum density of trees is maintained on all developed sites and that a significant amount of tree canopy coverage and pervious soil area is maintained throughout the City. The density requirement must be met whether or not a property or site had trees prior to development or any tree removal. The density may be achieved by counting existing trees 2" in diameter or greater to be preserved, planting new trees in accordance with the minimum standards of this Section, or some combination of the two. **Vegetated runoff reduction measures which include trees also count toward the tree density requirement.** Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in the Guidance Document.

- A. ~~The intent of these regulations is to insure that a minimum density of trees is maintained on all developed sites.~~ All sites within the City other than 'For-Sale' residential lots shall maintain or achieve a Minimum Tree Density of 130 inches ~~twenty (20) units~~ per acre. ~~All sites within the City other than 'For-Sale' residential lots shall maintain a minimum tree density of 20 units per acre. The term "unit" is~~

~~an expression of basal area as defined herein, and is not synonymous with "tree". The density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees in accordance with the minimum standards of this Section Ordinance, or some combination of the two. Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in the Arborist Guidance Document, Appendix A to this Ordinance. The developer-owner shall be subject to the minimum tree density requirement set forth in this paragraph, but the developer-owner shall base its the density calculations on the net site area excluding the acreage required for Buffers and infrastructure improvements (roads, utility lines, detention ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.~~

- B. All ~~newly constructed~~ 'For-Sale' residential lots in the City shall maintain a minimum tree density of 130 inches per acre or provide a calculation as described in the Guidance Document that shows the lot meets or exceeds a 30% canopy coverage based upon trees growing within the property lines. For new construction or new plantings this calculation may be based upon the mature spread of the newly planted trees at 20 years after planting. ~~based upon the maximum number of trees that can be maintained within thirty percent (30%) of the lot's plantable area, taking into consideration the standards established in this Section Ordinance for tree size and separation. The density requirement must be met whether or not the individual lot had trees prior to development. The density requirement is calculated by determining lot size and deducting the impervious area, assigning the necessary root zone for trees (400 sq. ft. for Overstory trees and 200 sq. ft. for Understory trees). All 'For Sale' residential lots constructed prior to the effective date of this Ordinance are required to maintain the requirements of this Section at a twenty percent (20%) level, rather than the thirty percent (30%) requirement used for new construction. If replacement planting is required on a 'For Sale' residential lot, replacement planting shall be provided through 5" caliper trees planted in the front yard. The required trees may be used as street trees or landscape strip trees if space allows.~~

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

- C. ~~The density may be achieved by counting existing trees to be preserved, planting new trees according to the minimum standards of this Section Ordinance, or some combination of the two. In addition, replanting on such lots shall be at a ratio of not less than one (1) Overstory tree (minimum two-inch (2") caliper) for every three (3) Understory trees (minimum one-inch (1") caliper). No more than thirty percent (30%) of any one genus may be included in any replanting plan.~~

- ~~DC.~~ Notwithstanding the foregoing, it is required that all reasonable efforts be made to save Specimen trees. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location and the like). Owners ~~Developers-Owners~~ shall receive a density credit of two (2) times the inches assigned unit value for each Specimen Tree saved by utilizing an alternate design during development. Specimen trees that cannot be saved must be replaced with recompense plantings trees having a total density equal to three (3) times the DBH unit value of the tree(s) removed. ~~Recompense trees shall have be with a minimum of four-inch (4") tree caliper at time of planting. Trees of Quality or Tree Groupings shall receive a density credit of one (1) times the inches for each tree saved.~~ Specimen Trees removed without prior approval shall be subject to the recompense replanting requirements as described in section 3.2.10 Tree Damage replaced with recompense planting trees equal to eight (8) times the unit valueDBH of the trees removed with a minimum four-inch (4") tree caliper and and subject to the applicable penalties as described in Section 3.2. ~~17~~ 19.

- D. An owner may request a reduction in recompense plantings, which may be granted at the discretion of the Director. The ~~maximum~~ reduction shall be calculated using considering the total DBH inches of Specimen Trees, Trees of Quality or Tree Groupings and other landscape amenities that are incorporated into the site plan utilizing an approved alternative design. In no way shall trees on the periphery of the site or in required buffers or that would have been saved due to topography or other reasons that deem an area undevelopable be allowed to count for a reduction in recompense.

~~However, as many trees as can reasonably be expected to survive and thrive must be planted on the subject property.~~

- E. ~~The intent of these Regulations is to insure that a minimum density of trees is maintained on all developed sites. Occasionally, this intent cannot be met because a project site will not bear the required density of trees. In the event that Specimen Tree Recompense cannot be achieved through planting on the subject property, To provide some alternatives in such cases,~~ two alternative methods of compliance may, at the discretion of the Director, be approved: planting at a location remote from the project site; or, ~~a recompense payment to contributing to~~ the City of Alpharetta Tree Replacement Fund. The following standards have been established for administering these alternative recompense methods.
1. ~~The following standards have been established for administering these alternative compliance methods.~~ The director must review and approve all requests for alternative recompense compliance. In no instance shall 100% of the required site density recompense be met through these alternative methods recompense compliance. As many trees as can reasonably be expected to survive and thrive must be planted on the subject property ~~ite in question~~. No permit shall be issued until the Director has approved the request and received the necessary documentation and/or funds.
  2. ~~No permit shall be issued until the Director has approved the request and received the necessary documentation and/or funds.~~ If trees are to be planted at another location, the off-site location should be in the same area of the City as the project site and a tree replacement plan meeting all applicable standards must be provided by the owner and reviewed and approved by the City Arborist. If tree planting is proposed on City property all specifications for such planting shall be met as determined by the Director of Public Works or the Director of Recreation and Parks. A completion bond in the amount of 100% of the installation and materials cost shall be provided prior to issuance of any land disturbance permit.
  3. If a recompense payment donation to the City of Alpharetta Tree Replacement Fund is approved, the amount of the donation shall be established by the Director. ~~The amount of the donation shall be based upon the number, size and type of trees that cannot be planted at the site. The Director shall estimate the cost to the City for the materials, labor and 18 months maintenance requirements associated with the trees.~~ The amount of the recompense payment donation shall be 100% of the estimated costs of the average 3 2 bids from reputable landscape contractors, licensed to do business in the City, for the materials, installation, and care during the trees establishment period (18 months) provided by the owner and reviewed and approved by the City. and labor. ~~The funds shall be used by the City for the sole purpose of planting and maintaining trees on public property.~~

### 3.2.8 Tree survey plan and inventory.

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

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

#### A. Tree Replanting

1. Unless otherwise approved by the Director, it is recommended that trees selected for replanting ~~must~~ be on the Recommended Tree ~~Planting~~-List. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor and form in order to assure a reasonable expectation of survivability. Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication Tree and Shrub Transplanting Manual or similar publication. Reference the American Association of Nurserymen publication American Standard for Nursery Stock (ANSI Z60.~~1-2014, 1973~~) for plant material quality specifications. Reference the Manual of Woody Landscape Plants (Michael Dirr, ~~1983~~2009, ~~Castle Books~~Stipes Pub Llc.) or similar publication for information on tree species and site requirements.
- ~~B2.~~ It is desirable that replanted trees be ecologically compatible with the site and neighboring sites. Accordingly, the replanted trees shall be of the same or similar species as those removed when practical.
- C. All replanted overstory trees shall be at least six (6) feet tall and have a trunk of not less than two (2) caliper inches. All replanted understory trees shall be at least four (4) feet tall or have a trunk not less than one (1) caliper inch. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved by the Director.
  - ~~1a. Overstory trees — 200 square feet of pervious root zone.~~
  - ~~2b. Understory trees — 75 square feet of pervious root zone. (However, up to 30% of root zone may be impervious area.)~~
  - a. No more than 25% of any one genus may be included in any replanting plan.
  - b. A minimum of 40% of the required tree density on a site ~~shall~~ is recommended to be met through overstory tree planting.
  - c. Greater than 50% of the trees shall be natives.

#### B. Buffer Requirements

1. A lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses or occupied by a non 'For-Sale' residential use shall provide a fifty foot wide undisturbed buffer along all property lines adjoining property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the same buffer requirements apply. The ~~undisturbed~~ buffer shall be in addition to the required building setback line.
  - a. When a new, 'For-Sale' development is proposed adjacent to an existing, non-residential use with no buffer present, the 50' buffer must be provided by the residential development.
  - b. If a 50' buffer has been provided on the property adjacent to a proposed, non-residential development, the buffer requirement may be waived with the approval of the Director.
2. Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must consist of trees, shrubs, and groundcover plants meeting the ~~(OR MUST BE PLANTED PER BUFFER PLANTING STANDARDS AS OUTLINED IN THE ARBORIST GUIDANCE DOCUMENT)~~ must meet the following standards:
  - a. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
  - b. ~~Plants~~Deciduous trees must be a minimum of 2 inch caliper ~~five (5) feet in height~~ at time of installation;



- c. Evergreen trees must be a minimum of ~~9-10 feet~~9 feet tall at time of installation;
  - d. Shrubs must be a minimum of 3 ~~feet~~feet tall at time of installation;
  - ~~a. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;~~
  - e. Plants will be spaced a maximum of eight (~~8~~) feet on center or as approved by the Director.;
  - f. Plantings shall be designed with plant ~~pallet~~palette containing a mixture of colors, textures, and heights.
3. Undisturbed buffers shall not contain any surface parking or storm water, detention facilities, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.
  4. The Director may approve vegetated runoff reduction measures within the buffer. The planting requirements above may be varied to accommodate vegetated runoff reduction measures as part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.
  45. Stream buffers must be replanted where disturbed for approved access, ~~detention~~ and utility crossing. Replacement plantings must be native and be arranged to have a natural appearance and approved by the ~~a~~Arborist.
  56. All buffer plantings are subject to the approval of the Director.

#### C. Parking Lot Landscaping ~~Screening~~

1. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. ~~Islands shall be excavated FIND TEXT FROM DETAIL AND INSERT HERE.~~ Islands shall be excavated to 3 feet deep or to a depth 6 inches greater than the height of the root ball and backfilled with a minimum of 600 cubic feet of friable soil. Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree~~have 2 required trees.~~ Parking lot trees must be 2" caliper minimum at time of planting and have a clear trunk to a minimum height of 6 feet. The remainder of a landscape island shall be planted with shrubs, ornamental grasses, and ground covers; and mulch shall be applied. Turf grass will not be accepted. Utilities and lighting shall not be allowed within required parking lot landscape islands. ~~ADD TEXT ABOUT VISIBILITY CLEARANCE FOR SAFETY~~
2. Alternate landscape configurations may be approved if the ~~Community Development~~ Director determines that the alternate design exceeds the standards above and/or is part of a smart stormwater design for the site that includes multi-functional, vegetated runoff reduction measures. An alternate configuration could also include a stormwater component or the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements; which are deemed of community value by the Director; and ~~which would~~shall result in a minimum of 50% parking lot canopy coverage within 15 years.
3. The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the ~~e~~City ~~a~~Arborists.
4. Shrubs shall be provided to screen paved areas and parking lots from the public right of way, private drives and adjacent property year round. Shrubs shall be 2 feet tall at time of planting, 2 rows deep and shall provide a screen within 3 years of planting. Alternate screening methods such as fencing may be approved by the Director.

#### D. Landscape Strips

1. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public -right-of-ways and private roads. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within the Downtown Overlay District. ~~Historic Business District~~ which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

MAIN STREETS:

Highway 9

Mansell Road

Windward Parkway

Northpoint Parkway

Westside Parkway

Old Milton Parkway

Haynes Bridge Road

Kimball Bridge Road

2. No permanent structures other than signage are permitted within the landscape strip. This includes pavement, retaining walls, drainage structures, detention ponds, flumes, curbing, etc.etc. unless approved by the Director.

- a. Retaining walls built with decorative masonry and designed as a landscape feature may be located within the landscape strip subject to approval by the Director. All required plantings must be installed so as not to interfere with the structural integrity of the wall.

3. ~~One (1) shade tree with a minimum 4 inch caliper shall be provided for every twenty-five (25) linear feet of landscape strip. —Actual spacing of street trees is based on the average canopy spread of the species selected as outlined in the Arborist Guidance document. If the spacing of shade trees exceeds 25 feet on center understory trees shall be required to fill in the gaps between each shade tree. Spacing of shade trees shall not exceed 40 feet on center. The use of a combination of shade trees and ornamental trees is recommended. Shade trees shall be a minimum 4" caliper; ornamental trees shall be a minimum 3" caliper. The use of a combination of shade trees and ornamental trees is recommended.~~

~~Shrubs and trees in quantities as specified above, shall be provided to screen all parking lots, utility areas, dumpsters and detention ponds.~~

4. For commercial development and for master plan subdivisions, a minimum of five (5) foot landscape strip shall be provided along all property lines which do not adjoin a public right-of-way or private road. One (1) shade tree, minimum 4" caliper, shall be provided for every fifty (50) linear feet of landscape strip. For master plan subdivisions, this requirement is only required along the external property line of the overall project.

5. Shrubs shall be provided in all landscape strips. Shrubs shall be a minimum of 2 feet tall at time of planting, ~~2 rows deep and shall provide a screen within 3 years of planting.~~ Shrubs located in landscape strips may be used to meet the parking lot screening requirement.

- E. Additional screening shall be provided around all utility areas, detention facilities, ~~and~~ dumpster / refuse areas, drive through areas, loading and unloading zones, etc. to screen views from the public right of way, private roads, drives, and adjacent properties year round. Screening shall be provided in any combination of the standards below or as approved by the Director. ~~Screening shall be provided through a double row of evergreen shrubs, 2 feet tall at planting.~~

1. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
2. Deciduous trees must be a minimum of 2 inch caliper at time of installation;
3. Evergreen trees must be a minimum of 6 foot tall at time of installation;
4. Shrubs must be a minimum of 4 foot tall at time of installation;
- ~~5. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.~~
5. Screening for detention facilities must incorporate an alternating double row of evergreen shrubs 4 foot tall at time of planting.
6. ~~A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.~~  
~~combination of decorative walls, fences, and landscape material may be used with the approval of the Director.~~
- F. Lighting Fixtures shall be arranged so that the source of any light is screened from residential views and located as to not interfere with the tree canopy at time of planting or in the future.
- G. All required landscape areas shall be provided with a minimum of 1 water spigot or other water source within 150 feet.
- H. A bond shall be required for a minimum of 18 months to ensure the maintenance and irrigation of the landscaping materials.
- I. All landscape plans and tree planting plans for non "For Sale" residential properties shall be prepared as a to-scale map or a site plan prepared and sealed by a Registered Landscape Architect in the State of Georgia. Tree only plans may be prepared by a Qualified Professional.

### **3.2.9 Tree survey inspection.**

~~Following the receipt of the completed tree removal application and supporting data, the Director shall schedule and conduct an inspection of the proposed development site. The applicant or his designee shall be advised as to the date and time of the inspection and given an opportunity to participate. Following inspection, the Director shall advise the applicant of any recommended changes in the applicant's proposed tree removal, protection or replanting plans necessary to make the plans comply with the provisions of this Ordinance.~~

### **3.2.10 Tree removal approval applications, approval and expiration.**

- ~~A. The Director shall review all applications and supporting data and take one (1) of the following actions: approve, approve with conditions or disapprove. Applications, which meet the requirements of this Ordinance, shall be approved.~~
- ~~B. Development Activity will not be authorized until such time as appropriate Land Disturbance Permits have been issued and approval granted.~~
- ~~C. Tree removal and replacement shall begin no later than one hundred eighty (180) days after issuance of the permit and shall be completed no later than two (2) years after the issuance of the permit. Except as provided in these regulations authorizing certain cut and fill activities. The Director may refuse to issue any permit for tree removal until the submission of all development plans and receipt of other evidence satisfactory to the Director that there is a reasonable certainty that the Development is imminent.~~

### **3.2.9 11 Tree Protection and Conservation sStandards.**

Prior to commencement of any grading, construction, or tree removal authorized through the issuance of a land disturbance permit ~~any tree removal or commencement of construction on a site~~ and continuing until a final subdivision plat has been recorded or a certificate of occupancy has been issued, the following system shall be used:

A. A tree protection area shall be required for any tree located within 25-30 feet of any proposed grading, construction or tree removal; and shall be established by physical barriers and maintained until such work is complete.

B.A. Location and Types of Tree Protection Devices.

1. Tree protection devices are to be installed as shown on the plan or otherwise completely surrounding the Critical Root Zone of all trees to be preserved.
2. The plan shall indicate which types of tree protection are to be installed and where they are to be installed. The types identified on the plan shall be consistent with the City's Tree Protection Details, available in the Arborist Guidance Document. ~~whether the tree protection device is to be active or passive.~~
- ~~3. Active protection (see Materials subsection) is required where Tree Save Areas are located in proximity to construction activity.~~
- ~~4. Passive protection (see Materials subsection) may be used in more remote locations and in all protected zones not designated as Tree Save Areas.~~
35. The locations of all tree protection devices will be verified by the City prior to the issuance of the construction permit for clearing and/or grading.
46. Once Protected Zones are established and approved, any changes are subject to Development and Inspections Department review.

C. B. Materials. Tree Protection measures are to be installed as shown on the City's Tree Protection Details, available in the Arborist Guidance Document.

- ~~1. Active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material. In addition to fencing, where tree trunks are in jeopardy of being damaged by equipment, the Director shall require 2 inch by 4 inch boards to be strapped around the trunks of trees. In addition, where active tree protection is required, each tree to be saved shall be marked at the base of the trunk with blue colored water-based paint.~~
- ~~2. Passive protection shall consist of heavy mil. Plastic flagging, a minimum of 4 inches wide with dark letters on a bright background reading "Tree Protection Area - Do Not Enter" or equivalent signage on a continuous, durable restraint.~~

D.E. Sequence of Installation and Removal. All tree protection devices shall be installed prior to any land disturbance permit authorizing tree removal. ~~The Engineering~~Community Development Department must inspect the installation of tree protection and erosion and sedimentation control devices prior to the issuance of the land disturbance permit. Tree protection must remain in functioning condition until the certificate of occupancy is issued.

E. The cleaning of equipment, storage of materials or dirt, disposal of waste materials such as paint, oil, solvents or other harmful substances, or any other such act which may be harmful to the continued vitality of the tree(s) within the tree protection area, is prohibited.

### ~~3.2.12 Tree protection.~~

- ~~A. The cleaning of equipment, storage of materials or dirt, disposal of waste material such as paint, oil solvents or other harmful substances, or any other such act which may be harmful to the continued vitality of the tree(s) within the tree protection area, is prohibited.~~



- ~~B. Prior to commencement of any grading, construction or tree removal authorized through the issuance of a land disturbance permit, a Tree Protection Area for any tree located within 25 feet of any proposed grading, construction or tree removal must be established by physical barriers and maintained until such work is completed.~~

### 3.2.10 ~~13~~ Tree damage.

Any tree designated in the plan to be saved, including Trees of Quality and Tree Groupings, that is damaged during construction or grading, or as a result of such activities~~construction~~, shall be treated according to accepted International Society of Arboriculture Standards~~National Arborists Association Standards~~, or replaced with a tree(s) equal to the unit valueDBH of the tree removed. However, any Specimen Tree damaged as described above shall be replaced with a tree(s) eight (8) times the unit valueDBH of the tree removed with a minimum four-inch (4") tree Caliper. In the event that a damaged specimen tree must be removed, the location occupied by the tree's Critical Root Zone must remain in a pervious state with no structures or buildings placed in this area and violations shall be subject to the applicable penalties as described herein. Any specimen tree damaged on "For-Sale" residential lots as the result of failure to receive tree removal approval for non-construction tree removal or as a result of failure to protect a specimen tree during non-construction tree removal will result in up to three (3) times recompense planting.

### ~~3.2.14 Tree replanting standards.~~

- ~~A. Unless otherwise approved by the Director, trees selected for replanting must be on the Tree Planting List. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor in order to assure a reasonable expectation of survivability. Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication Tree and Shrub Transplanting Manual or similar publication. Reference the American Association of Nurserymen publication American Standard for Nursery Stock (ANSI Z60, 1973) for plant material quality specifications. Reference the Manual of Woody Landscape Plants (Michael Dirr, 1983, Castle Books) or similar publication for information on tree species site requirements.~~
- ~~B. It is desirable that replanted trees be ecologically compatible with the site and neighboring sites. Accordingly, the replanted trees shall be of the same or similar species as those removed when practical.~~
- ~~C. All replanted overstory trees shall be at least six (6) feet tall and have a trunk of not less than two (2) caliper inches. All replanted understory trees shall be at least four (4) feet tall or have a trunk not less than one (1) caliper inch. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved by the Director.~~
- ~~1. Overstory trees—200 square feet of pervious root zone.~~
  - ~~2. Understory trees—75 square feet of pervious root zone. (However, up to 30% of root zone may be impervious area.)~~

### 3.2.11 Tree survey inspection.

Following the receipt of the completed tree removal application and supporting data, the Director shall schedule and conduct an inspection of the proposed development site. The applicant or his designee shall may be advised as to the date and time of the inspection and given an opportunity to participate. Following inspection, the Director shall advise the applicant of any recommended changes in the applicant's proposed tree removal, protection or replanting plans necessary to make the plans comply with the provisions of this Ordinance.

### 3.2.12 Tree removal ~~approval~~ applications, approval and expiration.

- A. The Director shall review all applications and supporting data and take one (1) of the following actions: approve, approve with conditions or disapprove. Applications, which meet the requirements of this Ordinance, shall be approved.
- B. Development Activity will not be authorized until such time as appropriate Land Disturbance Permits have been issued and approval granted.
- C. Tree removal and replacement shall begin no later than one hundred eighty (180) days after issuance of the permit and shall be completed no later than two (2) years after the issuance of the permit. Except as provided in these regulations authorizing certain cut and fill activities. The Director may refuse to issue any permit for tree removal until the submission of all development plans and receipt of other evidence satisfactory to the Director that there is a reasonable certainty that the Development is imminent.

### 3.2.13 15 Tree removal and landscaping compliance inspection.

- A. Following the issuance of a Land Disturbance Permit for the development site, the Director shall from time to time inspect the site for the purpose of certifying compliance with the requirements of the tree removal. In the event of non-compliance, the Director may revoke or modify any City permit pertaining to the Development Activity for which the Land Disturbance Permit has been issued. No certificate of occupancy shall be issued until actual compliance is obtained.
- B. If any required Land Disturbance Permit conditions have not been met within the time specified in the Land Disturbance Permit, and provided the Director has not granted a written extension, the City may use the cash or bond proceeds to insure that these conditions are met. The bond will have an expiration date no longer than one (1) year, and the proceeds will go to the City of Alpharetta Tree Replacement Fund.
- C. After development is complete, the Director shall continue to make random inspections to insure that required trees and landscaping are maintained. Replacement shall be required or bond/letter of credit posted within thirty (30) days of notice by the Director should any of these ~~se~~ tree(s) or landscapings die, be removed or be destroyed ~~within two (2) years after completion of development.~~
- D. Notwithstanding any other provision of this Ordinance to the contrary, a home builder's responsibility to replace a newly planted tree or trees shall terminate upon the issuance of a certificate of occupancy or at the end of the maintenance bond time frame, whichever is longer, provided longer, provided that an inspection conducted immediately prior to the issuance of the certificate of occupancy confirms that the replanted tree or trees were planted properly as established in the ISA (International Society of Arboriculture) standards, and are healthy and free of pests and disease. Nothing in this Ordinance shall be deemed to eliminate any other obligation the homebuilder may have pursuant to any private agreement between the homebuilder and homeowner, or any restrictive covenants that are applicable to the property.

### 3.2.14 16 Approval ~~letter fee~~; permit Permit fee.

The fee for review of a request for ~~an approval letter~~ permits shall be \$5.00. The fee for review of an application for a Land Disturbance Permit (which only applies to Development Activity and Grading Activity) shall be \$50.00 per acre and a maximum of \$500.00. These fees may be revised from time to time by resolution of the City Council, or delegated to the Director to be administratively established and revised from time to time.

### 3.2.15 17 Enforcement, appeals and variances.

- A. Enforcement. All requests for ~~approval letters~~ permits and all applications for tree removal shall initially be submitted to and reviewed by the City Arborist. The City Arborist shall be responsible for

recommending to the Director ~~and to the Director of Community Development~~ the approval or denial of applications for Land Disturbance Permits.

B. Appeals.

1. **Requests for appeal of any administrative decision shall first be addressed to the Director.**
2. Written requests for appeal of any administrative decision are permitted and must be submitted to the Board of Zoning Appeals within ten (10) days after notice of such decision. Such written appeal shall be made in the form of a letter, which outlines the salient points upon which the appeal is based.
23. The Board of Zoning Appeals shall schedule a hearing as soon as reasonably practicable to consider the appeal, and shall issue a written decision within thirty (30) days of the hearing.
34. If the appeal concerns an administrative decision regarding Specimen Trees, Trees of Quality, Tree Groupings, or Boundary Trees it shall be the applicant's burden to demonstrate that reasonable alternatives have been considered in order to save said trees ~~Specimen Trees~~ (as described herein). Documented evidence shall be filed by the applicant with the written request for appeal and shall include, but not be limited to the following:
  - a. Boundary survey showing topography, easements, creeks and other features of the property.
  - b. Two alternative development plans, which include the Specimen Tree(s), Trees of Quality, Groupings of Trees, or Boundary Trees.
  - c. An itemized estimate of additional costs associated with saving the trees.

C. Variance.

1. Written requests for a variance are permitted.
2. The Director shall have the authority to grant variances not to exceed twenty percent (20%) of the minimum or maximum standards of this Ordinance.
3. Variances that exceed twenty percent (20%) or variances that exceed the allowance of administrative variances shall be heard by the Board of Zoning Appeals.
4. Variances can be granted only in the case of extreme hardship or unusual circumstance. The factors to be taken into consideration by the Board may include the following, but shall not be solely economic:
  - a. The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing trees.
  - b. The economic hardship that would be imposed upon the applicant were the variance denied.
  - c. The heightened desirability of preserving tree cover in densely developed or densely populated areas.
  - d. The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial unsightliness or any other visual affront.
  - e. Whether the continued presence of the tree or trees is likely to cause danger to a person or property.
  - f. Whether the topography of the area in which the tree is located is of such a nature to be damaging or injurious to trees.
  - g. Whether the removal of the trees is for the purpose of thinning a heavily wooded area where some trees will remain.
  - h. Whether tree removal would have an adverse impact upon existing biological and ecological systems.

- i. Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance may be anticipated or a violation of the noise control ordinance will occur.
  - j. Whether the general health and life expectancy of the tree or trees warrant the measures necessary to prolong the life of the trees based upon accepted ISA practices.
- D. Appeal from the Decisions of the Board of Appeals shall be by Writ of Certiorari to the Fulton Superior Court, and must be filed within thirty (30) days of the date of the Board's decision.

### 3.2. ~~16~~ ~~18~~ Natural ~~resources~~ Resources ~~commission~~ Commission.

The Mayor and each City Council member shall appoint one (1) member to a seven (7) member Natural Resources Commission.

- A. The Natural Resources Commission shall give advice to the Council based on an annual re-evaluation of experience under the Ordinance, provide leadership in the development of understanding of the objectives and methods of the tree program, and assist the Director in the development and maintenance of technical specifications and guidelines. In addition, the natural Resources Commission primary objectives shall be:
  - 1. To promote the benefits of maintaining a healthy tree canopy for the City of Alpharetta;
  - 2. To provide educational outreach activities for the purpose of informing the community about resource conservation, protection of the environment, and the maintenance of the city's natural amenities, in particular its trees;
  - 3. To plan and organize Arbor Day and facilitate other events, activities, meetings and projects that support environmental awareness and education;
  - 4. To encourage Alpharetta's citizens to take greater responsibility for improving their community through litter prevention, waste reduction, recycling, tree plantings and other, similar means.
  - 5. To oversee the following:
    - a. Alpharetta's Tree ~~Protection~~ Conservation, Landscape, and Buffer Ordinance.
    - b. Tree City USA designation.
    - c. Keep America Beautiful affiliation.
- B. The Natural Resources Commission shall assist the Arborist in producing and maintaining the Arborist Guidance Document, including the a list of proposed changes to the kinds and species of trees described in the Tree Planting List to this Section ~~Ordinance~~. Any such changes may be adopted and may be changed from time to time.
- C. The Natural Resources Commission shall enlist technical advisors in the fields of land development, landscape architecture and horticulture or related professions.
- D. The Natural Resources Commission shall have the power and authority to maintain the Tree City USA and Keep America Beautiful (KAB) certifications by:
  - 1. Strengthening environmental outreach opportunities associated with the Tree City USA and KAB organizations by promoting community participation and acting as an advocate of tree and environmental conservation efforts;
  - 2. Supporting the City's efforts through public/private partnerships;
  - 3. Making recommendations for the enhancement of public outreach and education programs concerning environmental and tree related issues;
  - 4. Developing and implementing a sustainable program for their environmental accomplishments; and



5. Providing regular updates to City Council regarding Natural Resources Commission activities.

### 3.2.17 19 Penalties.

Any person, firm, corporation, limited liability company, Responsible Party, or other entity found guilty of violating or knowingly assisting in the commission of a violation of this [Section Ordinance](#) shall be subject to the penalties specified herein. Each day any violation of any provision of this [Section Ordinance](#) shall occur and each day any violation shall continue shall constitute a separate offense of this [Section Ordinance](#).

- A. A violation of this Section shall constitute a misdemeanor punishable by a fine of up to one thousand dollars per incident. Replacement plantings shall also be required. Penalties and fines, including replacement plantings must be satisfied within the timeline stated on the violation and/or stop work order. Appeals can be filed with the [Board of Zoning Appeals](#) ~~Code Enforcement Board~~.
- B. In the event that a Specimen Tree is damaged or removed in violation of this Section on non "For-Sale" residential property or as part of a construction project, violators shall be subject to replace Specimen Trees with trees having a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Furthermore, the location and extent of the tree's Critical Root Zone shall permanently remain in a previous state with no structures or buildings placed on it. In the event that a Specimen Tree is damaged or removed in violation of this Section on a "For-Sale" residential property not in conjunction with a construction project, violators shall be subject to replace Specimen Trees with trees having a total density up to three (3) times the unit value of the tree removed. The city shall take into consideration the amount of trees that can be reasonably placed on the property in violation. If the ~~dbh~~ [DBH](#) of the removed tree cannot be determined the measurement shall be taken at the upper most portion of the remaining stump.
- C. In the event that a non-specimen tree, [including Trees of Quality and Tree Groupings](#), is damaged or removed in violation of this Section, violators shall be subject to replacement plantings equal to one (1) times the ~~unit~~ [DBH](#) ~~value~~ of the tree removed with a minimum two inch (2") caliper trees. If the ~~dbh~~ [DBH](#) of the removed tree cannot be determined the measurement shall be taken as stated in Section 3.2.19 ~~7~~.B.
- D. In addition to A. and B., upon notice from the Director, work on any development that is being done contrary to the provisions of this Section shall immediately cease. The stop-work notice shall be in writing and shall go to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. When an emergency exists, the Director shall not be required to give written notice prior to stopping the work. Further, in the event that work on any development is being done contrary to the provisions of this Section, the Director may revoke any permit pertaining to the development activity for which the Land Disturbance Permit has been issued and may refuse to issue any further permit until, at the discretion of the Director, the work on the development is brought into compliance with the provisions of this Section.

### TABLE 3.1 TREE DENSITY CALCULATION

~~A basic requirement of the Tree Conservation and Replacement Ordinance is that all applicable sites maintain a minimum tree density of 20 units per acre. The term "unit" is an expression of the Basal area (a standard forest inventory measurement), and is not synonymous with "tree".~~

~~This density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees, or some combination of the two as represented by the formula.~~

$$\text{SDF} - \text{EDF} = \text{RDF}$$

Where:

~~SDF (Site Density Factor)—The minimum tree density required to be maintained on a developed site (units per acre).~~

~~EDF (Existing Density Factor)—Density of existing trees to be preserved on a site.~~

~~RDF (Replacement Density Factor)—Density of new trees to be planted on a site.~~

~~The SDF is calculated by multiplying the number of acres by andhellip;~~

~~EXAMPLE: A 2.2 acre site has a SDF of  $2.2 \times 20 = 44$~~

~~The EDF is calculated by converting the diameter of individual trees to density factor units. Using Table A below does this.~~

~~EXAMPLE: A total of 15 trees will remain on the 2.2 acre site. The tree inventory is as follows:~~

~~7—12 inch diameter pines~~

~~3—14 inch diameter pines~~

~~3—18 inch diameter pines~~

~~1—21 inch diameter hickory~~

~~1—30 inch diameter oak~~

~~Converting diameters (DBH) to density units, the EDF is determined as follows:~~

| DBH     | UNITS |   | NO. OF TREES |   | TOTALS |
|---------|-------|---|--------------|---|--------|
| 12 inch | 0.8   | × | 7            | = | 5.6    |
| 14 inch | 1.2   | × | 3            | = | 3.6    |
| 18 inch | 1.8   | × | 3            | = | 5.4    |
| 21 inch | 2.6   | × | 1            | = | 2.6    |
| 30 inch | 4.4   | × | 1            | = | 4.4    |
|         |       |   |              |   | 21.6   |

-

~~See section 3.2.7.B for Tree Density Requirements and calculation for "For-Sale" residential lots.~~

**TABLE 3.2 TREE DENSITY CONVERSION CHART**  
**Conversion of Tree Diameters (DBH) to Density Factor Units**

| Tree Size (DBH) | Unit Value |
|-----------------|------------|
| 2"              | 0          |
| 3"              | 0          |
| 4"              | .1         |
| 5"              | .1         |
| 6"              | .2         |
| 7"              | .2         |
| 8"              | .4         |
| 9"              | .4         |
| 10"             | .6         |
| 11"             | .6         |
| 12"             | .8         |
| 13"             | .8         |
| 14"             | 1.2        |
| 15"             | 1.2        |
| 16"             | 1.8        |
| 17"             | 1.8        |
| 18"             | 1.8        |
| 19"             | 1.8        |

|     |     |
|-----|-----|
| 20" | 2.6 |
| 21" | 2.6 |
| 22" | 2.8 |
| 23" | 2.8 |
| 24" | 3.4 |
| 25" | 3.4 |
| 26" | 3.8 |
| 27" | 3.8 |
| 28" | 4.0 |
| 29" | 4.0 |
| 30" | 4.4 |
| 31" | 4.4 |
| 32" | 4.6 |
| 33" | 4.6 |
| 34" | 5.0 |
| 35" | 5.0 |
| 36" | 5.4 |
| 37" | 5.4 |
| 38" | 5.8 |
| 39" | 5.8 |



|                       |      |
|-----------------------|------|
| 40"                   | 6.2  |
| 41"                   | 6.2  |
| 42"                   | 7.0  |
| 43"                   | 7.0  |
| 44"                   | 8.0  |
| 45"                   | 8.0  |
| 46"                   | 9.0  |
| 47"                   | 9.0  |
| 48" inches or greater | 10.0 |

-

Note: DBH is rounded to nearest inch (.5 and higher to next full inch, .4 and lower is truncated to lower inch).

Note: Values for tree sizes 24 inch and greater are for trees that do not qualify as Specimen Trees and are not subject to Specimen Tree designation under Appendix A. Trees qualifying as Specimen Trees are subject to the benefits and restrictions note in the previously cited section.

The RDF is calculated by subtracting the EDF from the SDF.

EXAMPLE:  $RDF = 44 - 21.6 = 22.4$

The density factor credit for each Caliper size of replacement (new) trees is shown in TABLE 3.3.

### TABLE 3.3 TREE REPLACEMENT CHART

#### Conversion of Replacement Tree Caliper to Density Factor Units

| Caliper Size (at 12 inches height) | Density Credit | Number of trees required to meet 20 units/acre standard <sup>(+)</sup> |
|------------------------------------|----------------|------------------------------------------------------------------------|
| 1                                  | 0              | N/A                                                                    |
| 2                                  | .4             | 50                                                                     |

|                |     |    |
|----------------|-----|----|
| 3              | .5  | 40 |
| 4              | .6  | 33 |
| 5              | .7  | 29 |
| 6              | .8  | 25 |
| 7              | 1.0 | 20 |
| 8              | 1.1 | 19 |
| Greater than 8 | 1.1 | 19 |

-

Note: This column represents the number of trees that would need to be replanted if all one-size tree was used. This is provided for information purposes only, as it is likely that a variety of tree sizes would be used.

#### ~~Tree Replacement Requirements:~~

- ~~1. No more than 30% of all trees planted for replacement density credit may be of any one species.~~
- ~~2. Seven gallon Pine trees to be planted to meet required replacement densities must be at least one-inch (1") in Caliper and greater than or equal to four feet (4') tall.~~
- ~~3. Specimen Tree replacement/recompense trees must be at least four inch (4") Caliper.~~

#### ~~APPENDIX A – SPECIMEN TREES~~

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

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

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

#### ~~Size Criteria:~~

~~Pine Trees: 30-inch (30") diameter or larger.~~

~~Overstory Trees: 24-inch (24") diameter or larger.~~

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

~~In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved~~

~~would be two (2) times the assigned unit value shown in Table 3.3. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles or as described in section 3.2.11.~~

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

~~Specimen Trees that cannot be saved (see Section 3.2.11) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.~~

~~Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.~~

~~Specimen trees removed on "For-Sale" Residential lots not in conjunction with construction projects shall follow sections 3.2.13 and 3.2.19 for approval, replanting, and violation requirements.~~

#### ~~APPENDIX C – TIMBER HARVEST PERMITTING~~

~~Tree cutting, clearing, or clearing and grubbing projects, which result in the sale of timber, shall conform to state law regarding payment of taxes. A Georgia Department of Revenue Form PT-283T, along with the required payment, must be submitted to the Fulton County Tax Assessor's Office within the time frame prescribed by law. Failure to do so shall be considered a violation of the Fulton County Erosion and Sedimentation Control Ordinance as well as the tax law. Call the Fulton County Tax Assessor's Office for more information.~~

- ~~• Provided documentation regarding the type of timber sale, estimated date of purchase, and estimated PT-283T submittal date when submitting plans to the Engineering Public Works Department for review.~~

~~Applications for tree cutting, clearing, or clearing and grubbing shall be in accordance with current land disturbance permit plan review procedures.~~

~~Plans and other supportive documents submitted for a land disturbance permit for tree cutting in areas greater than five (5) acres shall bear the signature of a Georgia Registered Forester.~~

~~The minimum size of plans shall be 11 × 14 inches. The maximum size shall be 24 × 36 inches.~~

~~Plans shall include the following information:~~

- ~~• Owner's name, address and phone number.~~
- ~~• Consultant's and Contractor's names, addresses and phone numbers.~~
- ~~• Location/vicinity map.~~
- ~~• Land Lot(s) and Districts(s).~~
- ~~• North Arrow.~~
- ~~• Scale (minimum 1" = 100').~~
- ~~• Closed property boundary showing bearings and distances of all property lines.~~
- ~~• Current zoning of property.~~

- ~~Current zoning of adjacent properties.~~
- ~~Total acreage of property and approximate acreage of area to be disturbed.~~
- ~~24 hour emergency contact name and phone number(s) in bold type (no smaller than 20 point type).~~
- ~~Names of adjoining roadways.~~
- ~~Location of and detail for the trunk exit (Co or crushed stone pad).~~
- ~~Approximate location of the following land features:~~
  - ~~All state waters.~~
  - ~~Topography at 20 ft. intervals (U.S.G.S. Quadrangle Map).~~
  - ~~Forest cover areas.~~
  - ~~100-year floodplain.~~
  - ~~Wetlands.~~
- ~~Limits of land disturbance.~~
- ~~Approximate locations and dimensions of any logging decks.~~
- ~~Location of any state water buffers (dimension 25 ft. undisturbed zones from the top of each bank).~~
- ~~Location of Streamside Management Zone (dimension required width).~~
- ~~Approximate locations of any haul roads.~~
- ~~Approximate locations of any stream crossings showing approximate width of crossing (bank to bank) and method of sediment control (rock riprap or culvert).~~
- ~~Approximate locations of any historical features including cemeteries; or, a note indicating the absence of such on the site.~~
- ~~Delineation and labeling of any required buffer zones around the perimeter of the property.~~
- ~~A detail of the method to be used to delineate all buffers on the site.~~
- ~~Expected time frame in which the operation will occur.~~
- ~~Additional information as may be required by City of Alpharetta staff to perform a proper review of the project and assure that the intent of the Soil and Erosion and Sediment Control Ordinance is met.~~

The Following Notes:

- ~~The City of Alpharetta Engineering/Public Works Department reserves the right to require additional erosion and sedimentation control measures deemed necessary.~~
- ~~The contractor shall implement all Best Management Practices for forestry as prescribed by the Georgia Forestry Commission and the U.S. Environment Protection Agency.~~
- ~~No trees may be cut in buffer zones marked "undisturbed." Tree cutting shall be limited to the non-mechanical removal of pine (Pinus spp.) or yellow-poplar (Liriodendron tulipifera) trees with stump diameters greater than fifteen (15) inches; provided that a minimum of fifty (50) square feet of basal area remains in good condition in the buffer area at completion of the project. The non-mechanical removal of dead,~~



diseased or insect infested trees is also allowed in this buffer (subject to verification by the City of Alpharetta Arborist).

- ~~All buffers of state waters shall remain undisturbed except for haul road crossing points.~~
- ~~Projects, which are restricted to a "Residential Thinning", must leave a minimum density of thirty (30) square feet of basal area throughout all areas not designated as buffers or logging decks. Trees to be preserved to meet this requirement must be identifiable both before and after the harvest either by species or by a continuous marking around the trunk at 4.5 feet and at .5 feet above the ground. These trees must be left in good condition with no injuries to the trunk, crown or root system, which would predispose them to disease or pest infestation.~~
- ~~All pine logging slash with stems larger than five (5) inches in diameter shall be chipped and returned to the site or removed from the site to reduce the possibility of insect infestation.~~
- ~~Logging decks, temporary haul roads, skid trails and any other disturbed areas left idle for two to four weeks will be restored to their contours and established to temporary vegetation (DsD). These disturbed areas left idle for four weeks or more will be established to permanent vegetation (Ds3). All areas remaining at the end of the project will be established to permanent vegetation within two weeks.~~
- ~~When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.~~
- ~~During unstable growing seasons, mulch will be used as a temporary cover (Ds1). On slopes that are 4:1 or steeper, mulch will be anchored.~~
- ~~The City of Alpharetta Land Disturbance Permit must be displayed on site at all times during the project operation and in plain view from an adjacent county road or street.~~

~~Before any activity can begin an inspection must be performed for basal area confirmation, erosion control devices and buffer area delineation. At this time, the contractor must show a current City of Alpharetta business license or registration certificate. At completion of the project, a final inspection must be performed.~~



**Guidance Document**  
**For**  
**Tree Conservation, Landscape, and Buffer Requirements**  
**Article III Section 3.2**

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## Revision History

| Revision Number | Revision Date | Revision Summary  |
|-----------------|---------------|-------------------|
| 1.0             | 02/09/2017    | Original Document |

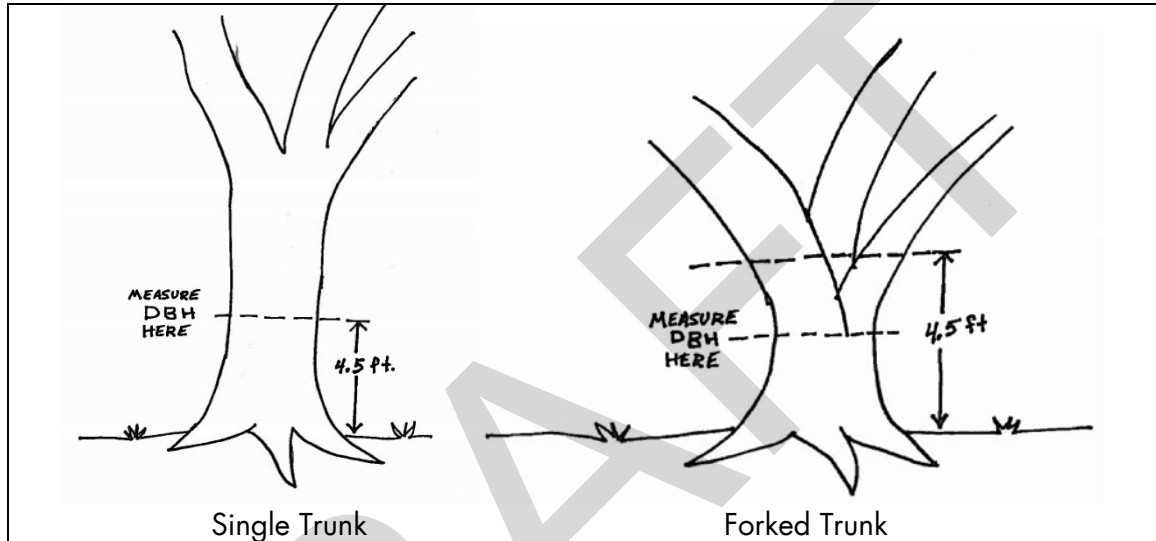
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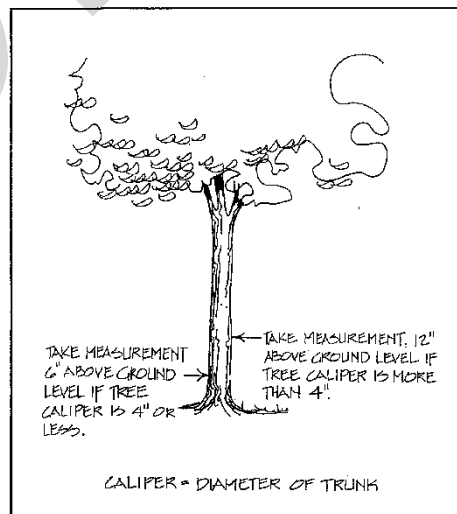
## Technical Standards

### 1. Tree Measurements

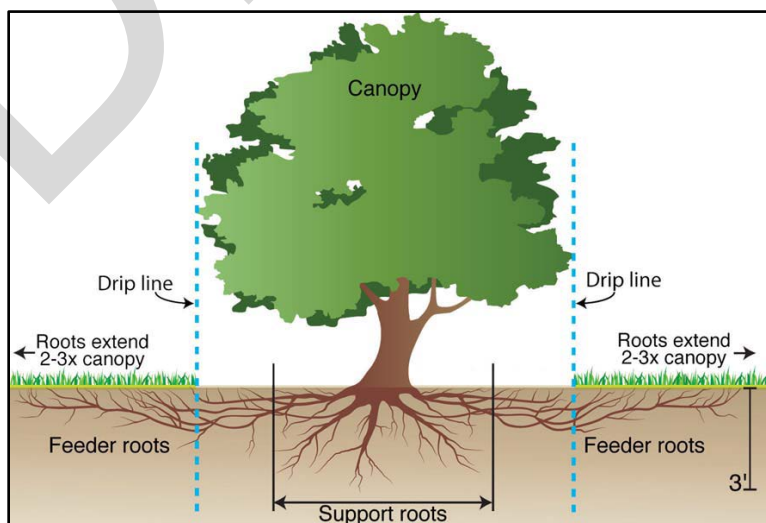
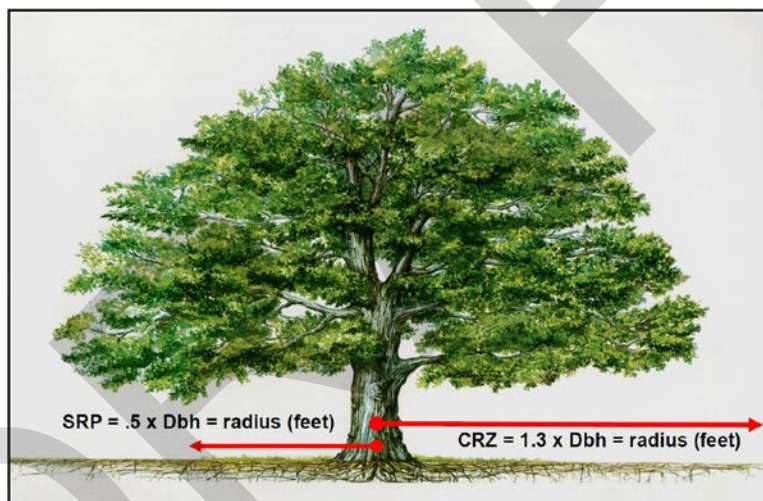
- a. Diameter at Breast Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.



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



- c. Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths (1.3) times the number of inches of the trunk diameter.
- i. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.
- d. Structural Root Plate (SRP): The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.
- i. EXAMPLE: The SRP radius of a twenty (20) inch diameter tree is ten (10) feet.



2. Specimen Trees: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

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

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

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

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

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

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

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

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

### 3. Tree Density Calculation:

Trees located on the subject property or those found in the right-of way in front of the property may count towards your required tree density or canopy coverage.

#### a. Standard Tree Density Calculation (130 inches per acre)

To calculate the Required Tree Density on all properties within the City use the formula below:

$$\text{SDF} - \text{EDF} = \text{RDF}$$

Where:

SDF (Site Density Factor): The minimum tree density required to be maintained on a developed property in inches per acre. The SDF is calculated by multiplying the number of acres by 130 inches.

EDF (Existing Density Factor): The density of the existing trees to be conserved measured in inches at DBH (Diameter at Breast Height)

RDF (Replacement Density Factor): Density in inches of new trees to be planted on a property

Example A: 15,000 square foot lot (.34 acres)

$$\text{SDF} = .34 \text{ (acres)} \times 130 \text{ (inches)} = 44.2 \text{ inches}$$

With no existing trees:

$$44.2 \text{ (SDF)} - 0 \text{ (EDF)} = 44.2 \text{ (RDF)}$$

You will need to plant:

11 – 4" caliper trees or 22 – 2" caliper trees.

With 2 existing 15" trees:

$$44.2 \text{ (SDF)} - 30 \text{ (EDF)} = 14.2 \text{ (RDF)}$$

You will need to plant:



3 – 4" caliper trees and 1 - 2" caliper tree.

Example B: 4,000 square foot lot (.09 acres)

$$\text{SDF} = .09 \text{ (acres)} \times 130 \text{ (inches)} = 11.7 \text{ inches}$$

With no existing trees:

$$11.7 \text{ (SDF)} - 0 \text{ (EDF)} = 11.7 \text{ (RDF)}$$

You will need to plant:

3 – 4" caliper trees or 6 – 2" caliper trees.

With 1 existing 8" tree:

$$11.7 \text{ (SDF)} - 8 \text{ (EDF)} = 3.7 \text{ (RDF)}$$

You will need to plant:

1 – 4" caliper tree or 2 - 2" caliper trees.

- b. Alternate Tree Density Calculation (30% Canopy Coverage). This calculation is only for detached single family residential properties and can be accomplished through the preservation or planting of any combination of Large, Medium, Small, or Very Small canopy trees as defined in the City of Alpharetta Tree List:

To calculate the alternative tree density based upon canopy coverage use the formula below.

$$\text{SCC} - \text{ECC} = \text{RCC}$$

Where:

SCC (Site Canopy Coverage): The minimum canopy coverage required to be maintained on developed detached single family residential properties in square feet. The SCC is calculated by multiplying the area of the property in square feet by 30%.

ECC (Existing Canopy Coverage): The canopy coverage in square feet of the existing trees to be conserved, obtained from the City of Alpharetta Tree List.

RDF (Replacement Canopy Coverage): The canopy coverage in square feet of the new trees to be planted on a property, obtained from the City of Alpharetta Tree List.

Example A: 15,000 square foot lot with no existing trees

$$SCC = 15,000 \text{ (square feet)} \times .30 \text{ (30\%)} = 4,500 \text{ square feet}$$

$$4,500 \text{ (SCC)} - 0 \text{ (ECC)} = 4,500 \text{ (RCC)}$$

You will need to plant:

3 large canopy trees:  $1,600 \text{ (square feet)} \times 3 = 4,800 \text{ square feet}$

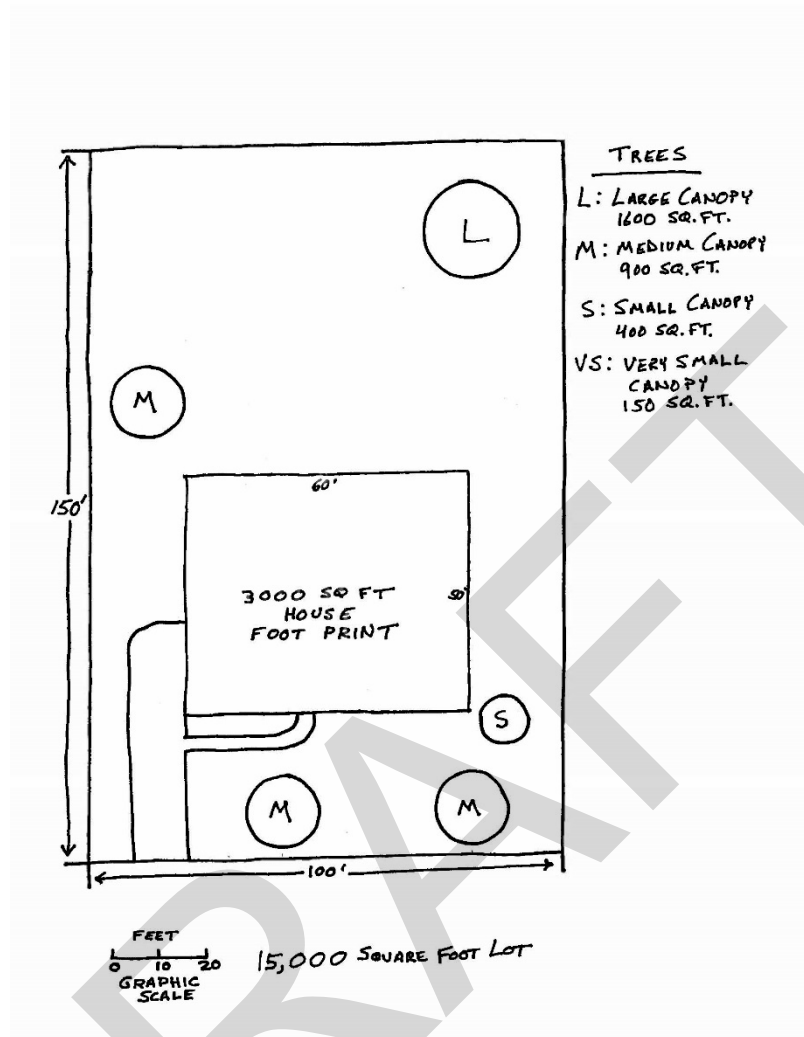
Or

1 large canopy tree (1,600 square feet)

3 medium canopy trees  $(900 \text{ square feet} \times 3 = 2,700 \text{ square feet})$

1 small canopy tree (400 square feet)

Total: 4700 square feet. (See Diagram)



Example B: 15,000 square foot lot with 2 existing medium canopy trees:

$$SCC = 15,000 \text{ (square feet)} \times .30 \text{ (30\%)} = 4,500 \text{ square feet}$$

$$4,500 \text{ (SCC)} - 1,800 \text{ (ECC)} = 2,700 \text{ (RCC)}$$

You will need to plant:

1 large canopy tree (1,600 square feet)

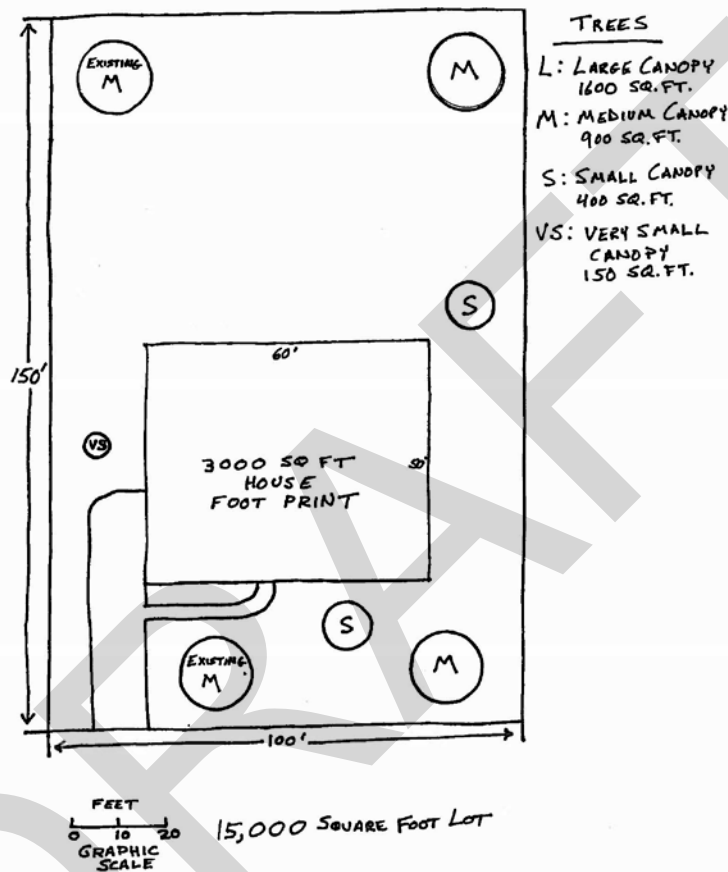
1 medium canopy tree (900 square feet)

2 small canopy trees (150 square feet  $\times$  2 = 300 square feet)

Total 2800 square feet

Or

2 medium canopy trees (900 square feet X 2 = 1,800 square feet)  
 2 small canopy trees (400 square feet X 2 = 800 square feet)  
 1 very small canopy tree (150 square feet)  
 Total 2750 square feet) See Diagram



Example C: 4,000 square foot lot with no existing trees:

$SCC = 4,000 \text{ (square feet)} \times .30 \text{ (30\%)} = 1,200 \text{ square feet}$

$1,200 \text{ (SCC)} - 0 \text{ (ECC)} = 1,200 \text{ (RCC)}$

You will need to plant:

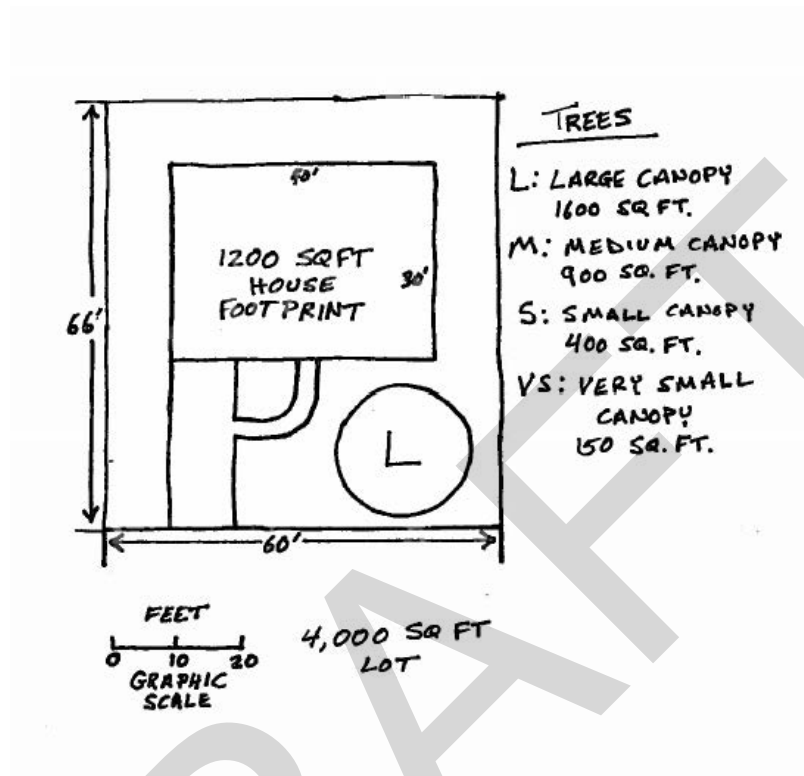
1 large canopy tree (1,600 square feet) X 1 = 1,600 square feet

See Diagram

Or



1 medium canopy tree (900 square feet)  
 2 very small canopy trees (150 Square feet X 2 = 300 square feet)  
 Total 1200 square feet



Example D: 4,000 square foot lot with 1 existing medium canopy tree

$$SCC = 4,000 \text{ (square feet)} \times .30 \text{ (30\%)} = 1,200 \text{ square feet}$$

$$1,200 \text{ (SCC)} - 900 \text{ (ECC)} = 300 \text{ (RCC)}$$

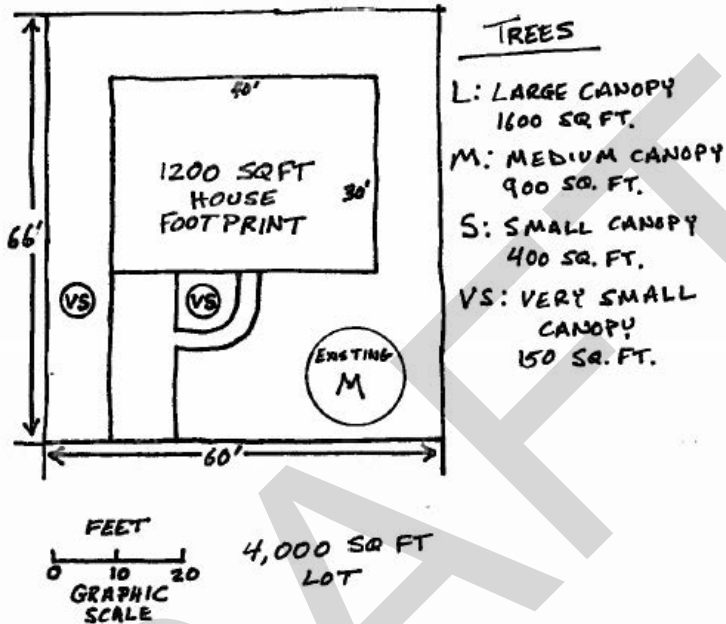
You will need to plant:

1 small canopy tree (400 square feet)

Or

2 very small canopy trees (150 Square feet X 2 = 300 square feet)

See Diagram



## Tree Removal Requirements

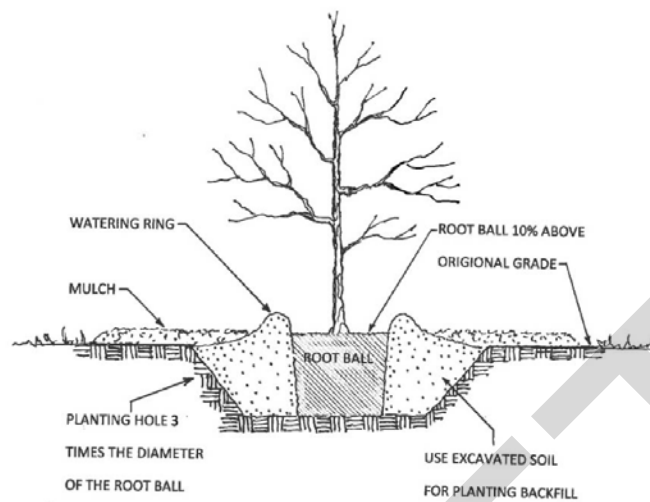
The City of Alpharetta has an online Tree Removal Permitting Process. Please follow the link below to the Tree Removal information page, instructions, and online application.

<http://www.alpharetta.ga.us/government/departments/community-development/tree-removal>

1. Detached Single Family Residential:
  - a. A tree permit is required for the removal of all trees that are alive.
  - b. A tree removal permit is not required for dead trees or trees that have already fallen. It is recommended to take photos of these trees for your records.
  - c. Replacement trees may be required.
2. Commercial and Attached or Multi-Family Residential:
  - a. All commercial properties are required to apply for a tree removal permit for the removal of any trees dead or alive.
  - b. Replacement trees may be required.
3. Emergency Removals:
  - a. Emergency removals will be handled on a case by case basis.
    - i. During normal business hours please contact the City Arborist by phone at (678)297-6229 or by email at [treepermits@alpharetta.ga.us](mailto:treepermits@alpharetta.ga.us).
    - ii. If an emergency tree removal must occur during non-business hours, provide the City Arborist with a voice message at (678)297-6229 or email as soon as possible. Take pictures documenting the removal and submit them to the City Arborist as soon as possible but no later than the next business day.
  - b. If a tree is in imminent danger of falling and causing damage to person or property a permit is not required. Examples include broken trunks and uprooting trees. Please schedule the removal, take photographs, and provide notification to the City including address and date removal is going to take place.
4. Storm-Damaged Tree Removals:
  - a. From time to time a storm will pass through Alpharetta that will topple trees. In this instance the City may decide to suspend tree removal requirements. If this happens please check the City of Alpharetta website ([www.alpharetta.ga.us](http://www.alpharetta.ga.us)) for information.

## Tree Care

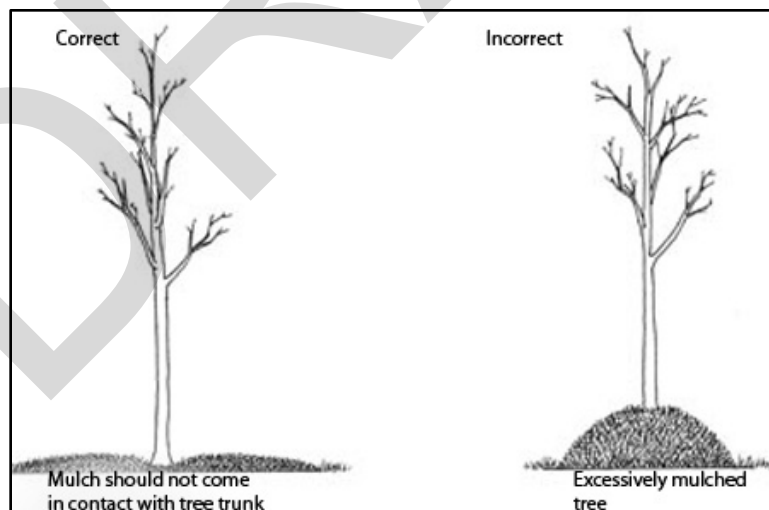
1. Planting:
  - a. A properly planted tree has a better chance of survival.



TREE PLANTING DETAIL

## 2. Mulching:

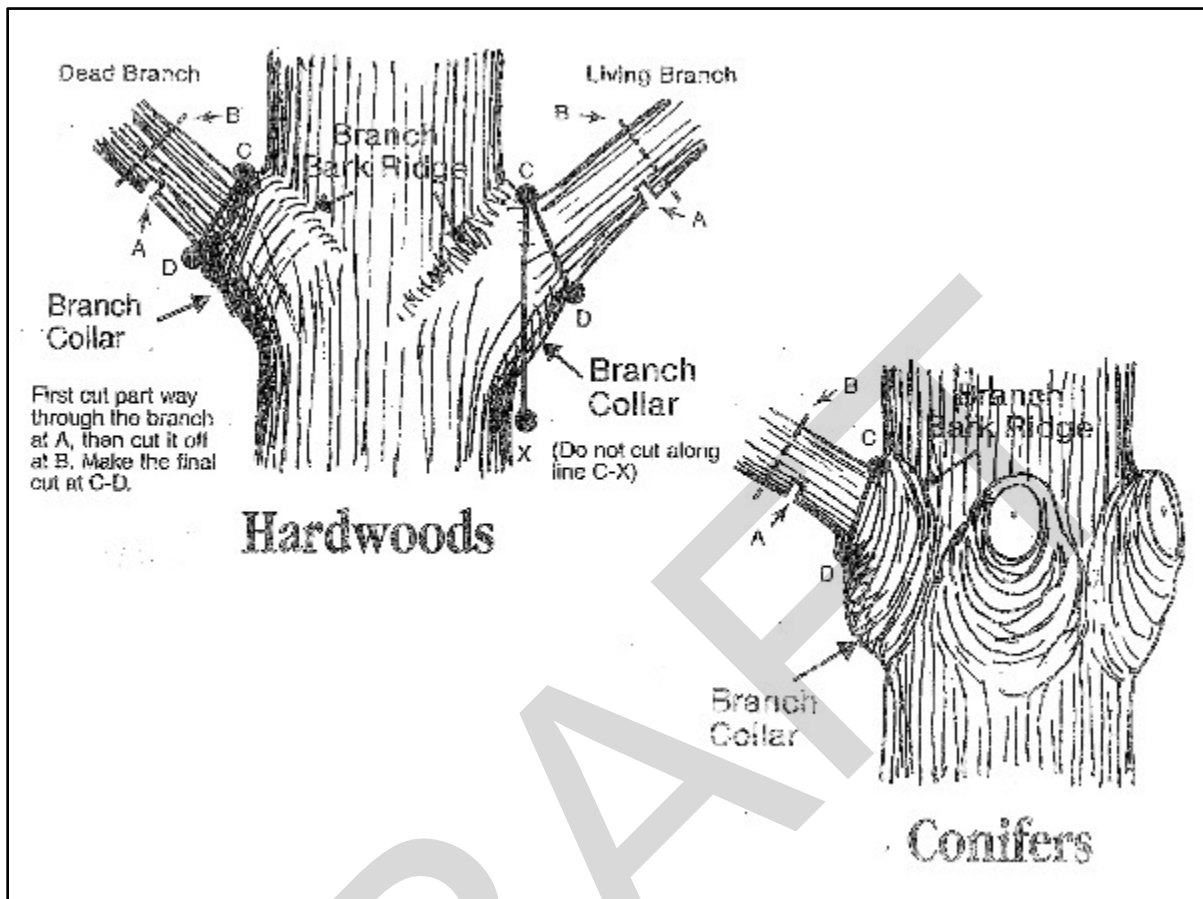
- Organic non-synthetic mulch should be applied to the rooting zone of all trees and be refreshed as needed.
- Mulch helps to keep the soil moist over the roots, minimizes weeds, and provides nutrients as the mulch breaks down.
- Mulch should be placed at a depth of 2-4 inches and should never touch the trunk of a tree.



## 3. Pruning:

- Trees should be pruned to remove dead, dying, or diseased branches.
- Shaped for aesthetic reasons.
- Provide clearance for pedestrians, vehicles, structures, or light.





The basic pruning of trees should follow the Three Cut Method.

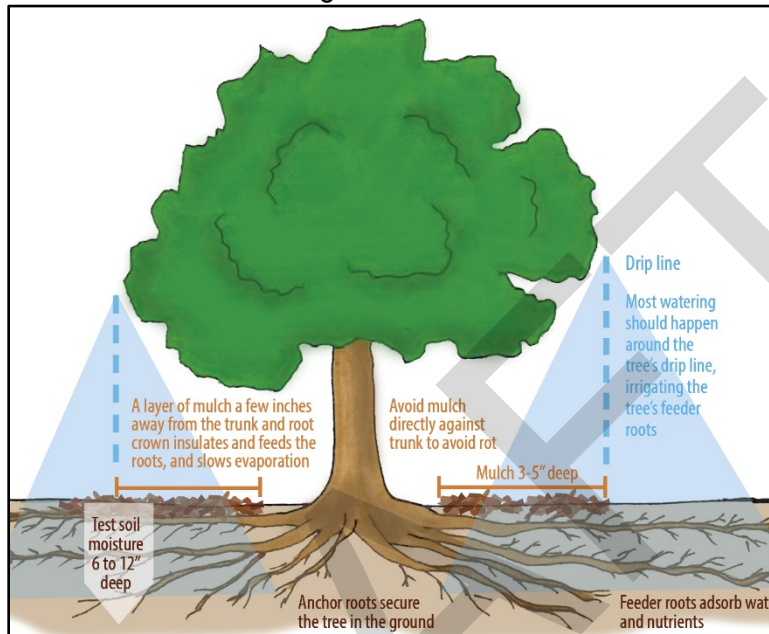
- First cut should be made at location A
- Second cut should be made along line B
- Final cut should be made along line C-D
- Never cut along line X

#### 4. Watering

- a. Newly planted trees should be watered until fully established with drip irrigation or watering bags. If watering bags are used manufacturers recommendations should

be used to determine the size of the watering bag and the schedule to fill the watering bags.

- b. Established trees should be watered during times of drought or lower than normal rainfall. During droughts please make sure to follow local water usage regulations.
- c. Watering should simulate at least 1" of rainfall per week and be long and slow so the water can infiltrate through the soil to the roots of the trees.



## Landscape Design Guidelines

### 1. Tree Selection

- a. It is recommended to use the City of Alpharetta Tree List when selecting trees for planting.
  - i. No more than 25% of any one genus may be included in any replanting plan.
  - ii. Greater than 50% of all trees planted shall be native tree species.
  - iii. It is recommended to include at least 40% overstory trees in any replanting plan
- b. Trees should be chosen that are of a high quality and able to grow into a specimen tree.
  - i. Free of disease and pests
  - ii. A Single main leader
  - iii. Good form and structure
  - iv. Solid root ball
  - v. Overstory trees shall be a minimum of 6 feet tall and have a minimum trunk caliper of 2 inches
  - vi. Understory trees shall be a minimum of 4 feet tall and have a minimum trunk caliper of 2 inches.
- c. Trees should be selected that are ecologically compatible with the site conditions such as:
  - i. Soil moisture
  - ii. Sunlight
  - iii. Rooting space and soil volume
- d. Trees should also be selected that are compatible with the built environment based upon size, form, and structure.
  - i. Georgia Power: Planting the Right Tree in the Right Place:
    - 1. <https://www.georgiapower.com/in-your-community/includes/planting-guide.html>
  - ii. National Arbor Day Foundation: The Right Tree in the Right Place:
    - 1. <https://www.arborday.org/trees/righttreeandplace/>

## 2. Streetscape and Landscape Strips

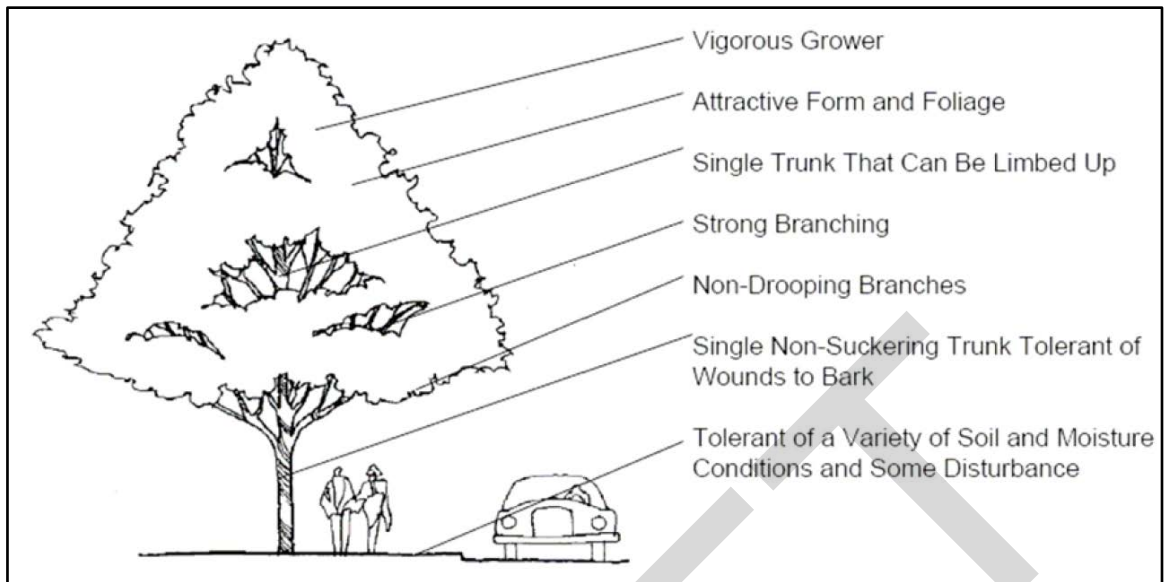
- a. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public right-of-ways and private roads. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within the Downtown Overlay District, which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

iii. MAIN STREETS:

- 1. Highway 9
- 2. Mansell Road
- 3. Windward Parkway
- 4. Northpoint Parkway
- 5. Westside Parkway
- 6. Old Milton Parkway
- 7. Haynes Bridge Road
- 8. Kimball Bridge Road

- b. Actual spacing of street trees is based on the average canopy spread of the species selected as detailed in the Tree List.
- c. If the spacing of shade trees exceeds 25 feet on center it is recommended to fill in the gaps between each shade tree with understory trees.
- d. Spacing of shade trees shall not exceed 40 feet on center.
- e. Shade trees shall be a minimum 4" caliper; ornamental trees shall be a minimum 3" caliper. The use of a combination of shade trees and ornamental trees is recommended.
- f. It is desirable to plant trees and shrubs within the beauty strip along roadways to provide a separation between pedestrians and vehicular traffic.
- g. Street trees shall be pruned or have a clear trunk to a minimum height of 7 feet.
- h. For commercial development and for master plan subdivisions, a minimum of five (5) foot landscape strip shall be provided along all property lines which do not adjoin a public right-of-way or private road. One (1) shade tree, minimum 4" caliper, shall be provided for every fifty (50) linear feet of landscape strip. For master plan subdivisions, this requirement is only required along the external property line of the overall project.
- i. Shrubs shall be provided in all landscape strips. Shrubs shall be a minimum of 2 feet tall at time of planting. Shrubs located in landscape strips may be used to meet the parking lot screening requirement.
- j. Street lights and pedestrian lights shall not conflict with tree locations and shall be a minimum of 20 feet away from a tree where practical.





### 3. Parking Lot Landscaping

- a. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length.
- b. Each landscape island shall be planted with one shade tree and excavated to 3 feet deep or to a depth 6 inches greater than the height of the root ball and backfilled with a minimum of 600 cubic feet of friable soil.
- c. Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree.
- d. Parking lot trees must be 2" caliper minimum at time of planting and have a clear trunk to a minimum height of 6 feet.
- e. The remainder of a landscape island shall be planted with shrubs, ornamental grasses, and ground covers; and mulch shall be applied. Turf grass will not be accepted.
- f. Utilities and lighting shall not be allowed within required parking lot landscape islands or other areas trees are planted and shall not conflict with tree locations.
- g. The required tree area shall be protected against compaction and shall provide sufficient area for tree growth.
- h. Trees planted at the head of any parking stalls must be located in line with the parking stall striping to prevent damaging the trunks of the trees by cars.
- i. Trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines.
- j. Shrubs shall be provided to screen paved areas and parking lots from the public right of way, private drives and adjacent property year round. Shrubs shall be 2 feet tall at time of planting, 2 rows deep and shall provide a screen within 3 years of planting.
- k. Alternate landscape configurations may be approved if the Director determines that the alternate design exceeds the standards above. An alternate configuration could include a stormwater component or the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements; which are deemed of community value by the Director; and shall result in a minimum of 50% parking lot canopy coverage within 15 years.

Example Parking Lot Layouts and Configurations:



#### 4. Screening Requirements

- a. Additional screening shall be provided around all utility areas, detention facilities, dumpster / refuse areas, drive through areas, loading and unloading zones, etc. to screen views from the public right of way, private roads, drives, and adjacent properties year round. Screening shall be provided in any combination of the standards below or as approved by the Director.
  - iv. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
  - v. Deciduous trees must be a minimum of 2 inch caliper at time of installation;
  - vi. Evergreen trees must be a minimum of 6 foot tall at time of installation;
  - vii. Shrubs must be a minimum of 4 foot tall at time of installation;
  - viii. Screening for detention facilities must incorporate an alternating double row of evergreen shrubs 4 foot tall at time of planting.
  - ix. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.

#### 5. Buffers

- a. Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must consist of trees, shrubs, and groundcover plants meeting the following standards:
  - x. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
  - xi. Deciduous trees must be a minimum of 2 inch caliper at time of installation;
  - xii. Evergreen trees must be a minimum of 9-10 foot tall at time of installation;
  - xiii. Shrubs must be a minimum of 3 foot tall at time of installation;
  - xiv. Plants will be spaced a maximum of eight (8) feet on center or as approved by the Director;
  - xv. Plantings shall be designed with plant pallet containing a mixture of colors, textures, and heights.

- b. Undisturbed buffers shall not contain any surface parking or storm water, detention facilities, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.
- c. Stream buffers must be replanted where disturbed for approved access, detention and utility crossing. Replacement plantings must be native and be arranged to have a natural appearance and approved by the Arborist.

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## Tree List

The **City of Alpharetta Tree List** is intended to support the Unified Development Code, site planning and design activities for tree conservation and establishment, and tree maintenance planning and decision-making. In the list trees are arranged alphabetically by the tree's common name with the "genus" listed first. For example, red maple is listed as "Maple, Red" (maple is the genus name). The Latin name is also listed for more definitive species identification. In some cases, the commonly planted variety or cultivar of the species has also been included apart from the species. This is a recommended tree list and not a required tree list.

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## Key to Symbols and Tree Species Characteristic Descriptions

| TREE CHARACTERISTIC                                                                                                                                                                       | DESCRIPTION and ENTRY CHOICES                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Species Common Name                                                                                                                                                                       | Entered with genus common name first, then species, then cultivar if applicable. For some species an alternate common name is included in parentheses.                                                                                                                                                                                                                                                                                                                |
| Latin Name                                                                                                                                                                                | Genus, species, and variety or cultivar; always italicized or underlined.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>CANOPY AREA FOR DEVELOPMENT CODE</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Square Feet of Canopy                                                                                                                                                                     | The total area projection of the crown onto the ground in square feet as typically achieved in urban situations with less than optimal growing conditions.                                                                                                                                                                                                                                                                                                            |
| Parking Lot Canopy Tree                                                                                                                                                                   | Trees approved for planting in parking lots.<br><u>1 = trees that will project significant shade, intercept enough water, substantially filter out pollutants, and survive the conditions within a parking area to the extent they could be considered a "canopy" tree.</u><br><u>2 = the same as 1, except these trees are ONLY appropriate for large, expanded tree islands or landscape strips, swales, or moist soil conditions with plenty of rooting space.</u> |
| Canopy Size Category                                                                                                                                                                      | Very Small - 150 square feet with a 15 foot crown diameter<br>Small – 400 square feet with a 25 foot crown diameter<br>Medium – 900 square feet with a 35 foot crown diameter<br>Large – 1,600 square feet with a 45 foot crown diameter                                                                                                                                                                                                                              |
| <b>RECOMMENDED USES</b>                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Level of Use                                                                                                                                                                              | The level of use that the tree should receive.<br>P = Plant New Trees and Conserve Existing Trees<br>C = Conserve Existing Trees<br>L = For Limited Planting or Conservation Only<br>N = Do Not Plant                                                                                                                                                                                                                                                                 |
| Large Landscape Areas<br>Road Frontages – Street<br>Road Frontages – Yard<br>Parking Lots<br>Plazas and Downtown<br>Settings<br>Riparian Zones and<br>Drainage Areas<br>Utility Corridors | Recommendations on the site situation where the tree may be planted and/or conserved; locations where the tree would adapt well.<br><br>○ = tree to avoid; not suitable<br>Blank = may or may not be suitable<br>x = good choice<br>XX = excellent choice                                                                                                                                                                                                             |

| TREE CHARACTERISTIC                 | DESCRIPTION and ENTRY CHOICES                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PHYSICAL CHARACTERISTICS</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Height Class in Urban Conditions    | <p>Height class (ground to tip of leader or tallest branch) of a mature tree commonly achieved in urban situations with less than optimal growing conditions.</p> <p>S = Small: 15-25 feet</p> <p>M = Medium: 25-40 feet</p> <p>L = Large: 40 feet and taller</p>                                                                                                                                                 |
| Crown Class in Urban Conditions     | <p>The width of the crown (at its widest point) commonly achieved in urban situations with less than optimal growing conditions.</p> <p>VS = Very Small (150 square feet with a 15 foot crown diameter)</p> <p>S = Small (400 square feet with a 25 foot crown diameter)</p> <p>M = Medium (900 square feet with a 35 foot crown diameter)</p> <p>L = Large (1,600 square feet with a 45 foot crown diameter)</p> |
| Mature Crown Form                   | <p>General shape of the tree crown (leaves and branches) when fully leafed out.</p> <p>Irregular</p> <p>Multi-Stemmed</p> <p>Oval (Columnar)</p> <p>Pyramidal</p> <p>Rounded</p> <p>Spreading</p> <p>Upright (Vase)</p>                                                                                                                                                                                           |
| Typical Range of Mature Tree Height | Typical range of height of tree in feet from ground to bud at tip of leader or tallest branch under various conditions.                                                                                                                                                                                                                                                                                           |
| Typical Range of Mature Crown Width | Typical range of spread of branches in feet at the widest diameter across the crown under various conditions.                                                                                                                                                                                                                                                                                                     |
| Leaf Type                           | <p>Persistence and type of leaf on the tree. Deciduous trees lose their leaves in the fall.</p> <p>DB = Deciduous Broadleaf</p> <p>DC = Deciduous Conifer</p> <p>EB = Evergreen Broadleaf</p> <p>EC = Evergreen Conifer</p>                                                                                                                                                                                       |
| Leaf Texture                        | <p>Relative size and appearance of leaves.</p> <p>F = Fine</p> <p>M = Medium</p> <p>C = Coarse</p>                                                                                                                                                                                                                                                                                                                |
| Fall Leaf Color                     | <p>The typical color of the tree's fall foliage.</p> <p>EV = evergreen</p> <p>BR = bronze or brown</p> <p>MA = maroon</p> <p>MU = multi-colored: maroon, red, orange, yellow</p> <p>OR = orange</p> <p>RE = red</p> <p>YE = yellow</p> <p>I = insignificant color change</p>                                                                                                                                      |

| TREE CHARACTERISTIC                                 | DESCRIPTION and ENTRY CHOICES                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PHYSICAL CHARACTERISTICS (continued)</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flower Color                                        | For trees with showy flowers, indicates the typical flower color.<br>B = blue<br>L = purple<br>M = multiple colors: white, pink, purple, red, or others<br>P = pink<br>R = red<br>W = white<br>Y = yellow<br>I = insignificant flowers: small with an unremarkable color                                                                                                                                                                                                  |
| Flowering Time                                      | For trees with showy flowers, the general season of blooming for the species.                                                                                                                                                                                                                                                                                                                                                                                             |
| Wildlife Value                                      | Indicates with an "X" if the tree produces flowers (nectar) or fruits that are consumed by insects, birds, or mammals.                                                                                                                                                                                                                                                                                                                                                    |
| Excessive Litter                                    | Indicates with an "X" if the tree produces large or hazardous leaves, fruit, or other litter.                                                                                                                                                                                                                                                                                                                                                                             |
| <b>ENVIRONMENTAL CHARACTERISTICS AND TOLERANCES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Native Tree to Alpharetta                           | Indicates whether or not the tree is found naturally growing in the Alpharetta area.<br>Y = Yes<br>N = No                                                                                                                                                                                                                                                                                                                                                                 |
| Growth Rate                                         | Typical rate of growth under urban conditions.<br>S = Slow: 1/2 to 1-1/2 feet/year<br>M = Moderate: 1-1/2 to 2-1/2 feet/year<br>F = Fast: 2-1/2 to 3+ feet/year                                                                                                                                                                                                                                                                                                           |
| Average Life Span                                   | The average life span (useful service life) of the species when growing under average urban conditions. A tree is at the end of its useful service life when its risk of failure becomes unacceptable and cannot be improved or when the tree is no longer an asset due to its appearance or condition.<br>S = Short: less than 25 years useful service life.<br>M = Moderate: 25 to 40 years useful service life.<br>L = Large: 50 years or greater useful service life. |
| Net Effect on Air Quality                           | The net monetary effects in cents attributable to the species on air quality; listed as a benefit (positive) or cost (negative).<br>Includes the species net effect on ozone, sulfur dioxide, nitrogen dioxide, particulate matter (PM10), and carbon monoxide.                                                                                                                                                                                                           |
| Soil Moisture                                       | The typical soil moisture conditions for the species in its native habitat.<br>H = Hydric: wet and may be occasionally flooded for short periods<br>M = Mesic: moist but moderately well- to well-drained<br>X = Xeric: dry and very well-drained                                                                                                                                                                                                                         |



| TREE CHARACTERISTIC                                             | DESCRIPTION and ENTRY CHOICES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ENVIRONMENTAL CHARACTERISTICS AND TOLERANCES (continued)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Drought Tolerance</b>                                        | <p><b>Tolerance of the species to infrequent rain, low soil moisture, full sun, and high temperatures.</b></p> <p>Low = not tolerant to drought conditions</p> <p>Moderate = tolerant to mild drought conditions; moderately tolerant to severe drought conditions</p> <p>High = very tolerant to mild to severe and prolonged drought conditions</p>                                                                                                                                                                                                                                                               |
| <b>Preferred Soil pH</b>                                        | <p><b>Relative soil acidity or alkalinity preferred by the species. In many cases, a range of pH preference is given if it was available. In other cases, a general level is given. A pH of 7.0 is neutral, a pH of less than 7.0 is acidic, and a pH of greater than 7.0 is alkaline.</b></p> <p>ac = acidic (5.0 to 6.0)</p> <p>sl ac = slightly acidic (6.0 to 7.0)</p> <p>nu = neutral (7.0)</p> <p>sl al = sl alkaline (7.0 to 8.0)</p> <p>al = alkaline (8.0 to 8.5)</p> <p>n/a = no information available</p>                                                                                                |
| <b>Light Requirement</b>                                        | <p><b>The amount of sunlight the species prefers or will tolerate. Trees that are typically found in the understory or are characteristic of late forest successional stages prefer shade or at least partial shade, while trees that typically form the overstory or are characteristic of early successional stages prefer full sun.</b></p> <p>FS = Full Sun</p> <p>PS = Partial Shade</p> <p>SH = Shade</p>                                                                                                                                                                                                     |
| <b>Construction Tolerance/Limitations</b>                       | <p><b>The broad tolerance of the species in its home range to construction damage, and the limitations that constrain a species tolerance to damage.</b></p> <p>Tolerance</p> <p>P = Poor</p> <p>M = Moderate</p> <p>G = Good</p> <p>Limitations</p> <p>I = physical injury, wood compartmentalization and decay</p> <p>P = pest complications, including chronic and acute attacks</p> <p>S = soil conditions, including aeration and water availability</p> <p>C = limited climatic tolerances, including native range, hardiness, and micro-climate change</p> <p>A = all of the limitations described above</p> |
| <b>Urban Tolerant Tree</b>                                      | <p><b>Based upon other characteristics and tolerances to urban conditions; an "X" indicates the species is suitable for planting under "tough" urban conditions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                             |

City of Alpharetta Tree List

| COMMON NAME                               |                           | LATIN NAME |            | CANOPY AREA FOR DEVELOPMENT CODE |    | RECOMMENDED USES |                       |                         |                       |              |                              |         |                                   |                   | PHYSICAL CHARACTERISTICS         |                                 |                   |                                     |                                     |           |              |                 |              |                | ENVIRONMENTAL CHARACTERISTICS AND TOLERANCES |                  |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |
|-------------------------------------------|---------------------------|------------|------------|----------------------------------|----|------------------|-----------------------|-------------------------|-----------------------|--------------|------------------------------|---------|-----------------------------------|-------------------|----------------------------------|---------------------------------|-------------------|-------------------------------------|-------------------------------------|-----------|--------------|-----------------|--------------|----------------|----------------------------------------------|------------------|---------------------------|-------------|-------------------|---------------------------|---------------|-------------------|-------------------|-------------------|------------------------------------|---------------------|
|                                           |                           |            |            |                                  |    | Level of Use     | Large Landscape Areas | Road Frontages - Street | Road Frontages - Yard | Parking Lots | Plazas and Downtown Settings | Buffers | Riparian Zones and Drainage Areas | Utility Corridors | Height Class in Urban Conditions | Crown Class in Urban Conditions | Mature Crown Form | Typical Range of Mature Tree Height | Typical Range of Mature Crown Width | Leaf Type | Leaf Texture | Fall Leaf Color | Flower Color | Flowering Time | Wildlife Value                               | Excessive Litter | Native Tree to Alpharetta | Growth Rate | Average Life Span | Net Effect on Air Quality | Soil Moisture | Drought Tolerance | Preferred Soil pH | Light Requirement | Construction Tolerance/Limitations | Urban Tolerant Tree |
| Alder, Hazel (Tag)                        | Alnus serrulata           | 150        | Very Small | P                                | XX |                  |                       |                         |                       |              | x                            | XX      | x                                 | S                 | VS                               | Multi-Stemmed                   | 10-20             | 10-20                               | DB                                  | M         | YE           | I               |              |                |                                              | Y                | F                         | S           | n/a               | W                         | M             | acidic            | FS                | G/                | X                                  |                     |
| Arborvitae, Eastern (Northern Whitecedar) | Thuja occidentalis        | 400        | Small      | L                                | x  | 0                | x                     | 0                       |                       |              | x                            |         | 0                                 | M                 | S                                | Pyramidal                       | 25-40             | 10-15                               | EC                                  | F         | EV           | I               |              | X              |                                              | N                | S                         | M           | n/a               |                           | M             | M                 | ac-alk            | FS                | G/                                 | X                   |
| Arborvitae, Giant (Western Redcedar)      | Thuja plicata             | 400        | Small      | L                                | x  | 0                | x                     | 0                       |                       |              | XX                           |         | 0                                 | M                 | S                                | Pyramidal                       | 50-75             | 15-20                               | EC                                  | F         | EV           | I               |              | X              |                                              | N                | M                         | M           | n/a               |                           | H             | M                 | ac-alk            | FS                | M/                                 | X                   |
| Ash, Green                                | Fraxinus pennsylvanica    | 1,600      | Large      | P                                | XX | x                | XX                    |                         |                       | x            |                              | x       |                                   | L                 | L                                | Rounded                         | 60-100            | 40-50                               | DB                                  | M         | MU           | I               |              | X              |                                              | Y                | F                         | M           | 0.090             | W                         | H             | sl ac-sl alk      | FS                | G/                |                                    |                     |
| Ash, White                                | Fraxinus americana        | 1,600      | Large      | P                                | XX | x                | XX                    |                         |                       | x            |                              | x       |                                   | L                 | L                                | Rounded                         | 50-80             | 30-60                               | DB                                  | M         | MA           | I               |              | X              |                                              | Y                | M                         | M           | 0.100             | M                         | L             | sl ac-sl alk      | FS                | M/IS              |                                    |                     |
| Baldcypress                               | Taxodium distichum        | 900        | Medium     | P                                | x  |                  | XX                    |                         |                       |              | XX                           | XX      |                                   | L                 | M                                | Pyramidal                       | 50-100            | 20-50                               | DC                                  | F         | BR           | I               |              | X              |                                              | N                | M                         | L           | 0.032             | M                         | H             | ac-sl alk         | FS                | G/                | X                                  |                     |
| Basswood, American (Linden)               | Tilia americana           | 1,600      | Large      | C                                | x  |                  |                       |                         |                       |              |                              | x       |                                   | M                 | L                                | Irregular                       | 60-100            | 35-50                               | DB                                  | C         | YE           | Y               | Summer       | X              |                                              | Y                | F                         | M           | 0.144             | M                         | L             | ac-alk            | PS                | P/A               |                                    |                     |
| Beech, American                           | Fagus grandifolia         | 1,600      | Large      | P                                | XX |                  |                       |                         |                       |              | 0                            | x       |                                   | L                 | L                                | Oval                            | 80-100            | 50-70                               | DB                                  | M         | YE           | I               |              | X              |                                              | Y                | S                         | L           | 0.160             | M                         | L             | acidic            | FS                | P/A               |                                    |                     |
| Birch, River                              | Betula nigra              | 900        | Medium     | P                                | XX | x                | XX                    | x                       | XX                    | XX           | XX                           | 0       |                                   | M                 | M                                | Pyramidal                       | 50-90             | 40-60                               | DB                                  | F/M       | YE           | I               |              |                |                                              | Y                | F                         | M           | 0.117             | M                         | L             | acidic            | PS                | G/                |                                    |                     |
| Birch, River 'Heritage'                   | Betula nigra 'Heritage'   | 900        | Medium     | P                                | XX | x                | XX                    | x                       | XX                    | XX           | XX                           | 0       |                                   | M                 | M                                | Pyramidal                       | 50-90             | 40-60                               | DB                                  | F/M       | YE           | I               |              |                |                                              | Y                | F                         | M           | n/a               | M                         | L             | acidic            | PS                | n/a               |                                    |                     |
| Blackgum (Tupelo)                         | Nyssa sylvatica           | 900        | Medium     | P                                | XX | x                | XX                    |                         |                       |              |                              | x       |                                   | M                 | M                                | Oval                            | 50-100            | 20-35                               | DB                                  | M         | RE           | I               |              | X              |                                              | Y                | S                         | M           | -0.053            | M                         | M             | sl ac-sl alk      | FS                | G/                | X                                  |                     |
| Boxelder                                  | Acer negundo              | 900        | Medium     | C                                | x  |                  |                       |                         |                       |              |                              | x       | 0                                 | L                 | M                                | Rounded                         | 50-75             | 40-50                               | DB                                  | M         | YE           | I               |              | X              |                                              | Y                | F                         | S           | 0.036             | W                         | M             | adapt             | FS                | G/                |                                    |                     |
| Buckeye, Bottlebrush                      | Aesculus parviflora       | 150        | Very Small | P                                |    |                  |                       |                         |                       |              |                              |         | x                                 | S                 | VS                               | Multi-Stemmed                   | 15-20             | 10-15                               | DB                                  | M         | YE           | W               | Summer       | X              |                                              | N                | M                         | S           | n/a               | M                         | L             | ac-adapt          | SH                | n/a               |                                    |                     |
| Buckeye, Painted                          | Aesculus sylvatica        | 150        | Very Small | P                                | x  |                  |                       |                         |                       |              |                              | x       | x                                 | S                 | VS                               | Rounded                         | 15-25             | 5-15                                | DB                                  | M         | YE           | P/Y             | Spring       | X              |                                              | Y                | M                         | S           | n/a               | M                         | L             | ac-adapt          | SH                | n/a               |                                    |                     |
| Buckeye, Red                              | Aesculus pavia            | 150        | Very Small | P                                |    |                  |                       |                         |                       |              |                              |         | x                                 | S                 | VS                               | Rounded                         | 10-15             | 10-15                               | DB                                  | M         | YE           | R               | Spring       | X              |                                              | N                | M                         | S           | n/a               | M                         | L             | ac                | PS                | M/I               |                                    |                     |
| Buckthorn, Carolina                       | Rhamnus caroliniana       | 900        | Medium     | P                                | x  | x                | x                     |                         |                       |              |                              | x       |                                   | M                 | M                                | Oval                            | 30-40             | 10-30                               | DB                                  | M         | OR           | I               |              | X              |                                              | Y                | M                         | S           | n/a               | M                         | M             | ac-alk            | FS                | M/IS              |                                    |                     |
| Buckthorn, Common                         | Rhamnus cathartica        | 900        | Medium     | L                                |    |                  |                       |                         |                       |              |                              |         | x                                 | S                 | M                                | Rounded                         | 20-25             | 20-25                               | DB                                  | M         | YE           | I               |              | X              |                                              | N                | M                         | S           | n/a               | M                         | H             | adapt             | FS                | n/a               | X                                  |                     |
| Buttonbush, Common                        | Cephalanthus occidentalis | 150        | Very Small | P                                | x  |                  |                       |                         |                       |              |                              | x       | x                                 | S                 | VS                               | Multi-Stemmed                   | 10-15             | 10-15                               | DB                                  | M         | YE           | W               | Late Summer  | X              |                                              | Y                | M                         | S           | n/a               | W                         | L             | n/a               | FS                | G/I               |                                    |                     |
| Catalpa, Southern                         | Catalpa bignonioides      | 900        | Medium     | C                                | x  | 0                |                       | 0                       |                       |              |                              | x       |                                   | M                 | M                                | Rounded                         | 30-40             | 30-40                               | DB                                  | C         | YE           | W               | Spring       | X              | X                                            | Y                | F                         | S           | 0.014             | M                         | M             | sl ac-sl alk      | FS                | G/                |                                    |                     |
| Cedar, Deodar                             | Cedrus deodara            | 900        | Medium     | L                                | x  |                  |                       |                         |                       |              |                              |         |                                   | L                 | M                                | Pyramidal                       | 40-100            | 40-100                              | EC                                  | F         | EV           | I               |              |                |                                              | N                | M                         | L           | -0.031            | D                         | H             | ac-sl alk         | FS                | g                 |                                    |                     |
| Cedar, Japanese                           | Cryptomeria japonica      | 900        | Medium     | L                                | x  |                  | x                     |                         |                       |              | x                            |         |                                   | L                 | M                                | Pyramidal                       | 40-60             | 15-20                               | EC                                  | F         | EV           | I               |              |                |                                              | N                | S                         | M           | 0.084             | M                         | H             | ac                | FS                | n/a               | X                                  |                     |
| Chastetree (Vitex)                        | Vitex agnus-castus        | 150        | Very Small | P                                |    | x                | x                     | x                       | x                     |              |                              |         | x                                 | S                 | VS                               | Multi-Stemmed                   | 15-20             | 10-20                               | DB                                  | M         | I            | B/L/W           | Summer       | X              |                                              | N                | M                         | S           | n/a               | D                         | H             | ac-alk            | FS                | n/a               | X                                  |                     |
| Cherry, Black                             | Prunus serotina           | 900        | Medium     | C                                | x  |                  | x                     |                         |                       |              |                              | x       |                                   | L                 | M                                | Oval                            | 50-90             | 15-50                               | DB                                  | M         | YE           | W               | Early Spring | X              |                                              | Y                | F                         | M           | 0.083             | M                         | M             | sl ac             | FS                | M/I               |                                    |                     |
| Cherry, Black                             | Prunus serotina           | 900        | Medium     | C                                |    | 0                | x                     | 0                       | 0                     | XX           | 0                            |         |                                   | M                 | M                                | Oval                            | 20-40             | 15-25                               | EB                                  | M         | EV           | W               | Spring       | X              |                                              | N                | M                         | M           | n/a               | M                         | H             | ac-sl alk         | FS                | G/                | X                                  |                     |
| Cherry, Japanese Flowering                | Prunus serrulata          | 400        | Small      | L                                |    |                  | x                     |                         | x                     | XX           |                              | XX      |                                   | S                 | S                                | Rounded                         | 20-30             | 20-30                               | DB                                  | M         | OR           | P               | Spring       |                |                                              | N                | F                         | S           | 0.013             | M                         | L             | ac-alk            | FS                | n/a               |                                    |                     |
| Cherry, Yoshino                           | Prunus x yedoensis        | 400        | Small      | L                                |    |                  | XX                    |                         | XX                    | XX           |                              | XX      |                                   | S                 | S                                | Rounded                         | 20-45             | 20-40                               | DB                                  | M         | YE           | P/W             | Spring       | X              |                                              | N                | F                         | S           | n/a               | M                         | L             | ac                | FS                | n/a               |                                    |                     |
| Chestnut, American                        | Castanea dentata          | 1,600      | Large      | N                                |    |                  |                       |                         |                       |              |                              |         |                                   | L                 | L                                | -                               | -                 | -                                   | -                                   |           |              |                 |              |                |                                              | Y                |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |
| Chestnut, Chinese                         | Castanea mollissima       | 1,600      | Large      | P                                | x  |                  | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 40-60             | 40-60                               | DB                                  | M         | BR           | W               | Summer       | X              |                                              | N                | S                         | L           | n/a               | D                         | M             | ac-sl alk         | FS                | n/a               | X                                  |                     |
| Chinaberry                                | Melia azedarach           | 900        | Medium     | N                                |    |                  |                       |                         |                       |              |                              |         |                                   | M                 | M                                |                                 |                   |                                     |                                     |           |              |                 |              |                |                                              | N                |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |
| Chinquapin, Allegheny                     | Castanea pumila           | 400        | Small      | N                                |    |                  |                       |                         |                       |              |                              |         |                                   | S                 | S                                | Rounded                         | 10-25             | 10-25                               | DB                                  | M         | BR           | I               |              | X              |                                              | Y                | S                         | S           | n/a               | D                         | H             | n/a               | FS                | P/P               |                                    |                     |
| Cottonwood, Eastern                       | Populus deltoides         | 1,600      | Large      | C                                | x  |                  |                       |                         |                       |              | 0                            | x       |                                   | L                 | L                                | Pyramidal                       | 50-100            | 20-75                               | DB                                  | C         | YE           | I               |              | X              | X                                            | Y                | F                         | M           | -0.708            | M                         | M             | sl ac-sl alk      | FS                | G/                | X                                  |                     |
| Crabapple, Japanese Flowering             | Malus floribunda          | 400        | Small      | L                                |    | x                | x                     |                         | x                     | XX           |                              | XX      |                                   | S                 | S                                | Rounded                         | 15-25             | 15-25                               | DB                                  | M         | YE           | P               | Spring       | X              |                                              | N                | M                         | S           | n/a               | M                         | L             | sl ac-sl alk      | FS                | n/a               |                                    |                     |
| Crabapple, Southern                       | Malus angustifolia        | 400        | Small      | C                                | x  | x                | x                     |                         |                       |              | x                            |         | XX                                | S                 | S                                | Spreading                       | 20-25             | 10-20                               | DB                                  | M         | YE           | P               | Spring       | X              | X                                            | Y                | M                         | S           | n/a               | M                         | L             | sl ac-sl alk      | FS                | M/ICP             |                                    |                     |
| Crapemyrtle, Common                       | Lagerstroemia indica      | 150        | Very Small | L                                |    |                  |                       |                         |                       |              |                              |         | x                                 | S                 | VS                               | Multi-Stemmed                   | 15-30             | 10-25                               | DB                                  | F         | RE           | M               | Summer       |                |                                              | N                | F                         | M           | 0.004             | M                         | H             | ac-sl alk         | FS                | n/a               | X                                  |                     |
| Cypress, Leyland                          | Cupressocyparis leylandii | 400        | Small      | L                                | x  | 0                | x                     | x                       |                       |              | x                            |         | 0                                 | M                 | S                                | Pyramidal                       | 50-60             | 20-30                               | EC                                  | F         | EV           | I               |              |                |                                              | N                | F                         | M           | 0.053             | M                         | M             | ac-alk            | FS                | g                 |                                    |                     |
| Devil's Walking Stick                     | Aralia spinosa            | 150        | Very Small | C                                |    | 0                | 0                     | 0                       | 0                     | x            | XX                           |         |                                   | S                 | VS                               |                                 |                   |                                     |                                     |           |              |                 |              |                |                                              | Y                |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |
| Devilwood                                 | Osmanthus americanus      | 400        | Small      | C                                | x  |                  | x                     |                         |                       |              |                              |         |                                   | S                 | S                                | Rounded                         | 15-25             | 10-15                               | DB                                  | M         | YE           | W               | Spring       | X              |                                              | Y                | M                         | M           | n/a               | M                         | M             |                   | PS                | M/I               |                                    |                     |
| Dogwood, Flowering                        | Cornus florida            | 400        | Small      | P                                | XX | XX               | XX                    | 0                       | 0                     | XX           |                              | XX      |                                   | S                 | S                                | Spreading                       | 15-30             | 15-30                               | DB                                  | M         | RE           | W               | Spring       | X              |                                              | Y                | M                         | M           | 0.021             | M                         | L             | ac-nu             | PS                | M/IP              |                                    |                     |
| Dogwood, Flowering Pink                   | Cornus florida var. rubra | 400        | Small      | P                                | XX | XX               | XX                    | 0                       | 0                     | XX           |                              | x       |                                   | S                 | S                                | Spreading                       | 15-30             | 15-30                               | DB                                  | M         | RE           | P               | Spring       | X              |                                              | Y                | M                         | M           | n/a               | M                         | L             | n/a               | PS                | n/a               |                                    |                     |
| Dogwood, Kousa                            | Cornus kousa              | 400        | Small      | P                                |    | x                | x                     |                         |                       |              | x                            |         | x                                 | S                 | S                                | Rounded                         | 10-20             | 10-20                               | DB                                  | M         | RE           | W               | Spring       | X              |                                              | N                | S                         | S           | n/a               | M                         | L             | ac                | PS                | n/a               |                                    |                     |
| Dogwood, Swamp                            | Cornus stricta            | 400        | Small      | C                                | x  |                  |                       |                         |                       |              |                              | x       | x                                 | S                 | S                                | Rounded                         | 10-25             | 10-25                               | DB                                  | M         | RE           | W               | Spring       | X              |                                              | Y                | S                         | S           | n/a               | W                         | L             | n/a               | PS                | G/I               |                                    |                     |
| Elm, American                             | Ulmus americana           | 1,600      | Large      | C                                | x  |                  | x                     |                         |                       |              |                              | x       |                                   | L                 | L                                | Upright                         | 50-100            | 30-70                               | DB                                  | M         | YE           | I               |              | X              |                                              | Y                | M                         | M           | 0.143             | M                         | H             | sl ac-sl alk      | FS                | M/P               |                                    |                     |
| Elm, Chinese (Lace Bark)                  | Ulmus parvifolia          | 900        | Medium     | L                                | 0  | XX               | XX                    | XX                      | XX                    | 0            | 0                            |         |                                   | M                 | M                                | Upright                         | 40-60             | 30-50                               | DB                                  | F/M       | YE           | I               |              |                |                                              | N                | F                         | M           | 0.058             | M                         | H             | sl ac-sl alk      | FS                | n/a               | X                                  |                     |
| Elm, Siberian                             | Ulmus pumila              | 900        | Medium     | N                                |    |                  |                       |                         |                       |              |                              |         |                                   | L                 | M                                |                                 |                   |                                     |                                     |           |              |                 |              |                |                                              | N                |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |
| Elm, Slippery                             | Ulmus rubra               | 1,600      | Large      | C                                | x  | x                | x                     |                         |                       |              |                              |         |                                   |                   |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                |                                              |                  |                           |             |                   |                           |               |                   |                   |                   |                                    |                     |

City of Alpharetta Tree List

| COMMON NAME                           |                                   | LATIN NAME | CANOPY AREA FOR DEVELOPMENT CODE |                      | RECOMMENDED USES |                       |                         |                       |              |                              |         |                                   | PHYSICAL CHARACTERISTICS |                                  |                                 |                   |                                     |                                     |           |              |                 |              | ENVIRONMENTALCHARACTERISTICS AND TOLERANCES |                |                  |                           |             |                   |                           |               |                   |                   |                   |                                    |
|---------------------------------------|-----------------------------------|------------|----------------------------------|----------------------|------------------|-----------------------|-------------------------|-----------------------|--------------|------------------------------|---------|-----------------------------------|--------------------------|----------------------------------|---------------------------------|-------------------|-------------------------------------|-------------------------------------|-----------|--------------|-----------------|--------------|---------------------------------------------|----------------|------------------|---------------------------|-------------|-------------------|---------------------------|---------------|-------------------|-------------------|-------------------|------------------------------------|
|                                       |                                   |            | Square Feet of Canopy            | Canopy Size Category | Level of Use     | Large Landscape Areas | Road Frontages - Street | Road Frontages - Yard | Parking Lots | Plazas and Downtown Settings | Buffers | Riparian Zones and Drainage Areas | Utility Corridors        | Height Class in Urban Conditions | Crown Class in Urban Conditions | Mature Crown Form | Typical Range of Mature Tree Height | Typical Range of Mature Crown Width | Leaf Type | Leaf Texture | Fall Leaf Color | Flower Color | Flowering Time                              | Wildlife Value | Excessive Litter | Native Tree to Alpharetta | Growth Rate | Average Life Span | Net Effect on Air Quality | Soil Moisture | Drought Tolerance | Preferred Soil pH | Light Requirement | Construction Tolerance/Limitations |
| Fringetree (Grancy Gray Beard)        | Chionanthus virginicus            | 150        | Very Small                       | P                    | x                | x                     | x                       |                       |              | x                            | x       | S                                 | VS                       | Oval                             | 10-30                           | 5-15              | DB                                  | M/C                                 | YE        | W            | Spring          | X            |                                             | Y              | M                | S                         | n/a         | M                 | L                         | acidic        | PS                | M/IS              |                   |                                    |
| Fringetree, Chinese                   | Chionanthus retusus               | 150        | Very Small                       | P                    |                  | x                     | x                       |                       |              | x                            | x       | S                                 | VS                       | Rounded                          | 15-25                           | 10-15             | DB                                  | M/C                                 | YE        | W            | Spring          | X            |                                             | N              | S                | S                         | n/a         | M                 | M                         | acidic        | PS                | n/a               |                   |                                    |
| Ginkgo (Female)                       | Ginkgo biloba                     | 1,600      | Large                            | L                    | x                | 0                     | x                       | 0                     | 0            | 0                            |         | M                                 | L                        | Pyramidal                        | 50-75                           | 30-60             | DB                                  | C                                   | YE        | I            |                 |              | X                                           | N              | S                | L                         | 0.108       | M                 | H                         | sl ac         | FS                | g                 | X                 |                                    |
| Ginkgo (Male)                         | Ginkgo biloba                     | 1,600      | Large                            | P                    | x                | XX                    | XX                      | x                     | XX           | 0                            |         | M                                 | L                        | Pyramidal                        | 50-75                           | 30-60             | DB                                  | C                                   | YE        | I            |                 |              |                                             | N              | S                | L                         | 0.108       | M                 | H                         | sl ac         | FS                | g                 | X                 |                                    |
| Goldenraintree                        | Koelreuteria paniculata           | 400        | Small                            | P                    |                  | x                     | x                       | x                     | x            | x                            |         | M                                 | S                        | Rounded                          | 20-40                           | 20-40             | DB                                  | M                                   | YE        | Y            | Summer          |              |                                             | N              | M                | M                         | -0.087      | M                 | H                         | sl ac-sl alk  | FS                | n/a               |                   |                                    |
| Hackberry, Common                     | Celtis occidentalis               | 1,600      | Large                            | C                    | x                |                       | x                       |                       |              |                              | x       | L                                 | L                        | Spreading                        | 60-90                           | 25-60             | DB                                  | F/M                                 | YE        | I            |                 | X            |                                             | Y              | M                | M                         | 0.060       | M                 | H                         | sl ac-sl alk  | FS                | n/a               | X                 |                                    |
| Hackberry, Georgia                    | Celtis tenuifolia                 | 1,600      | Large                            | C                    | x                |                       | x                       |                       |              |                              | x       | M                                 | L                        | Spreading                        | 25-35                           | 25-35             | DB                                  | F/M                                 | YE        | I            |                 | X            |                                             | Y              | S                | M                         | n/a         | D                 | H                         | sl ac-sl alk  | FS                | M/IS              |                   |                                    |
| Hawthorne, Washington                 | Crataegus phaenopyrum             | 400        | Small                            | P                    |                  | x                     | x                       |                       | x            |                              | x       | S                                 | S                        | Rounded                          | 10-30                           | 5-25              | DB                                  | F                                   | MU        | W            | Late Spring     | X            |                                             | N              | S                | S                         | 0.017       | M                 | M                         | sl ac-sl alk  | FS                | g                 |                   |                                    |
| Hemlock, Eastern                      | Tsuga canadensis                  | 1,600      | Large                            | C                    | x                |                       | XX                      | 0                     | 0            | x                            | 0       | L                                 | L                        |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                                             |                | N                |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Hickory, Bitternut                    | Carya cordiformis                 | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 50-100                          | 50-75             | DB                                  | M                                   | YE        | I            |                 | X            |                                             | Y              | F                | L                         | 0.069       | M                 | L                         | acidic        | FS                | P/S               |                   |                                    |
| Hickory, Mockernut                    | Carya tomentosa                   | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 50-100                          | 50-75             | DB                                  | M/C                                 | YE        | I            |                 | X            | X                                           | Y              | S                | L                         | 0.059       | D                 | H                         | sl ac         | FS                | MP/S              |                   |                                    |
| Hickory, Pignut                       | Carya glabra                      | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 50-100                          | 50-75             | DB                                  | M                                   | YE        | I            |                 | X            |                                             | Y              | S                | L                         | 0.058       | M                 | H                         | sl ac         | FS                | M/S               |                   |                                    |
| Hickory, Sand                         | Carya pallida                     | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 40-90                           | 20-40             | DB                                  | M                                   | YE        | I            |                 | X            |                                             | Y              | S                | M                         | n/a         | D                 | H                         | sl ac         | FS                | M/                |                   |                                    |
| Hickory, Shagbark                     | Carya ovata                       | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 70-100                          | 50-75             | DB                                  | M                                   | YE        | I            |                 | X            |                                             | Y              | S                | L                         | 0.064       | M                 | M                         | sl ac         | FS                | P/S               |                   |                                    |
| Hickory, Southern Shagbark            | Carya ovata var. australis        | 1,600      | Large                            | C                    | x                | 0                     | x                       | 0                     | 0            |                              |         | L                                 | L                        | Oval                             | 60-80                           | 40-60             | DB                                  | M                                   | YE        | I            |                 | X            |                                             | Y              | S                | L                         | n/a         | M                 | M                         | sl ac         | FS                | n/a               |                   |                                    |
| Holly, American                       | Ilex opaca                        | 400        | Small                            | P                    | x                |                       | XX                      | x                     |              | XX                           | 0       | M                                 | S                        | Pyramidal                        | 20-70                           | 15-25             | EB                                  | M                                   | EV        | I            |                 | X            |                                             | Y              | S                | L                         | 0.013       | M                 | H                         | acidic        | PS                | G/                | X                 |                                    |
| Holly, Deciduous (Possumhaw)          | Ilex decidua                      | 150        | Very Small                       | C                    | x                |                       | x                       |                       |              |                              | x       | x                                 | S                        | VS                               | Rounded                         | 10-20             | 10-20                               | DB                                  | F         | I            | I               |              | X                                           |                | Y                | M                         | S           | n/a               | W                         | H             | ac-alk            | PS                | G/                |                                    |
| Holly, Fosters                        | Ilex x attenuata 'Fosteri'        | 150        | Very Small                       | P                    |                  |                       | x                       | x                     | x            | x                            |         | S                                 | VS                       | Pyramidal                        | 15-25                           | 10-15             | EB                                  | F/M                                 | EV        | I            |                 | X            |                                             | N              | S                | S                         | n/a         | M                 | H                         | sl ac         | FS                | n/a               | X                 |                                    |
| Holly, Ornamental Variety             | Ilex species                      | 150        | Very Small                       | L                    |                  |                       | x                       | x                     | x            | x                            | x       | S                                 | VS                       | Rounded                          | 10-20                           | 10-15             | EB                                  | M                                   | EV        | I            |                 |              |                                             | N              | S                | S                         | n/a         | M                 | H                         | ac            | FS                | n/a               |                   |                                    |
| Holly, Savannah                       | Ilex x attenuata `Savannah'       | 150        | Very Small                       | P                    | x                |                       | x                       | x                     | x            | x                            | 0       | M                                 | VS                       | Pyramidal                        | 30-45                           | 10-15             | EB                                  | M                                   | EV        | I            |                 | X            |                                             | N              | M                | S                         | n/a         | M                 | H                         | ac-sl alk     | FS                | n/a               |                   |                                    |
| Holly, Yaupon                         | Ilex vomitoria                    | 150        | Very Small                       | P                    |                  | x                     | x                       | x                     | x            |                              | x       | S                                 | VS                       | Irregular                        | 10-25                           | 5-10              | EB                                  | F                                   | EV        | I            |                 | X            |                                             | Y              | S                | S                         | n/a         | D                 | H                         | ac-alk        | FS                | G/                | X                 |                                    |
| Honeylocust                           | Gleditsia triacanthos             | 900        | Medium                           | C                    | x                |                       | x                       | 0                     | 0            |                              |         | L                                 | M                        | Irregular                        | 60-80                           | 30-50             | DB                                  | F                                   | YE        | I            |                 |              |                                             | Y              | F                | S                         | 0.009       | M                 | H                         | sl ac-sl alk  | FS                | G/                | X                 |                                    |
| Hophornbeam, American                 | Ostrya virginiana                 | 900        | Medium                           | P                    | x                |                       | x                       | x                     |              |                              | x       | M                                 | M                        | Oval                             | 15-40                           | 10-30             | DB                                  | F/M                                 | YE        | W            | Summer          | X            |                                             | Y              | S                | M                         | 0.032       | M                 | H                         | ac-alk        | SH                | M/S               | X                 |                                    |
| Hornbeam, Am. (Ironwood, Blue Beech)  | Carpinus caroliniana              | 900        | Medium                           | P                    | XX               | XX                    | XX                      | x                     | XX           | XX                           | XX      | M                                 | M                        | Oval                             | 20-35                           | 15-30             | DB                                  | F/M                                 | YE        | I            |                 | X            |                                             | Y              | S                | M                         | 0.009       | M                 | M                         | sl ac-sl alk  | PS                | M/SC              |                   |                                    |
| Hornbeam, European                    | Carpinus betulus                  | 900        | Medium                           | P                    |                  | XX                    | XX                      | XX                    | XX           | x                            |         | M                                 | M                        | Oval                             | 40-60                           | 35-40             | DB                                  | F/M                                 | YE        | I            |                 | X            |                                             | N              | S                | M                         | 0.037       | M                 | H                         | ac-alk        | PS                | n/a               | X                 |                                    |
| Hornbeam, Japanese                    | Carpinus japonica                 | 400        | Small                            | L                    |                  | x                     | x                       | x                     | x            | x                            |         | M                                 | S                        | Oval                             | 20-30                           | 20-30             | DB                                  | M                                   | RE        | I            |                 |              |                                             | N              | S                | M                         | n/a         | M                 | M                         | adapt         | PS                | n/a               |                   |                                    |
| Katsuratree                           | Cercidiphyllum japonicum          | 900        | Medium                           | L                    | x                |                       | x                       |                       |              |                              |         | M                                 | M                        | Spreading                        | 40-60                           | 35-60             | DB                                  | M                                   | YE        | I            |                 |              |                                             | N              | F                | L                         | n/a         | M                 | L                         | ac-sl alk     | FS                | pm                |                   |                                    |
| Locust, Black                         | Robinia pseudoacacia              | 900        | Medium                           | C                    | x                |                       |                         | 0                     | 0            |                              | x       | L                                 | M                        | Spreading                        | 40-90                           | 20-40             | DB                                  | F                                   | YE        | W            | Spring          | X            |                                             | Y              | F                | M                         | -0.123      | M                 | H                         | sl ac-sl alk  | FS                | G/P               | X                 |                                    |
| Magnolia, Cucumber                    | Magnolia acuminata                | 1,600      | Large                            | C                    | x                |                       | x                       | 0                     |              |                              | x       | L                                 | L                        | Upright                          | 60-80                           | 20-60             | DB                                  | C                                   | YE        | W            | Spring          | X            |                                             | Y              | F                | M                         | n/a         | M                 | L                         | acidic        | PS                | M/I               |                   |                                    |
| Magnolia, Japanese (Saucer)           | Magnolia x soulangiana            | 900        | Medium                           | L                    |                  |                       | x                       | 0                     |              |                              | x       | M                                 | M                        | Upright                          | 20-30                           | 10-30             | DB                                  | C                                   | YE        | P            | Late Winter     |              |                                             | N              | M                | S                         | 0.009       | M                 | L                         | acidic        | FS                | n/a               |                   |                                    |
| Magnolia, Southern                    | Magnolia grandiflora              | 1,600      | Large                            | P                    | XX               |                       | XX                      | 0                     |              | XX                           | 0       | L                                 | L                        | Pyramidal                        | 80-100                          | 30-50             | EB                                  | C                                   | EV        | W            | Late Spring     | X            | X                                           | Y              | M                | L                         | 0.002       | M                 | M                         | acidic        | FS                | M/I               |                   |                                    |
| Magnolia, Southern 'Little Gem'       | Magnolia grandiflora 'Little Gem' | 150        | Very Small                       | P                    |                  |                       | x                       | 0                     |              | x                            | XX      | M                                 | VS                       | Pyramidal                        | 40-60                           | 20-30             | EB                                  | C                                   | EV        | W            | Late Spring     | X            | X                                           | Y              | S                | M                         | n/a         | M                 | L                         | acidic        | FS                | n/a               |                   |                                    |
| Magnolia, Star                        | Magnolia stellata                 | 150        | Very Small                       | L                    |                  | x                     | x                       |                       |              |                              | x       | S                                 | VS                       | Multi-Stemmed                    | 15-20                           | 15-20             | DB                                  | M                                   | YE        | W            | Late Winter     | X            |                                             | N              | S                | S                         | n/a         | M                 | M                         | acidic        | PS                | n/a               |                   |                                    |
| Magnolia, Sweetbay                    | Magnolia virginiana               | 900        | Medium                           | P                    | XX               |                       | x                       |                       |              | XX                           | XX      | M                                 | M                        | Oval                             | 30-60                           | 20-40             | EB                                  | C                                   | EV        | W            | Summer          | X            |                                             | Y              | F                | M                         | n/a         | W                 | L                         | acidic        | PS                | G/                |                   |                                    |
| Maple, Amur                           | Acer ginnala                      | 400        | Small                            | P                    |                  | x                     | x                       |                       |              |                              | x       | S                                 | S                        | Rounded                          | 15-25                           | 15-25             | DB                                  | M                                   | RE        | W            | Spring          |              |                                             | N              | M                | M                         | 0.008       | M                 | M                         | adapt         | FS                | n/a               |                   |                                    |
| Maple, Chalk                          | Acer leucoderme                   | 900        | Medium                           | P                    | x                | x                     | x                       | x                     |              | x                            |         | M                                 | M                        | Spreading                        | 20-40                           | 10-30             | DB                                  | M                                   | I         | I            |                 |              |                                             | Y              | M                | M                         | n/a         | M                 | H                         | ac-sl alk     | FS                | P/A               | X                 |                                    |
| Maple, Hedge                          | Acer campestre                    | 900        | Medium                           | P                    |                  | x                     | x                       | x                     |              | x                            |         | M                                 | M                        | Rounded                          | 25-35                           | 25-35             | DB                                  | M                                   | YE        | I            |                 |              |                                             | N              | S                | S                         | 0.017       | M                 | H                         | ac-alk        | FS                | n/a               | X                 |                                    |
| Maple, Japanese                       | Acer palmatum                     | 400        | Small                            | L                    | 0                |                       | x                       | 0                     |              |                              | x       | S                                 | S                        | Oval                             | 15-25                           | 10-25             | DB                                  | M                                   | RE        | I            |                 |              |                                             | N              | S                | S                         | 0.008       | M                 | L                         | sl ac-sl alk  | PS                | n/a               |                   |                                    |
| Maple, Norway                         | Acer platanoides                  | 900        | Medium                           | N                    | pest susceptible |                       |                         |                       |              |                              |         |                                   | M                        | M                                |                                 |                   |                                     |                                     |           |              |                 |              |                                             |                | N                |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Maple, Red                            | Acer rubrum                       | 900        | Medium                           | P                    | XX               | XX                    | XX                      | XX                    | XX           | XX                           | XX      | 0                                 | M                        | M                                | Rounded                         | 40-90             | 20-35                               | DB                                  | M         | RE           | R               | Late Winter  | X                                           |                | Y                | F                         | L           | 0.084             | M                         | L             | sl ac             | FS                | G/                |                                    |
| Maple, Silver                         | Acer saccharinum                  | 1,600      | Large                            | L                    | 0                |                       | x                       | 0                     | 0            |                              |         | L                                 | L                        | Rounded                          | 50-80                           | 40-60             | DB                                  | M                                   | YE        | I            |                 |              |                                             | N              | F                | S                         | 0.084       | M                 | H                         | ac            | FS                | P/A               |                   |                                    |
| Maple, Southern Sugar (Florida Sugar) | Acer barbatum                     | 900        | Medium                           | P                    | XX               | x                     | XX                      | x                     | XX           | XX                           | x       | M                                 | M                        | Rounded                          | 40-70                           | 25-60             | DB                                  | M                                   | OR        | I            |                 |              |                                             | Y              | M                | M                         | n/a         | M                 | H                         | ac            | FS                | M/IS              | X                 |                                    |
| Maple, Sugar                          | Acer saccharum                    | 1,600      | Large                            | P                    | XX               | XX                    | XX                      |                       |              |                              | x       | 0                                 | L                        | L                                | Oval                            | 60-80             | 30-50                               | DB                                  | M         | OR           | I               |              | X                                           |                | Y                | M                         | L           | 0.100             | M                         | M             | sl ac-sl alk      | PS                | pm                |                                    |
| Maple, Sugar 'Green Mountain'         | Acer saccharum 'Green Mountain'   | 1,600      | Large                            | P                    | XX               | XX                    | XX                      |                       |              |                              | 0       | L                                 | L                        | Oval                             | 60-80                           | 30-50             | DB                                  | M                                   | OR        | I            |                 | X            |                                             | Y              | F                | L                         | 0.100       | M                 | M                         | sl ac-sl alk  | PS                | n/a               |                   |                                    |
| Maple, Sugar 'Legacy'                 | Acer saccharum 'Legacy'           | 1,600      | Large                            | P                    | XX               | XX                    | XX                      |                       |              |                              | 0       | L                                 | L                        | Oval                             | 60-80                           | 30-50             | DB                                  | M                                   | OR        | I            |                 | X            |                                             | Y              | F                | L                         | 0.100       | M                 | M                         | sl ac-sl alk  | PS                | n/a               |                   |                                    |
| Maple, Trident                        | Acer buergeranum                  | 900        | Medium                           | P                    | 0                | XX                    | XX                      | XX                    | XX           | XX</                         |         |                                   |                          |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                                             |                |                  |                           |             |                   |                           |               |                   |                   |                   |                                    |

City of Alpharetta Tree List

| COMMON NAME                |                                    | LATIN NAME |            | CANOPY AREA FOR DEVELOPMENT CODE |                            | RECOMMENDED USES |                       |                         |                       |              |                              |         |                                   |                   |                                  | PHYSICAL CHARACTERISTICS        |                   |                                     |                                     |           |              |                 |              |                |                | ENVIRONMENTAL CHARACTERISTICS AND TOLERANCES |                           |             |                   |                           |               |                   |                   |                   |                                    |
|----------------------------|------------------------------------|------------|------------|----------------------------------|----------------------------|------------------|-----------------------|-------------------------|-----------------------|--------------|------------------------------|---------|-----------------------------------|-------------------|----------------------------------|---------------------------------|-------------------|-------------------------------------|-------------------------------------|-----------|--------------|-----------------|--------------|----------------|----------------|----------------------------------------------|---------------------------|-------------|-------------------|---------------------------|---------------|-------------------|-------------------|-------------------|------------------------------------|
|                            |                                    |            |            |                                  |                            | Level of Use     | Large Landscape Areas | Road Frontages - Street | Road Frontages - Yard | Parking Lots | Plazas and Downtown Settings | Buffers | Riparian Zones and Drainage Areas | Utility Corridors | Height Class in Urban Conditions | Crown Class in Urban Conditions | Mature Crown Form | Typical Range of Mature Tree Height | Typical Range of Mature Crown Width | Leaf Type | Leaf Texture | Fall Leaf Color | Flower Color | Flowering Time | Wildlife Value | Excessive Litter                             | Native Tree to Alpharetta | Growth Rate | Average Life Span | Net Effect on Air Quality | Soil Moisture | Drought Tolerance | Preferred Soil pH | Light Requirement | Construction Tolerance/Limitations |
| Mulberry, Red              | Morus rubra                        | 900        | Medium     | C                                | x                          | 0                |                       | 0                       | 0                     |              |                              | x       |                                   | L                 | M                                | Rounded                         | 40-70             | 20-50                               | DB                                  | C         | YE           | I               |              | X              | X              | Y                                            | F                         | S           | 0.099             | M                         | H             | sl ac-sl alk      | FS                | G/                |                                    |
| Oak, Black                 | Quercus velutina                   | 1,600      | Large      | C                                | x                          |                  | x                     |                         |                       |              |                              | x       |                                   | L                 | L                                | Rounded                         | 70-90             | 50-60                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | M                         | L           | -0.253            | D                         | H             | sl ac             | FS                | G/                |                                    |
| Oak, Cherrybark            | Quercus falcata var. pagodifolia   | 1,600      | Large      | P                                | x                          |                  | x                     |                         |                       |              |                              | x       |                                   | L                 | L                                | Rounded                         | 60-100            | 30-50                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | M                         | L           | n/a               | M                         | M             | ac                | FS                | G/                |                                    |
| Oak, Chestnut              | Quercus prinus                     | 1,600      | Large      | P                                | x                          | 0                | XX                    | 0                       | 0                     |              |                              | 0       |                                   | L                 | L                                | Rounded                         | 50-80             | 30-60                               | DB                                  | M         | RE           | I               |              | X              | X              | Y                                            | S                         | L           | -0.342            | D                         | H             | acidic            | FS                | GM/S              |                                    |
| Oak, Diamond Leaf (Laurel) | Quercus laurifolia                 | 1,600      | Large      | P                                | x                          | x                | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-80             | 50-60                               | DB                                  | M         | YE           | I               |              | X              |                | N                                            | M                         | L           | n/a               | M                         | M             | ac-sl alk         | FS                | G/                |                                    |
| Oak, English               | Quercus robur                      | 1,600      | Large      | L                                |                            | x                | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 40-60             | 40-60                               | DB                                  | M         | BR           | I               |              | X              |                | N                                            | S                         | M           | -0.275            | M                         | M             | sl ac-sl alk      | FS                | n/a               |                                    |
| Oak, Georgia               | Quercus georgiana                  | 1,600      | Large      | L                                | x                          |                  | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 20-40             | 10-30                               | DB                                  | M         | BR           | I               |              | X              |                | Y                                            | M                         | M           | n/a               | D                         | H             | ac-alk            | FS                | n/a               |                                    |
| Oak, Laurel                | Quercus hemisphaerica              | 1,600      | Large      | P                                | x                          | x                | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-90             | 50-60                               | DB                                  | M         | BR           | I               |              | X              |                | N                                            | F                         | M           | -0.314            | D                         | H             | adapt             | FS                | n/a               |                                    |
| Oak, Laurel 'Darlington'   | Quercus hemisphaerica 'Darlington' | 1,600      | Large      | P                                | x                          | XX               | XX                    |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-90             | 50-60                               | DB                                  | F         | BR           | I               |              | X              |                | N                                            | F                         | M           | n/a               | D                         | H             | adapt             | FS                | n/a               |                                    |
| Oak, Live                  | Quercus virginiana                 | 1,600      | Large      | C                                | out of range               |                  |                       |                         |                       |              |                              |         | L                                 | L                 |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                | N              |                                              |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Oak, Northern Red          | Quercus rubra                      | 1,600      | Large      | P                                | XX                         | x                | XX                    |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-100            | 30-60                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | F                         | L           | -0.503            | M                         | M             | ac-sl ac          | FS                | GM/SC             |                                    |
| Oak, Nuttall               | Quercus nuttalli                   | 1,600      | Large      | P                                | x                          | x                | x                     |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-80             | 35-50                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | M                         | L           | n/a               | M                         | M             | ac                | FS                | n/a               |                                    |
| Oak, Oglethorpe            | Quercus oglethorpensis             | 1,600      | Large      | C                                | x                          | x                | x                     |                         |                       |              |                              |         |                                   | M                 | L                                | Rounded                         | 40-70             | 30-50                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | S                         | M           | n/a               | W                         | M             | n/a               | FS                | n/a               |                                    |
| Oak, Overcup               | Quercus lyrata                     | 1,600      | Large      | P                                | XX                         | XX               | XX                    |                         |                       |              |                              | x       |                                   | L                 | L                                | Rounded                         | 30-45             | 30-45                               | DB                                  | M         | BR           | I               |              | X              |                | Y                                            | M                         | L           | -0.159            | W                         | M             | ac-sl alk         | FS                | G/                |                                    |
| Oak, Pin                   | Quercus palustris                  | 1,600      | Large      | L                                | 0                          | x                | x                     | 0                       | 0                     |              |                              | 0       |                                   | L                 | L                                | Pyramidal                       | 40-100            | 20-50                               | DB                                  | M         | RE           | I               |              | X              |                | N                                            | M                         | M           | -0.483            | M                         | M             | acidic            | FS                | mg                |                                    |
| Oak, Post                  | Quercus stellata                   | 1,600      | Large      | L                                | x                          | x                | XX                    |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 40-50             | 35-40                               | DB                                  | M/C       | BR           | I               |              | X              |                | Y                                            | M                         | L           | -0.327            | D                         | H             | ac-sl alk         | FS                | G/                |                                    |
| Oak, Sawtooth              | Quercus acutissima                 | 1,600      | Large      | L                                | 0                          | 0                | x                     | 0                       | 0                     |              |                              | 0       |                                   | M                 | L                                | Oval                            | 50-60             | 30-60                               | DB                                  | M         | YE           | I               |              | X              | X              | N                                            | F                         | M           | -0.159            | M                         | M             | ac-sl alk         | FS                | n/a               |                                    |
| Oak, Scarlet               | Quercus coccinea                   | 1,600      | Large      | P                                | XX                         | XX               | XX                    | x                       | x                     |              |                              |         |                                   | L                 | L                                | Rounded                         | 50-80             | 30-50                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | M                         | L           | -0.592            | D                         | H             | sl ac             | FS                | G/                |                                    |
| Oak, Shumard               | Quercus shumardii                  | 1,600      | Large      | P                                | XX                         | XX               | XX                    | XX                      | XX                    |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-100            | 30-70                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | F                         | L           | -0.265            | M                         | H             | ac-alk            | FS                | G/                |                                    |
| Oak, Southern Red          | Quercus falcata                    | 1,600      | Large      | P                                | XX                         | x                | XX                    |                         |                       |              |                              | x       |                                   | L                 | L                                | Rounded                         | 60-100            | 30-70                               | DB                                  | M         | OR           | I               |              | X              |                | Y                                            | M                         | L           | -0.576            | M                         | H             | ac                | FS                | G/                |                                    |
| Oak, Swamp Chestnut        | Quercus michauxii                  | 1,600      | Large      | P                                | x                          | 0                | x                     | 0                       | 0                     |              |                              | x       |                                   | L                 | L                                | Oval                            | 70-90             | 30-60                               | DB                                  | M         | YE           | I               |              | X              |                | Y                                            | M                         | L           | -0.544            | M                         | M             | n/a               | FS                | G/                |                                    |
| Oak, Swamp White           | Quercus bicolor                    | 1,600      | Large      | P                                | x                          | x                | x                     |                         |                       |              |                              | x       |                                   | L                 | L                                | Oval                            | 70-90             | 30-60                               | DB                                  | M         | YE           | I               |              | X              |                | Y                                            | M                         | L           | -0.457            | M                         | M             | n/a               | FS                | G/                |                                    |
| Oak, Water                 | Quercus nigra                      | 1,600      | Large      | P                                | XX                         | x                | XX                    |                         |                       |              |                              | XX      | 0                                 | L                 | L                                | Rounded                         | 50-100            | 30-70                               | DB                                  | M         | YE           | I               |              | X              |                | Y                                            | F                         | M           | -0.451            | M                         | M             | ac-sl alk         | FS                | G/                |                                    |
| Oak, White                 | Quercus alba                       | 1,600      | Large      | P                                | XX                         | x                | XX                    |                         |                       |              |                              |         |                                   | L                 | L                                | Rounded                         | 60-100            | 30-80                               | DB                                  | M         | RE           | I               |              | X              |                | Y                                            | S                         | L           | -0.348            | M                         | M             | acidic            | FS                | GM/S              |                                    |
| Oak, Willow                | Quercus phellos                    | 1,600      | Large      | P                                | XX                         | XX               | XX                    | XX                      | XX                    | 0            | XX                           | 0       |                                   | L                 | L                                | Rounded                         | 40-100            | 30-60                               | DB                                  | F/M       | YE           | I               |              | X              |                | Y                                            | F                         | L           | -0.314            | M                         | H             | acidic            | FS                | GM/S              | X                                  |
| Orange, Osage              | Maclura pomifera                   | 900        | Medium     | L                                | x                          | 0                | x                     | 0                       | 0                     |              |                              | 0       |                                   | M                 | M                                | Spreading                       | 30-40             | 30-40                               | DB                                  | M/C       | YE           | I               |              | X              | X              | N                                            | F                         | L           | 0.000             | D                         | H             | sl ac-sl alk      | FS                | n/a               | X                                  |
| Parrotia                   | Parrotia persica                   | 400        | Small      | L                                |                            | x                | x                     |                         |                       |              |                              | x       |                                   | S                 | S                                | Rounded                         | 20-40             | 20-35                               | DB                                  | M         | OR           | R               | Spring       |                |                | N                                            | F                         | S           | n/a               | M                         | M             | ac-sl alk         |                   | n/a               |                                    |
| Pear, Callery              | Pyrus calleryana                   | 900        | Medium     | C                                | defective branch structure |                  |                       |                         |                       |              |                              |         | M                                 | M                 | Oval                             |                                 |                   |                                     |                                     |           |              |                 | X            | X              | N              |                                              |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Pear, Common               | Pyrus communis                     | 900        | Medium     | C                                | x                          | 0                | x                     | 0                       | 0                     | 0            |                              | 0       |                                   | M                 | M                                | Oval                            | 35-45             | 35-50                               | DB                                  | M         | MA           | W               | Spring       | X              | X              | N                                            | F                         | M           |                   | M                         | L             | sl ac-sl alk      | FS                | M/S               |                                    |
| Pecan                      | Carya illinoensis                  | 1,600      | Large      | P                                | x                          | 0                | x                     | 0                       | 0                     | 0            |                              |         |                                   | L                 | L                                | Upright                         | 60-100            | 30-75                               | DB                                  | M/C       | YE           | I               |              | X              | X              | N                                            | S                         | M           | 0.088             | M                         | L             | sl ac-sl alk      | FS                | mg                |                                    |
| Persimmon, Common          | Diospyros virginiana               | 900        | Medium     | P                                | x                          | 0                | x                     | 0                       | 0                     |              |                              | x       |                                   | L                 | M                                | Oval                            | 70-80             | 40-60                               | DB                                  | M         | RE           | I               |              | X              | X              | Y                                            | M                         | S           | 0.058             | M                         | H             | ac-alk            | FS                | G/P               | X                                  |
| Pine, Eastern White        | Pinus strobus                      | 1,600      | Large      | C                                | not heat tolerant          |                  |                       |                         |                       |              |                              |         | L                                 | L                 |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                |                | N                                            |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Pine, Loblolly             | Pinus taeda                        | 1,600      | Large      | P                                | XX                         | x                | x                     | XX                      |                       | XX           | x                            | 0       |                                   | L                 | L                                | Pyramidal                       | 80-100            | 20-40                               | EC                                  | F         | EV           | I               |              | X              |                | Y                                            | F                         | M           | 0.016             | M                         | M             | acidic            | FS                | G/                |                                    |
| Pine, Longleaf             | Pinus palustris                    | 1,600      | Large      | C                                |                            |                  | x                     | x                       |                       | x            | 0                            |         |                                   | L                 | L                                | Pyramidal                       | 60-100            | 20-40                               | EC                                  | F         | EV           | I               |              | X              |                | N                                            | M                         | L           | 0.010             | M                         | H             | ac-sl alk         | FS                | GM/C              |                                    |
| Pine, Shortleaf            | Pinus echinata                     | 1,600      | Large      | P                                | XX                         | x                | x                     | x                       |                       | x            | x                            | 0       |                                   | L                 | L                                | Pyramidal                       | 60-100            | 20-40                               | EC                                  | F         | EV           | I               |              | X              |                | Y                                            | M                         | L           | 0.008             | M                         | H             | ac                | PS                | GM/P              |                                    |
| Pine, Slash                | Pinus elliotii                     | 1,600      | Large      | C                                |                            |                  | x                     | x                       |                       | x            | 0                            |         |                                   | L                 | L                                | Pyramidal                       | 60-100            | 20-50                               | EC                                  | F         | EV           | I               |              | X              |                | N                                            | F                         | M           | 0.010             | M                         | M             | ac-sl alk         | FS                | G/                |                                    |
| Pine, Virginia             | Pinus virginiana                   | 900        | Medium     | P                                | x                          |                  | x                     | x                       |                       | XX           | x                            |         |                                   | M                 | M                                | Pyramidal                       | 15-70             | 10-35                               | EC                                  | F         | EV           | I               |              | X              |                | Y                                            | F                         | S           | 0.003             | M                         | H             | ac                | FS                | G/                | X                                  |
| Pistache, Chinese          | Pistacia chinensis                 | 900        | Medium     | L                                |                            | x                | XX                    | x                       | x                     | x            | 0                            |         |                                   | M                 | M                                | Rounded                         | 60-80             | 40-50                               | DB                                  | M         | RE           | G               | Spring       | X              |                | N                                            | M                         | M           | n/a               | M                         | H             | ac-alk            | FS                | n/a               | X                                  |
| Planetree, London          | Platanus x acerifolia              | 1,600      | Large      | P                                | x                          | XX               | XX                    | XX                      | x                     |              |                              |         |                                   | L                 | L                                | Irregular                       | 60-100            | 20-80                               | DB                                  | C         | YE           | I               |              |                |                | N                                            | F                         | M           | -0.415            | M                         | H             | sl ac-sl alk      | FS                | pg                | X                                  |
| Plum, Chickasaw            | Prunus angustifolia                | 150        | Very Small | C                                | x                          | 0                | x                     |                         |                       | x            |                              | x       |                                   | S                 | VS                               | Rounded                         | 10-20             | 10-20                               | DB                                  | F         | I            | W               | Late Winter  | X              |                | Y                                            | M                         | S           | n/a               | M                         | H             | sl ac-sl alk      | FS                | M/IS              |                                    |
| Plum, Purpleleaf           | Prunus cerasifera                  | 400        | Small      | L                                |                            | x                | x                     |                         |                       | XX           |                              | x       |                                   | S                 | S                                | Rounded                         | 10-25             | 10-25                               | DB                                  | F         | RE           | P/W             | Spring       | X              |                | N                                            | M                         | S           | 0.014             | M                         | M             | sl ac-sl alk      | FS                | mg                |                                    |
| Poplar, Lombardy           | Populus nigra var. italica         | 900        | Medium     | N                                | not heat tolerant          |                  |                       |                         |                       |              |                              |         | L                                 | M                 |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                |                | N                                            |                           |             |                   |                           |               |                   |                   |                   |                                    |
| Poplar, White              | Populus alba                       | 900        | Medium     | C                                |                            |                  | x                     |                         |                       |              |                              |         |                                   | L                 | M                                | Oval                            | 40-100            | 20-60                               | DB                                  | C         | YE           | I               |              |                |                | N                                            | F                         | M           | -0.417            | M                         | H             | ac-alk            | FS                | n/a               |                                    |
| Poplar, Yellow (Tuliptree) | Liriodendron tulipifera            | 1,600      | Large      | P                                | XX                         |                  | x                     |                         |                       |              |                              | XX      | 0                                 | L                 | L                                | Oval                            | 80-150            | 30-60                               | DB                                  | C         | YE           | Y               | Spring       | X              |                | Y                                            | M                         | L           | 0.171             | M                         | L             | sl ac             | FS                | P/IS              |                                    |
| Redbud, Eastern            | Cercis canadensis                  | 400        | Small      | P                                | XX                         | XX               | XX                    |                         | XX                    | XX           | x                            | XX      |                                   | S                 |                                  |                                 |                   |                                     |                                     |           |              |                 |              |                |                |                                              |                           |             |                   |                           |               |                   |                   |                   |                                    |



City of Alpharetta Tree List

| COMMON NAMELATIN NAME           |                                 | CANOPY AREA FOR DEVELOPMENT CODE |                      |
|---------------------------------|---------------------------------|----------------------------------|----------------------|
|                                 |                                 | Square Feet of Canopy            | Canopy Size Category |
| Redbud, 'Oklahoma'              | Cercis reniformis 'Oklahoma'    | 400                              | Small                |
| Redbud, 'Texas White'           | Cercis reniformis 'Texas White' | 400                              | Small                |
| Redcedar, Eastern               | Juniperus virginiana            | 900                              | Medium               |
| Redwood, Dawn                   | Metasequoia glyptostroboides    | 900                              | Medium               |
| Royal Paulownia (Princess-Tree) | Paulownia tomentosa             | 900                              | Medium               |
| Sassafras                       | Sassafras albidum               | 900                              | Medium               |
| Serviceberry, Downy             | Amelanchier arborea             | 400                              | Small                |
| Silverbell, Carolina            | Halesia tetraptera              | 900                              | Medium               |
| Silverbell, Two-Winged          | Halesia diptera                 | 400                              | Small                |
| Smoketree, American             | Cotinus obovatus                | 150                              | Very Small           |
| Smoketree, Common               | Cotinus coggygria               | 150                              | Very Small           |
| Sourwood                        | Oxydendrum arboreum             | 900                              | Medium               |
| Sparkleberry, Tree              | Vaccinium arboreum              | 150                              | Very Small           |
| Spruce Varieties                | Picea species                   | 900                              | Medium               |
| Sugarberry                      | Celtis laevigata                | 1,600                            | Large                |
| Sweetgum                        | Liquidambar styraciflua         | 1,600                            | Large                |
| Sycamore                        | Platanus occidentalis           | 1,600                            | Large                |
| Tallowtree, Chinese             | Sapium sebiferum                | 900                              | Medium               |
| Tree-of-Heaven (Ailanthus)      | Ailanthus altissima             | 900                              | Medium               |
| Walnut, Black                   | Juglans nigra                   | 1,600                            | Large                |
| Waxmyrtle, Southern             | Myrica cerifera                 | 150                              | Very Small           |
| Willow, Black                   | Salix nigra                     | 900                              | Medium               |
| Willow, Weeping                 | Salix babylonica                | 1,600                            | Large                |
| Winterberry, Common             | Ilex verticillata               | 150                              | Very Small           |
| Witchhazel, Common              | Hamamelis virginiana            | 400                              | Small                |
| Yellowwood, American            | Cladrastis kentukea             | 900                              | Medium               |
| Zelkova, Japanese               | Zelkova serrata                 | 1,600                            | Large                |

| RECOMMENDED USES |                        |                         |                       |              |                              |         |                                   |                   |  |
|------------------|------------------------|-------------------------|-----------------------|--------------|------------------------------|---------|-----------------------------------|-------------------|--|
| Level of Use     | Large Landscape Areas  | Road Frontages - Street | Road Frontages - Yard | Parking Lots | Plazas and Downtown Settings | Buffers | Riparian Zones and Drainage Areas | Utility Corridors |  |
| P                |                        | XX                      | XX                    | x            | XX                           |         |                                   | XX                |  |
| P                |                        | XX                      | XX                    | x            | XX                           |         |                                   | XX                |  |
| P                | x                      |                         | XX                    | x            |                              | XX      | x                                 | 0                 |  |
| P                | x                      |                         | XX                    | x            |                              | XX      |                                   |                   |  |
| C                |                        | 0                       | x                     | 0            | 0                            |         | 0                                 |                   |  |
| C                | x                      |                         | x                     |              |                              | x       | x                                 |                   |  |
| P                | XX                     | XX                      | XX                    |              | XX                           | XX      | x                                 | x                 |  |
| P                | XX                     | x                       | x                     |              |                              |         | x                                 |                   |  |
| L                | XX                     | x                       | x                     |              |                              |         | x                                 | XX                |  |
| L                |                        |                         | x                     |              |                              |         |                                   | x                 |  |
| L                |                        |                         | x                     |              |                              |         |                                   | x                 |  |
| C                | XX                     |                         | x                     |              |                              |         |                                   |                   |  |
| C                |                        |                         | x                     |              |                              |         | x                                 | x                 |  |
| N                | not heat tolerant      |                         |                       |              |                              |         |                                   |                   |  |
| C                | x                      |                         | x                     |              |                              | 0       | x                                 |                   |  |
| C                | x                      | 0                       | x                     | 0            | 0                            |         | x                                 |                   |  |
| P                | x                      |                         | x                     |              |                              |         | x                                 | 0                 |  |
| N                | invasive               |                         |                       |              |                              |         |                                   |                   |  |
| N                | brittle wood; invasive |                         |                       |              |                              |         |                                   |                   |  |
| C                | x                      | 0                       | x                     | 0            | 0                            |         | x                                 |                   |  |
| P                |                        |                         | x                     | x            |                              | x       | 0                                 | x                 |  |
| C                | x                      | 0                       |                       | 0            | 0                            |         | x                                 | 0                 |  |
| L                | x                      | 0                       | x                     | 0            | 0                            |         |                                   | 0                 |  |
| P                | x                      | x                       | x                     |              |                              | x       | x                                 | x                 |  |
| P                | x                      |                         | x                     |              | x                            |         | x                                 | x                 |  |
| L                | x                      |                         | x                     |              |                              |         |                                   |                   |  |
| L                |                        |                         | x                     |              | x                            |         | 0                                 | 0                 |  |

| PHYSICAL CHARACTERISTICS         |                                 |                   |                                     |                                     |           |              |                 |              |                |                |                  |  |  |
|----------------------------------|---------------------------------|-------------------|-------------------------------------|-------------------------------------|-----------|--------------|-----------------|--------------|----------------|----------------|------------------|--|--|
| Height Class in Urban Conditions | Crown Class in Urban Conditions | Mature Crown Form | Typical Range of Mature Tree Height | Typical Range of Mature Crown Width | Leaf Type | Leaf Texture | Fall Leaf Color | Flower Color | Flowering Time | Wildlife Value | Excessive Litter |  |  |
| S                                | S                               | Rounded           | 20-25                               | 15-20                               | DB        | M            | YE              | P            | Spring         | X              |                  |  |  |
| S                                | S                               | Rounded           | 20-25                               | 15-20                               | DB        | M            | YE              | W            | Spring         | X              |                  |  |  |
| M                                | M                               | Pyramidal         | 40-60                               | 10-20                               | EC        | F            | EV              | I            |                | X              |                  |  |  |
| L                                | M                               | Pyramidal         | 75-100                              | 25-30                               | DC        | F            | BR              | I            |                |                |                  |  |  |
| M                                | M                               | Irregular         | 30-50                               | 20-50                               | DB        | C            | YE              | P            | Spring         |                | X                |  |  |
| M                                | M                               | Oval              | 30-60                               | 20-40                               | DB        | M            | OR              | Y            | Spring         | X              |                  |  |  |
| S                                | S                               | Irregular         | 15-40                               | 10-20                               | DB        | M            | OR              | W            | Spring         | X              |                  |  |  |
| M                                | M                               | Irregular         | 30-60                               | 20-35                               | DB        | M            | YE              | W            | Spring         |                |                  |  |  |
| S                                | S                               | Rounded           | 15-20                               | 15-20                               | DB        | M            | YE              | W            | Spring         | X              |                  |  |  |
| S                                | VS                              | Oval              | 15-30                               | 10-25                               | DB        | M            | MU              | P            | Spring         |                |                  |  |  |
| S                                | VS                              | Oval              | 10-15                               | 10-15                               | DB        | M            | MU              | P            | Late Spring    |                |                  |  |  |
| M                                | M                               | Spreading         | 30-60                               | 20-30                               | DB        | M            | RE              | W            | Summer         |                |                  |  |  |
| S                                | VS                              | Irregular         | 10-20                               | 5-10                                | DB        | F            | RE              | W            | Late Spring    | X              |                  |  |  |
| L                                | M                               |                   |                                     |                                     |           |              |                 |              |                |                |                  |  |  |
| L                                | L                               | Spreading         | 60-80                               | 25-60                               | DB        | F/M          | YE              | I            |                | X              |                  |  |  |
| L                                | L                               | Oval              | 60-80                               | 40-60                               | DB        | M            | MU              | I            |                | X              | X                |  |  |
| L                                | L                               | Oval              | 70-100                              | 30-70                               | DB        | C            | BR              | I            |                |                | X                |  |  |
| M                                | M                               |                   |                                     |                                     |           |              |                 |              |                |                |                  |  |  |
| M                                | M                               |                   |                                     |                                     |           |              |                 |              |                |                |                  |  |  |
| L                                | L                               | Rounded           | 60-70                               | 50-70                               | DB        | M            | YE              | I            |                | X              | X                |  |  |
| S                                | VS                              | Multi-Stemmed     | 10-30                               | 10-30                               | EB        | F            | EV              | I            |                | X              |                  |  |  |
| M                                | M                               | Irregular         | 30-40                               | 30-40                               | DB        | F/M          | YE              | I            |                |                |                  |  |  |
| L                                | L                               | Rounded           | 30-70                               | 20-70                               | DB        | F/M          | YE              | I            |                |                |                  |  |  |
| S                                | VS                              | Multi-Stemmed     | 5-15                                | 5-10                                | DB        | M            | I               | I            |                | X              |                  |  |  |
| S                                | S                               | Spreading         | 20-35                               | 20-35                               | DB        | M/C          | YE              | Y            | Fall           |                |                  |  |  |
| M                                | M                               | Upright           | 30-50                               | 40-50                               | DB        | M/C          | YE              | W            | Spring         |                |                  |  |  |
| L                                | L                               | Upright           | 40-80                               | 30-75                               | DB        | M            | RE              | I            |                |                |                  |  |  |

| ENVIRONMENTALCHARACTERISTICS AND TOLERANCES |             |                   |                           |               |                   |                   |                   |                       |             |                     |  |  |  |
|---------------------------------------------|-------------|-------------------|---------------------------|---------------|-------------------|-------------------|-------------------|-----------------------|-------------|---------------------|--|--|--|
| Native Tree to Alpharetta                   | Growth Rate | Average Life Span | Net Effect on Air Quality | Soil Moisture | Drought Tolerance | Preferred Soil pH | Light Requirement | Construction Toleranc | Limitations | Urban Tolerant Tree |  |  |  |
| N                                           | M           | S                 | n/a                       | D             | H                 | ac-sl ac          | FS                | n/a                   | X           |                     |  |  |  |
| N                                           | M           | S                 | n/a                       | D             | H                 | ac-sl ac          | FS                | n/a                   |             |                     |  |  |  |
| Y                                           | S           | M                 | -0.010                    | M             | H                 | ac-nu             | FS                | M/IS                  |             |                     |  |  |  |
| N                                           | F           | L                 | 0.163                     | M             | M                 | n/a               | FS                | n/a                   | X           |                     |  |  |  |
| N                                           | F           | S                 | 0.022                     | M             | M                 | ac-sl alk         | FS                | g                     |             |                     |  |  |  |
| Y                                           | M           | M                 | 0.069                     | M             | H                 | sl ac             | FS                | G/                    |             |                     |  |  |  |
| Y                                           | S           | M                 | 0.004                     | M             | M                 | acidic            | PS                | M/IS                  |             |                     |  |  |  |
| Y                                           | M           | M                 | n/a                       | M             | L                 | ac-sl alk         | PS                | M/ISC                 |             |                     |  |  |  |
| N                                           | M           | M                 | n/a                       | M             | M                 | ac-sl alk         | PS                | M/SC                  |             |                     |  |  |  |
| Y                                           | M           | S                 | n/a                       | D             | H                 | sl ac-sl alk      | PS                | n/a                   | X           |                     |  |  |  |
| N                                           | M           | S                 | n/a                       | D             | H                 | sl ac-sl alk      | FS                | n/a                   | X           |                     |  |  |  |
| Y                                           | M           | S                 | 0.018                     | M             | M                 | ac-sl ac          | FS                | P/A                   |             |                     |  |  |  |
| Y                                           | S           | S                 | n/a                       | M             | M                 | ac-sl alk         | S                 | M/A                   |             |                     |  |  |  |
| N                                           |             |                   |                           |               |                   |                   |                   |                       |             |                     |  |  |  |
| Y                                           | M           | M                 | 0.118                     | M             | M                 | ac                | FS                | G/I                   |             |                     |  |  |  |
| Y                                           | F           | L                 | -0.488                    | M             | L                 | sl ac             | FS                | G/                    |             |                     |  |  |  |
| Y                                           | F           | M                 | -0.789                    | M             | M                 | sl ac-sl alk      | FS                | G/                    |             |                     |  |  |  |
| N                                           |             |                   |                           |               |                   |                   |                   |                       |             |                     |  |  |  |
| N                                           |             |                   |                           |               |                   |                   |                   |                       |             |                     |  |  |  |
| Y                                           | M           | L                 | 0.086                     | M             | L                 | acidic            | FS                | P/IS                  |             |                     |  |  |  |
| N                                           | M           | S                 | n/a                       | M             | M                 | ac-alk            | FS                | G/                    |             |                     |  |  |  |
| Y                                           | F           | S                 | -0.177                    | W             | L                 | n/a               | FS                | G/                    |             |                     |  |  |  |
| N                                           | F           | M                 | -0.096                    | W             | M                 | acidic            | FS                | mg                    |             |                     |  |  |  |
| Y                                           | M           | S                 | n/a                       | M             | L                 | ac                | FS                | G/                    |             |                     |  |  |  |
| Y                                           | M           | M                 | -0.009                    | M             | M                 | sl ac             | PS                | M/IS                  |             |                     |  |  |  |
| N                                           | M           | M                 | 0.013                     | M             | M                 | n/a               | PS                | P/A                   |             |                     |  |  |  |
| N                                           | M           | M                 | 0.084                     | M             | H                 | ac-sl alk         | FS                | n/a                   | X           |                     |  |  |  |

## Informational Links

City of Alpharetta Details

<http://www.alpharetta.ga.us/docs/default-source/planning-zoning/standard-arborist-plan-details.pdf?sfvrsn=14>

City of Alpharetta Checklist for Plan Submittal

[http://www.alpharetta.ga.us/docs/default-source/planning-zoning/arborist\\_checklist.pdf?sfvrsn=10](http://www.alpharetta.ga.us/docs/default-source/planning-zoning/arborist_checklist.pdf?sfvrsn=10)

Georgia Forestry Commission

<http://www.gfc.state.ga.us/>

Georgia Urban Forest Council

<http://www.gufc.org/>

National Arbor Day Foundation

<https://www.arborday.org/>

University of Georgia Extension

<http://extension.uga.edu/>

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE SECTION 3.2: TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS IN ORDER TO CONSOLIDATE LANDSCAPE AND TREE REQUIREMENTS INTO ONE LOCATION WITHIN SECTION THE UDC; CLARIFY AND SIMPLIFY CERTAIN REQUIREMENTS TO PROVIDE FOR EASE OF USE AND IMPLEMENTATION; AND, INCREASE INCENTIVES AND OPTIONS TO SAVE TREES DURING LAND DEVELOPMENT; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES**

**WHEREAS**, on May 21, 2001, the City of Alpharetta adopted a comprehensive zoning ordinance known as the Unified Development Code of the City of Alpharetta, Georgia; and

**WHEREAS**, the Unified Development Code is a document that was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Code more responsive to community needs; and

**WHEREAS**, prior to the adoption of this amendment the Director of Community Development for the City of Alpharetta established a public hearing date for the public discussion of this amendment which public hearing date was at least fifteen (15) but not more than forty-five (45) days after a public hearing notice was published in the Alpharetta Revue & News; and

**WHEREAS**, the Mayor and Council of the City of Alpharetta deem it to be in the City's best interest to amend Unified Development Code Section 3.2 Tree Conservation, Landscape, And Buffer Requirements in order to consolidate landscape and tree requirements into one location within section the UDC; clarify and simplify certain requirements to provide for ease of use and implementation; and, increase incentives and options to save trees during land development

**NOW, THEREFORE**, the Mayor and Council of the City hereby do ordain as follows: Unified Development Code Section 3.2: Tree Conservation, Landscaping, and Buffer is modified as shown in the attached **Exhibit**. Furthered Ordained that all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SO ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF Alpharetta

By: \_\_\_\_\_  
David Belle Isle, Mayor

COUNCIL MEMBERS

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(SEAL)

Attest:

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City Clerk

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_





# City Council Meeting STAFF REPORT

Submitting Department: Administration  
Submitted By: Coty Thigpen  
Meeting Date: May 1, 2017

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## **I. AGENDA ITEM TITLE: ALCOHOL CODE AMENDMENTS (1ST READING)**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

## **II. RECOMMENDATION:**

## **III. REPORT IN BRIEF:**

As a follow up to the Alcohol Ordinance Amendment Workshop we held at the April 17th and April 24th Council Meetings, the attached amendments are proposed as a result of the feedback received from Council at that meeting and subsequent direction given to staff.

The revisions regarding the expansion of the downtown district and alcohol in City parks have both been removed from the current ordinance amendment. We have mailed a notice to all those that would be impacted by the Boundary expansion and will allow for public comment on those changes through May.

Highlights of the proposed amendments include:

- Provide consumption on premises exceptions to art studios, galleries, and cooking classes
- Expansion of wine tastings provisions and allow retailers to charge for tastings and remove restrictions limiting number of tastings allowed.
- Revisions to comply with recent state law regarding breweries and distilleries

## **IV. ALTERNATIVES:**

## **V. ATTACHMENTS:**

Alcohol Ordinance Amendment, Amendment - redlined version

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

**WHEREAS**, Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia provides regulations governing the sale of alcoholic beverages within the City; and

**WHEREAS**, the Mayor and Council of the City of Alpharetta ("City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

**WHEREAS**, the City Council has determined that it is appropriate from time to time to modify alcoholic beverage regulations to comport with current conditions; and

**WHEREAS**, the City Council desires to amend Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia in order to delete, modify and add certain provisions regulating the sale of alcoholic beverages.

**NOW, THEREFORE**, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 3-1 of The Code of the City of Alpharetta, Georgia (the "Code") is hereby amended by adding the following terms and definitions in their appropriate alphabetical order:

"Art Gallery. A retail establishment primarily engaged in, and which derives at least seventy percent (70%) of its total annual gross sales from, the sale or display of art books, paintings, sculptures, or other works of art; but specifically excluding libraries, book stores, theaters, and establishments where the display of works of art is incidental to its primary use."

"Art Studio. A retail establishment primarily engaged in providing instruction in painting, sculpture, drawing, photography, craft work, fiber art, or other visual or graphic art techniques, and which derives at least seventy percent (70%) of its total annual gross sales from the sale of such services and art products related to such services; but specifically excluding body art studios and tattoo parlors."

Section 2: Section 3-40 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-40. Locations where prohibited.**

No alcoholic beverages may be sold by the drink for consumption on the premises where sold except in: (1) eating establishments regularly serving prepared food, with a full-service kitchen consisting of a four-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the county health department and the city fire marshal, prepared to serve food every hour they are open; (2) supermarkets or wine bars, where these establishments are permitted to seat forty-five (45) or more persons pursuant to applicable building, fire and safety codes in effect for the city; (3) cigar shops; (4) art galleries or art studios; or (5) hotels, motels or high rise office and apartment buildings. When located in hotels, motels and high rise office and apartment buildings, every entrance to the establishment shall be from a public lobby, hallway, mall or other publicly used interior portion of the primary use structure. Unless otherwise expressly exempted in this Chapter from this requirement, establishments not located in hotel or motels shall derive a minimum of fifty (50) percent of their total annual gross food and beverage sales from the sale of prepared meals or food (except that wine bars shall derive a minimum of forty (40) percent). Hotels or motels containing such establishments shall derive a minimum of fifty (50) percent of their total annual gross income from the sales of prepared meals or food and from the rental of rooms for overnight lodging. For the purposes of this Chapter, the term "hotel" or the term "motel" means an establishment that contains not less than thirty-five (35) separate rooms for overnight lodging. On or before the 20th day of each calendar month, each such establishment shall file a report of the previous calendar month's operation with the office of the director of finance verifying compliance with the above provisions. Such reports shall be filed on forms designated by the city. These forms are also used to report excise taxes on the sale of distilled

spirits by the drink, which are also due by the tenth day of each calendar month. Any licensed establishment that fails to meet the appropriate percentage requirements for two (2) consecutive months shall be subject to immediate revocation. An audit may be required at any time to ensure compliance with these provisions. Nothing in this section shall be deemed to prohibit hotel room service of alcoholic beverages."

Section 3: Section 3-41 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-41. - Hours of sale.**

Alcoholic beverages shall not be sold for consumption on the premises except:

- (a) Monday through Saturday between the hours of 9:00 a.m. and 2:00 a.m. of the following day; and
- (b) on Sunday from 12:30 p.m. until 2:00 a.m. on Monday in any licensed establishment which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of prepared meals or food or which derives a minimum of fifty (50) percent of its total annual gross income from the rental of rooms for overnight lodging."

Section 4: Section 3-42 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-42. Consumption sales only.**

- (a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.
- (b) The foregoing prohibition, however, shall not apply with respect to the following:
  - (1) Supermarkets and brewpubs, as defined in Sec. 3-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and



- (2) Eating establishments, as defined in Sec. 3-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent (10%) of the interior floor area of the establishment is devoted to the display of package wine and no more than ten percent (10%) of the establishment's revenues derived from the sale of alcoholic beverages is derived from package wine sales. Notwithstanding the foregoing, the sales of wine by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in Sec. 3-1.
- (c) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment and a license to sell to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passage-way, such establishments shall be considered separate and distinct establishments, provided that:
- (1) each establishment operates under a trade name different from the other;
  - (2) all business transactions are kept separate;
  - (3) each establishment must operate in compliance with all other provisions of this Chapter and all other laws and regulations applicable to such business;
  - (4) each establishment has a separate entrance for the public and the establishments share no common entrance;
  - (5) the inside connecting service door or passage-way (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passage-way; and
  - (6) all other conditions required by state regulations applicable to such contiguous operations are met."

Section 5: Section 3-46 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-46. Brown-bagging or BYOB prohibited; exceptions.**

It is prohibited for any person to bring his or her own alcoholic beverage (brown-bagging) into any retail establishment, without regard to whether such establishment is licensed to sell alcoholic beverages, for consumption on such premises.

(a) *Exceptions.* The foregoing prohibition is subject to the following specific exceptions:

- (1) *Furnishing of wine by patron of restaurant.* Any restaurant which is licensed to sell wine for consumption on the premises may permit a patron to bring into the restaurant one (1) unopened bottle of wine for consumption on the premises. In order for this provision to apply, the restaurant must establish a policy for permitting same and must charge a minimum corkage fee of ten dollars (\$10.00) per bottle. Nothing in this section shall be deemed to require a restaurant to establish such a policy. Any wine not consumed at a restaurant, shall be disposed of at the premises and not carried out in an open container, unless the restaurant is able to reseal and repackage the opened bottle of wine in accordance with Section 3-47.
- (2) *Patrons participating in cooking classes.* This section shall not prohibit any person who is participating in a cooking class offered by a retail establishment from bringing one (1) unopened bottle of wine into the retail establishment to consume with the meal prepared as part of such class provided: (a) the retail establishment has a policy permitting a patron participating in a cooking class to bring an unopened bottle of wine into the retail establishment for consumption on the premises by the patron; (b) the retail establishment does not charge a corking or other fee for same; (c) the price of a cooking class

offered by the retail establishment does not vary based on whether class participants will be permitted to bring wine into the retail establishment for consumption on the premises; (d) no employee of the retail establishment under the age of 18 shall be working in the establishment during the times such classes are offered; and (e) the retail establishment has an established closing time of no later than 10:00 p.m. Any opened bottle of wine not consumed at the retail establishment during the cooking class shall be disposed of at the premises and not carried out in an open container. All other applicable state and city laws, regulations and ordinances which address the use and serving of alcoholic beverages shall apply to this subsection.

- (b) For the purposes of this section, the term retail establishment shall not include a private hotel room or similar guest room or a private club."

Section 6: Article II of Chapter 3 of the Code is hereby amended by adding a new Section 3-49 to read as follows:

**"Sec. 3-49. Art Gallery Exception.**

An art gallery may obtain a license for the sale of alcoholic beverages for consumption on the premises without meeting the requirement that the establishment provides a full-service kitchen serving prepared foods or derives a minimum of fifty percent (50%) of its total annual gross food and beverage sales from the sale of prepared meals or food; provided that no more than ten percent (10%) of the establishment's total annual gross sales are derived from the sale of alcoholic beverages."

Section 7: Section 3-60 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-60. Types of establishments where retail sale permitted.**

- (a) No distilled spirits by the package shall be sold at retail except in: (1) retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package; (2) retail establishments in which space has been set aside devoted exclusively to the retail sale of distilled spirits by the package, with

ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located, except as provided in item (3) of this subsection; or (3) in hotels, motels and highrise office buildings where every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.

- (b) Nothing in this section shall prohibit the retail sale within these establishments of liquid commodities and mixes normally used in the preparation and serving of distilled spirits."

Section 8: Section 3-160 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-160. Ancillary wine tasting license; conditions.**

The holder of a package wine license, with or without a package malt beverage license, but in no event with a package distilled spirits license, with licensed premises having a minimum of 200 square feet of floor space dedicated to the display of wine offered for sale, shall be eligible for an ancillary wine tasting license to sell or provide samples or tastings of wine offered for sale by the package to customers for consumption on the premises under the following conditions:

- (a) The licensee shall maintain on the premises and offer for sale by the package at least twenty-five (25) different brands of wine.
- (b) Wine sampling and tasting for customers shall only be conducted at a wine counter area constituting no more than ten percent (10%) of the entire floor area of the premises.
- (c) Wine samples shall not exceed two (2) ounces, and no customer shall consume more than eight (8) ounces in any calendar day.
- (d) Wine bottles shall be opened only by the licensee or an employee, and samples shall only be poured by the licensee and/or an employee.
- (e) No open containers of wine shall be removed from the licensed premises.



- (f) Wine sampling and tasting is only permitted within the enclosed portion of the premises.
- (g) Wine sampling and tasting is only permitted during the hours the licensed premises are authorized to provide package sales of alcoholic beverages; provided, however, no wine sampling and tasting shall be permitted on Sunday.
- (h) Wine sampling and tasting shall not be permitted prior to the City's approval of a package license holder's application for an ancillary wine tasting license and the package license holder's payment of the subject license fee. The annual fee for an ancillary wine tasting license shall be two hundred and fifty dollars (\$250.00), which fee may be revised from time to time by resolution of the mayor and council."

Section 9: Section 3-193 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

**"Sec. 3-193. Exception for breweries.**

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of malt beverages established under state law, a brewer's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 3,000 barrels of malt beverages manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 288 ounces per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of malt beverages for consumption on the premises or by the package, as applicable, is authorized for other retailer licensees under this chapter. Under no circumstances shall such malt beverages be sold by a licensed brewer to a licensed retailer or retail consumption dealer for the purpose of resale. Any brewer engaging in the retail sales of malt beverages pursuant to this section shall remit all state and local excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means thirty-one (31) gallons of malt beverages."

Section 10: Chapter 3 of the Code is hereby amended by adding a new Article XIX, to read as follows:

**"ARTICLE XIX. DISTILLERIES.**

**Sec. 3-210. Definitions.**

As used in this chapter:

*Distiller* means a manufacturer of distilled spirits.

*Distillery* means a facility where distilled spirits are manufactured (distilled, rectified or blended).

**Sec. 3-211. Distiller's license authorized.**

The manufacturing of distilled spirits in the city is authorized pursuant to the issuance of a distiller's license by the city council; provided, however, that no person shall be permitted to own or operate a distillery or otherwise manufacture distilled spirits in the city without first obtaining a proper distiller's license from the city council pursuant to the procedures set forth in Article I of this chapter, and each holder of a distiller's license shall comply with the provisions of this chapter and all other applicable state and local statutes, ordinances, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the Department of Revenue.

**Sec. 3-212. Application; license fee.**

Application for a distiller's license shall be made in the manner and in accordance with the procedures set forth in Article I of this chapter. The annual fee for a distiller's license shall be five hundred dollars (\$500.00), which fee may be revised from time to time by resolution of the mayor and council.

**Sec. 3-213. Unlawful to manufacture distilled spirits without license.**

It shall be unlawful for any person to manufacture distilled spirits within the city except under a valid distiller's license granted by the city council as set forth in this article. Distilled spirits may only be manufactured on the licensed premises of a distillery.

**Sec. 3-214. Exception for distilleries.**

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of distilled spirits established under state law, a distiller's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 500 barrels of distilled spirits manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 2,250 milliliters of distilled spirits per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of distilled spirits for consumption on the premises or by the package, as applicable, is authorized for other licensees under this chapter. Under no circumstances shall such distilled spirits be sold by a licensed distiller to a licensed retailer or retail consumption dealer for the purpose of resale. Any distiller engaging in the retail sales of distilled spirits pursuant to this section shall remit all state and local sales, use, and excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means fifty-three (53) gallons of distilled spirits."

Section 11: 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 of Alpharetta, Georgia, 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.

Section 12: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 13: 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 14: Except for Sections 9 and 10 hereof, this Ordinance shall become effective immediately upon adoption. Sections 9 and 10 of this Ordinance shall become effective on September 1, 2017.

**SO ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF ALPHARETTA, GEORGIA

By: \_\_\_\_\_  
David C. Belle Isle, Mayor

COUNCIL MEMBERS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(SEAL)  
Attest:

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

First Reading \_\_\_\_\_  
Second Reading \_\_\_\_\_

Adopted \_\_\_\_\_



**Redline of Amendments to Chapter 3 of the City Code under proposed Ordinance**

The amendments contained in the proposed Ordinance to amend Chapter 3 of the City Code<sup>1</sup> are provided below in redline format – each code section being amended under the proposed Ordinance is redlined (i) to identify/track revisions of *existing* code sections or (ii) to identify provisions of *new* code sections:

Section 1 of the Ordinance:

**[Sec. 3-1. Definitions.**

As used in this chapter, the following terms shall have the respective meanings ascribed to them: ...]

Art Gallery. A retail establishment primarily engaged in, and which derives at least seventy percent (70%) of its total annual gross sales from, the sale or display of art books, paintings, sculptures, or other works of art; but specifically excluding libraries, book stores, theaters, and establishments where the display of works of art is incidental to its primary use.

Art Studio. A retail establishment primarily engaged in providing instruction in painting, sculpture, drawing, photography, craft work, fiber art, or other visual or graphic art techniques, and which derives at least seventy percent (70%) of its total annual gross sales from the sale of such services and art products related to such services; but specifically excluding body art studios and tattoo parlors.

Section 2 of the Ordinance:

<sup>1</sup> AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

### **Sec. 3-40. Locations where prohibited.**

No alcoholic beverages may be sold by the drink for consumption on the premises where sold except in: (1) eating establishments regularly serving prepared food, with a full-service kitchen consisting of a four-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the county health department and the city fire marshal, prepared to serve food every hour they are open, ~~or in a;~~ (2) supermarkets or wine bars, where these establishments are permitted to seat forty-five (45) or more persons pursuant to applicable building, fire and safety codes in effect for the city; (3) cigar shops; (4) art galleries or art studios; or (5) hotels, motels or high rise office and apartment buildings. When located in hotels, motels and high rise office and apartment buildings, every entrance to the establishment shall be from a public lobby, hallway, mall or other publicly used interior portion of the primary use structure. Unless otherwise expressly exempted in this Chapter from this requirement, ~~E~~establishments not located in hotel or motels shall derive a minimum of fifty (50) percent of their total annual gross food and beverage sales from the sale of prepared meals or food (except that wine bars shall derive a minimum of forty (40) percent). Hotels or motels containing such establishments shall derive a minimum of fifty (50) percent of their total annual gross income from the sales of prepared meals or food and from the rental of rooms for overnight lodging. For the purposes of this Chapter, the term "hotel" or the term "motel" means an establishment that contains not less than thirty-five (35) separate rooms for overnight lodging. On or before the 20th day of each calendar month, each such establishment shall file a report of the previous calendar month's operation with the office of the director of finance verifying compliance with the above provisions. Such reports shall be filed on forms designated by the city. These forms are also used to report excise taxes on the sale of distilled spirits by the drink, which are also due by the tenth day of each calendar month. Any licensed establishment that fails to meet the appropriate percentage requirements for two (2) consecutive months shall be subject to immediate revocation. An audit may be required at any time to ensure compliance with these provisions. Nothing in this section shall be deemed to prohibit hotel room service of alcoholic beverages.

Section 3 of the Ordinance:

**Sec. 3-41. - Hours of sale.**

Alcoholic beverages shall not be sold for consumption on the premises except:

- (a) Monday through Saturday between the hours of 9:00 a.m. and 2:00 a.m. of the following day; Monday through Saturday and
- (b) on Sunday from 12:30 p.m. until 2:00 a.m. on Monday in any licensed establishment which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of prepared meals or food or which derives a minimum of fifty (50) percent of its total annual gross income from the rental of rooms for overnight lodging.

Section 4 of the Ordinance:

**"Sec. 3-42. Consumption sales only.**

- (a) Except as may be otherwise expressly provided in this chapter, ~~persons~~establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.
- (b) The foregoing prohibition, however, shall not apply with respect to the following:
  - (1) ~~s~~Supermarkets and brewpubs, as defined in Sec. 3-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and
  - (2) ~~e~~Eating establishments, as defined in Sec. 3-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent (10%) of the interior floor area of the establishment is devoted to the display of package wine and no more than ten percent (10%) of the establishment's revenues derived from the sale of alcoholic beverages is derived from package wine sales. Notwithstanding the foregoing, the sales of wine by the package for off-premises consumption shall not

be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in Sec. 3-1.

- (c) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment and a license to sell to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passage-way, such establishments shall be considered separate and distinct establishments, provided that:
- (1) each establishment operates under a trade name different from the other;
  - (2) all business transactions are kept separate;
  - (3) each establishment must operate in compliance with all other provisions of this Chapter and all other laws and regulations applicable to such business;
  - (4) each establishment has a separate entrance for the public and the establishments share no common entrance;
  - (5) the inside connecting service door or passage-way (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passage-way; and
  - (6) all other conditions required by state regulations applicable to such contiguous operations are met."

Section 5 of the Ordinance:



**Sec. 3-46. Brown-bagging, BYOB Prohibited; Exceptions Furnishing of wine by patron to restaurant.**

It is prohibited for any person to bring his or her own alcoholic beverage (brown-bagging) into any retail establishment, without regard to whether such establishment is licensed to sell alcoholic beverages, for consumption on such premises.

(a) *Exceptions.* The foregoing prohibition is subject to the following specific exceptions:

(1) *Furnishing of wine by patron of restaurant.*

~~Notwithstanding any other contrary provision of the ordinance from which this section derives, a~~Any restaurant which is licensed to sell wine for consumption on the premises may permit a patron to bring into the restaurant one (1) unopened bottle of wine for consumption on ~~, if the patron purchases a meal and consumes a portion of the bottle of wine and the meal on~~ the restaurant's premises. In order for this provision to apply, the restaurant must establish a policy for permitting ~~same~~this and must charge a minimum corkage fee of ten dollars (\$10.00) per bottle. Nothing in this section shall be deemed to require a restaurant to establish such a policy. Any wine not consumed at a restaurant, shall be disposed of at the premises and not carried out in an open container, unless the restaurant is able to reseal and repackage the opened bottle of wine in accordance with Section 3-47. Except as provided in this section, it is prohibited for any person to bring his own alcoholic beverage into any retail establishment without regard to whether such establishment is licensed to sell alcoholic beverages.

(2) *Patrons participating in cooking classes.* This section shall not prohibit any person who is participating in a cooking class offered by a retail establishment from bringing one (1) unopened bottle of wine into the retail establishment to consume with the meal prepared as part of such class provided: (a) the retail establishment has a policy permitting a patron participating in a cooking class to bring an unopened bottle of wine into the retail establishment for consumption on the premises by the patron; (b) the retail establishment does not charge

a corking or other fee for same; (c) the price of a cooking class offered by the retail establishment does not vary based on whether class participants will be permitted to bring wine into the retail establishment for consumption on the premises; (d) no employee of the retail establishment under the age of 18 shall be working in the establishment during the times such classes are offered; and (e) the retail establishment has an established closing time of no later than 10:00 p.m. Any opened bottle of wine not consumed at the retail establishment during the cooking class shall be disposed of at the premises and not carried out in an open container. All other applicable state and city laws, regulations and ordinances which address the use and serving of alcoholic beverages shall apply to this subsection.

(b) For the purposes of this section, the term retail establishment shall not include a private hotel room or similar guest room or a private club.

Section 6 of the Ordinance:

**Sec. 3-49. Art Gallery Exception.**

An art gallery may obtain a license for the sale of alcoholic beverages for consumption on the premises without meeting the requirement that the establishment provides a full-service kitchen serving prepared foods or derives a minimum of fifty percent (50%) of its total annual gross food and beverage sales from the sale of prepared meals or food; provided that no more than ten percent (10%) of the establishment's total annual gross sales are derived from the sale of alcoholic beverages.

Section 7 of the Ordinance:

**Sec. 3-60. Types of establishments where retail sale permitted.**

- (a) No distilled spirits by the package shall be sold at retail except in: (1) retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package; (2) retail establishments in which space has been set aside devoted exclusively to the retail sale of distilled spirits by the package, with ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located, except as provided in item (3) of this subsection; or (3) in hotels, motels and highrise office buildings where every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.
- (b) ~~All retail liquor stores shall be located only in the C-1 or C-2 zoning districts.~~
- ~~(c) Nothing in this section shall prohibit the retail sale within these establishments of liquid commodities and mixes normally used in the preparation and serving of distilled spirits.~~

Section 8 of the Ordinance:

**Sec. 3-160. Ancillary wine tasting license; ~~C~~conditions of license issuance.**

~~(a) The holder of a wine-only package winestore license, with or without a package malt beverage license, but in no event with a package distilled spirits license, with licensed premises having a minimum of 200 square feet of floor space dedicated to the display of wine offered for sale, shall be eligible for an ancillary wine tasting license to sell or provide samples or tastings of wine offered for sale by the package to customers for consumption on the premises under the following conditions set forth in this section.~~

- ~~(a) The licensee shall maintain on the premises and offer for sale by the package at least twenty-five (25) different brands of wine.~~
- ~~(b) Wine sampling shall be on limited occasions when a customer requests a sample of a wine offered for sale within the premises, or in conjunction with wine~~

~~education classes and sampling designed to promote wine appreciation and education.~~

- (~~be~~) Wine sampling and tasting for customers shall only be conducted at a wine counter area constituting no more than ten (10) percent of the entire floor area of the premises.
- (~~cd~~) Wine ~~sampling for customers shall be limited to one consecutive two-hour period in any one day.~~ Samples shall not exceed two (2) ounces ~~or less~~, and no customer shall consume more than eight (8) ounces in any ~~two-hour period calendar day~~.
- (~~de~~) Wine bottles shall be opened only by the licensee or an employee, and samples shall only be poured by the licensee and/or an employee.
- (~~ef~~) No open containers of wine shall be removed from the licensed premises.
- (~~g~~) ~~Not more than one time per week for a period of not to exceed two (2) consecutive hours, the holder of an ancillary wine tasting license may conduct educational classes and sampling for classes. All conditions of sampling forth in this section shall apply to such classes, except for the limitation on floor areas where the classes can be conducted.~~
- (~~h~~) ~~Holders of an ancillary wine tasting permit shall not charge for samples or tastings, but may accept donations for a charitable organization of their choice.~~
- (~~fi~~) Wine sampling and tasting is only permitted within the enclosed portion of the premises.
- (~~g~~) Wine sampling and tasting is only permitted during the hours the licensed premises are authorized to provide package sales of alcoholic beverages; provided, however, no wine sampling and tasting shall be permitted on Sunday.
- (~~hj~~) Wine sampling and tasting shall not be permitted prior to the City's approval of a package license holder's application for an ancillary wine tasting license and the package license holder's payment of the subject license fee. The annual fee for an ancillary wine tasting license shall be two hundred and fifty dollars (\$250.00), which fee may be revised from time to time by resolution of the mayor and council.

Section 9 of the Ordinance:

**Sec. 3-193. Exception for breweriesTastings.**



~~Tastings shall be permitted in accordance with the provisions of O.C.G.A. § 3-5-38, as amended from time to time.~~

~~As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of malt beverages established under state law, a brewer's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 3,000 barrels of malt beverages manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 288 ounces per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of malt beverages for consumption on the premises or by the package, as applicable, is authorized for other retailer licensees under this chapter. Under no circumstances shall such malt beverages be sold by a licensed brewer to a licensed retailer or retail consumption dealer for the purpose of resale. Any brewer engaging in the retail sales of malt beverages pursuant to this section shall remit all state and local excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means thirty-one (31) gallons of malt beverages.~~

Section 10 of the Ordinance:

**ARTICLE XIX. DISTILLERIES.**

**Sec. 3-210. Definitions.**

As used in this chapter:

Distiller means a manufacturer of distilled spirits.

Distillery means a facility where distilled spirits are manufactured (distilled, rectified or blended).

**Sec. 3-211. Distiller's license authorized.**

The manufacturing of distilled spirits in the city is authorized pursuant to the issuance of a distiller's license by the city council; provided, however, that no person shall be permitted to own or operate a distillery or otherwise manufacture distilled spirits in the city without first obtaining a proper distiller's license from the city council pursuant to the

procedures set forth in Article I of this chapter, and each holder of a distiller's license shall comply with the provisions of this chapter and all other applicable state and local statutes, ordinances, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the Department of Revenue.

**Sec. 3-212. Application; license fee.**

Application for a distiller's license shall be made in the manner and in accordance with the procedures set forth in Article I of this chapter. The annual fee for a distiller's license shall be five hundred dollars (\$500.00), which fee may be revised from time to time by resolution of the mayor and council.

**Sec. 3-213. Unlawful to manufacture distilled spirits without license.**

It shall be unlawful for any person to manufacture distilled spirits within the city except under a valid distiller's license granted by the city council as set forth in this article. Distilled spirits may only be manufactured on the licensed premises of a distillery.

**Sec. 3-214. Exception for distilleries.**

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of distilled spirits established under state law, a distiller's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 500 barrels of distilled spirits manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 2,250 milliliters of distilled spirits per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of distilled spirits for consumption on the premises or by the package, as applicable, is authorized for other licensees under this chapter. Under no circumstances shall such distilled spirits be sold by a licensed distiller to a licensed retailer or retail consumption dealer for the purpose of resale. Any distiller engaging in the retail sales of distilled spirits pursuant to this section shall remit all state and local sales, use, and excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means fifty-three (53) gallons of distilled spirits.



# City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Meeting Date: May 1, 2017

## I. AGENDA ITEM TITLE:

KIMBALL BRIDGE ROAD AT ROCK MILL ROAD ROUNDABOUT - DESIGN SERVICES

## II. RECOMMENDATION:

Please approve Change Order #2 to Purchase Order 17000149 (AECOM Technical Services Inc.) in the amount of \$51,545.00 for the design of a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road; and authorize the Mayor to execute all necessary documents.

## III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT  
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$538,625.00 FOR DESIGN (\$473,600.00 ORIGINAL VALUE FOR PO#17000149 + CHANGE ORDER #1 OF \$13,480.00 PREVIOUSLY APPROVED + CHANGE ORDER #2 OF \$51,545.00 REQUESTED HEREIN).

APPROPRIATIONS:

| ACCOUNT TITLE/NUMBER                               | DOLLAR AMOUNT |
|----------------------------------------------------|---------------|
| Kimball Br Rd Improvements (31741100-541410-C1702) | \$51,545.00   |

EXTERNAL FUNDING SOURCES:

| ACCOUNT TITLE/NUMBER | DOLLAR AMOUNT |
|----------------------|---------------|
| N/A                  | \$0.00        |

## IV. REPORT IN BRIEF:

This change order request is for design modifications to the Kimball Bridge Road Congestion Mitigation project to incorporate a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road.

On January 24, 2017 the City held an open house at New Prospect Elementary School to provide citizens with an opportunity to see the preliminary design of the improvements to the Kimball Bridge Road corridor between North Point Parkway and Waters Road. Among the comments Staff received, were multiple inquiries as to the feasibility of a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road in lieu of the existing traffic signal.

Following the open house, Staff directed AECOM to evaluate the feasibility and impacts of a roundabout at said intersection. AECOM developed a dual-lane roundabout concept and modeled it in comparison to the originally proposed traffic signal. The modeling indicates that the roundabout, in conjunction with the other corridor improvements, will provide an overall Level of Service (LOS) A for the intersection in both the AM and PM peaks of the open year of 2018 and the design year of 2038. By comparison, the traffic signal originally proposed would provide an overall LOS B for the intersection in both peak hours in both 2018 and 2038. Currently, the intersection provides a LOS E in the AM peak and a LOS F in the PM peak.

On April 27, 2017, the City held another open house at New Prospect Elementary to present the roundabout concept to the public and solicit feedback.

The original design fee for the Kimball Bridge Road Congestion Mitigation project was \$473,600.00. Change Order #1 in the amount of \$13,480.00 for concept design and VISSIM modeling of the roundabout was issued on February 21, 2017. The fee for Change Order #2 is \$51,545.00, which consists of a base design fee of \$40,045.00 and an additional \$11,500.00 for the preparation of a lighting plan for the roundabout. This will increase the purchase order from \$487,080.00 to \$538,625.00. The addition of the roundabout design will add an additional six weeks to the project schedule with Final Plans due on July 20, 2017.

**V. ALTERNATIVES:**

None

**VI. ATTACHMENTS:**

AECOM Proposal, Roundabout Concept





April 24<sup>th</sup>, 2017

Mr. Peter Sewczwicz, PE  
Director of Public Works  
City of Alpharetta  
1790 Hembree Road  
Alpharetta, GA 30009

Re: Request for Proposal  
Kimball Bridge Road at Rock Mill Road Roundabout Design

Dear Peter,

The following technical proposal and fee estimate is based on previous discussions of the roundabout study which culminated in a request for proposal from Mr. Geoff Sarra in an April 7<sup>th</sup> phone call. Based on the request, AECOM will proceed with design of a roundabout at the intersection of Kimball Bridge Rd. and Rock Mill Rd. The roundabout will replace the previously proposed signalized intersection and will be incorporated into the Kimball Bridge Rd. EAST plan set which is currently in progress. The roundabout will be similar to the attached graphic that was previously submitted to the City on February 8<sup>th</sup> along with the results of AECOM's Sidra roundabout analysis.

#### SCOPE

**Roadway:** The roundabout shown in the attached graphic will first be evaluated for property impacts. The school property at the northwest quadrant is of particular concern and the roundabout may need to be shifted to the southeast to avoid impacting this property; this has been a directive from the City all along. The full design of the roundabout will include horizontal and vertical design, drainage, signing & marking, turning movement analysis, grading, landscaping & hardscaping design, and construction staging in order to incorporate it into the Kimball Bridge EAST plans that are already in progress. Design of signalized pedestrian crossing elements is not included in this scope and fee. Other exclusions include irrigation design and additional public involvement. All services will be performed by AECOM, except for the lighting design which will be performed by the lighting sub, Atlanta Consulting Engineers (ACE).

**Lighting:** The lighting design shall be performed by Atlanta Consulting Engineers (ACE). The proposed scope is as follows.

- Create roundabout lighting design and perform photometric analysis of lighting design per GDOT/IES guidelines
- Coordinate power service with the Utility
- Provide lighting details
- Size all cables, conduits, and electrical equipment for the Project
- Provide all necessary electrical single line and schematic drawings
- Provide lighting layout drawings
- Provide a summary of quantities
- ACE scope does not include electrical design for receptacles in the light poles
- Construction phase services (e.g. shop drawing review) not included

The fee for the above scope is \$11,500. If the City elects to provide the lighting locations as was done with the original scope for pedestrian lighting, then the fee could be reduced to \$6,500. Atlanta Consulting Engineers accepts no responsibility for the light levels in the area of the roundabout if this option is chosen. The AECOM and ACE Team recommend proceeding with the full scope given the higher risk level associated with lighting a roundabout for vehicles versus providing pedestrian lighting along a sidewalk.

#### DELIVERABLE

The deliverable will be full construction plans for the roundabout incorporated into the in-progress Kimball Bridge EAST plans.

#### SCHEDULE

The roundabout design will extend the Final Plans deliverable on the project six weeks - from June 8<sup>th</sup> until July 20<sup>th</sup>.

#### PROJECT FEES

AECOM will provide the services outlined above for the lump sum fee shown below.

|                                        |           |
|----------------------------------------|-----------|
| Roundabout Design and Plan Development | \$ 40,045 |
| Lighting Design                        | \$ 11,500 |
| Total                                  | \$ 51,545 |

We look forward to continuing quality work with the City of Alpharetta. Please feel free to contact Will Sheehan at 678.808.8962 or by email to [william.sheehan@aecom.com](mailto:william.sheehan@aecom.com) should you have any questions.

Thank you.



Garrick Edwards, P.E.  
Principal

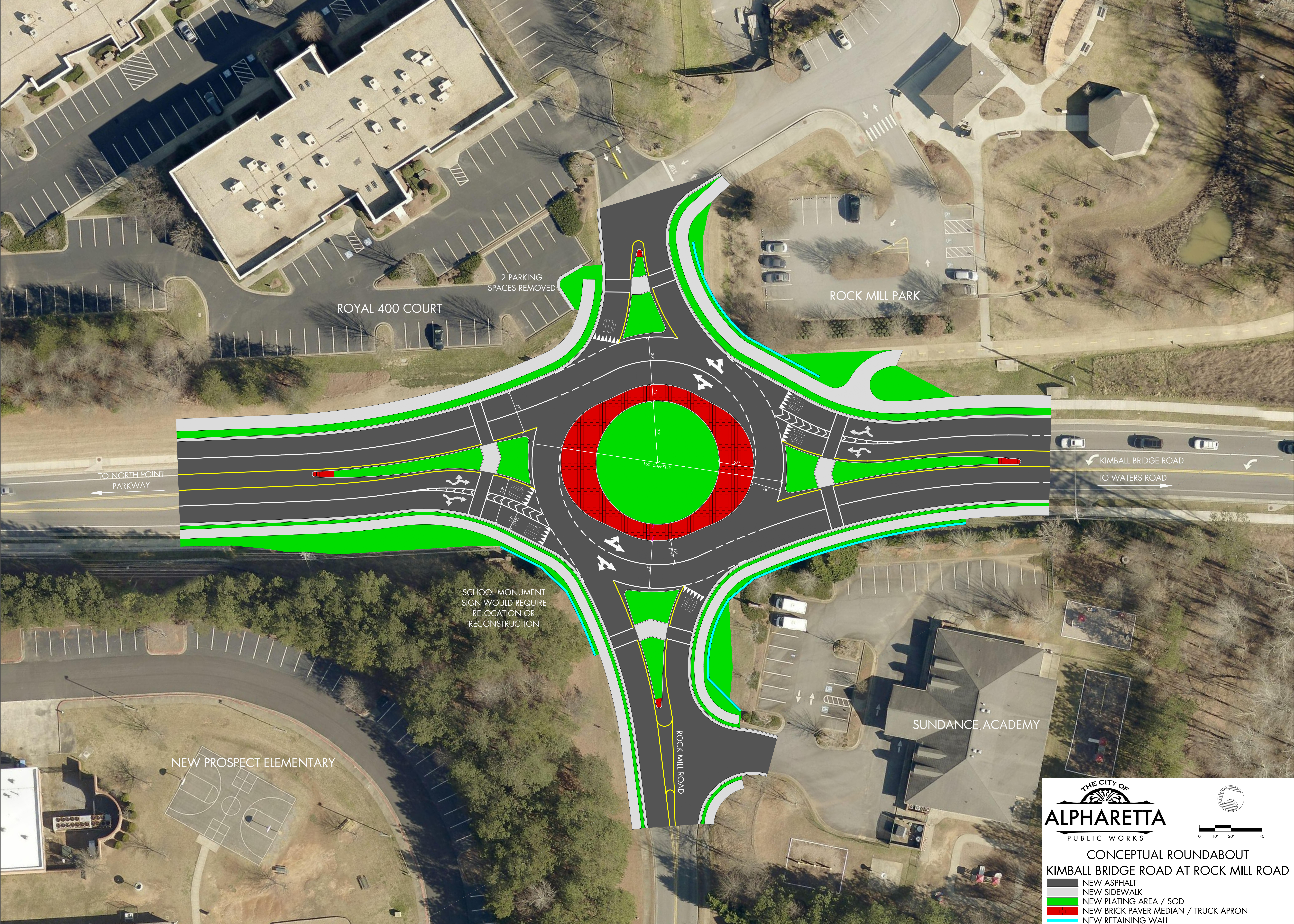


Will Sheehan, P.E.  
Project Manager



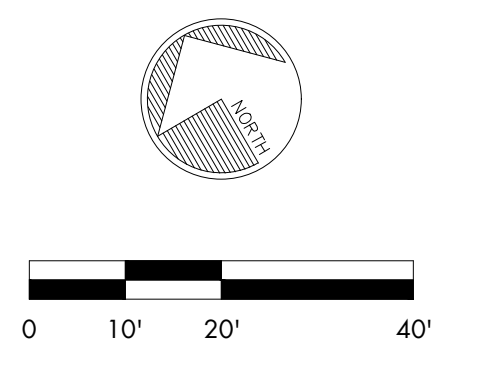






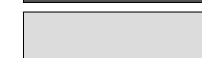


THE CITY OF  
**ALPHARETTA**  
PUBLIC WORKS



0 10' 20' 40'

CONCEPTUAL ROUNDABOUT  
KIMBALL BRIDGE ROAD AT ROCK MILL ROAD

|                                                                                       |                                      |
|---------------------------------------------------------------------------------------|--------------------------------------|
|  | NEW ASPHALT                          |
|  | NEW SIDEWALK                         |
|  | NEW PLATING AREA / SOD               |
|  | NEW BRICK PAVER MEDIAN / TRUCK APRON |
|  | NEW RETAINING WALL                   |





# City Council Meeting STAFF REPORT

Submitting Department: Public Works  
Submitted By: Scott Campbell  
Meeting Date: May 1, 2017

**I. AGENDA ITEM TITLE:** FY 2017 DEMOLITION PHASE I, BID NUMBER 17-008

**II. RECOMMENDATION:**

Please award Bid No. 17-008 to J. Mitchell Contracting, LLC for the asbestos abatement and demolition of 200 Milton Ave., 210 Milton Ave. and 3395 Kimball Bridge Rd. in the amount of \$70,537.00; and authorize the Mayor to execute all necessary documents.

**III. BUDGET IMPLICATIONS:**

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$70,537.00

APPROPRIATIONS:

| <u>ACCOUNT TITLE/NUMBER</u> | <u>DOLLAR AMOUNT</u> |
|-----------------------------|----------------------|
| 31761150-541000-C1100       | \$70,537.00          |

EXTERNAL FUNDING SOURCES:

| <u>ACCOUNT TITLE/NUMBER</u> | <u>DOLLAR AMOUNT</u> |
|-----------------------------|----------------------|
| NA                          | \$0.00               |

**IV. REPORT IN BRIEF:**

The award of this bid is for the asbestos abatement and demolition of houses and associated structures on 3 City-owned properties; 200 Milton Ave., 210 Milton Ave., and 3395 Kimball Bridge Rd. Additionally, miscellaneous debris on these properties will be removed. Prior to advertising this bid, the City had an asbestos and lead based paint survey conducted on all structures located on each property to identify areas requiring abatement prior to demolition. The report outlining the results of the survey was provided to all bidders.

The Department of Public Works prepared a request for bids for the asbestos abatement and demolition of the houses and associated structures on the properties. The City advertised for competitive bids on March 30, 2017. Bids for the project were received on April 27, 2017 and the City received a total of seven bids as follows:

|                                |              |
|--------------------------------|--------------|
| J. Mitchell Contracting, LLC   | \$70,537.00  |
| Riley Contracting, Inc.        | \$98,124.98  |
| Complete Demolition Services   | \$98,600.00  |
| Wrecking Corp. of America, LLC | \$121,000.00 |
| Proterra Development           | \$139,877.40 |
| CMEC, LLC                      | \$193,131.00 |
| Townley Construction Co., Inc. | \$220,390.00 |

Staff checked the references of J. Mitchell Contracting, LLC, the apparent low bidder, and was informed they successfully completed projects with similar aspects of work throughout Georgia and South Carolina. Among those references contacted were Cobb County School District and Clemson University. The work performed for the contacted references included asbestos abatement, lead-based paint removal, demolition, site clean-up, erosion control and grading. The references stated that J. Mitchell Contracting, LLC accomplished their work on schedule and within budget and that they would utilize their services again.

Staff met with J. Mitchell Contracting, LLC to review the scope of work, and the City's expectations. J. Mitchell Contracting, LLC assured Staff that they could complete the project for the bid amount and within the allocated time frame. When asked about the cost differences between their bid and others, J. Mitchell Contracting, LLC attributed this to two key items. First, J. Mitchell Contracting, LLC is performing all demolition, haul-off and grading in-house and is not reliant upon subcontractors to perform such work. Second, the proximity of the properties to each other provided further cost saving opportunities. Thus, Staff determined J. Mitchell, Inc. to be the lowest responsive and responsible bidder.

Once a contract with J. Mitchell Contracting, LLC has been finalized and executed, abatement and demolition can begin immediately. The anticipated completion date is no more than 60 days from notice to proceed.

**V. ALTERNATIVES:**

**VI. ATTACHMENTS:**

200 & 210 Milton Ave., 3395 Kimball Bridge Rd.



City of Alpharetta | City of Alpharetta | City of Alpharetta, City of Roswell, City of Milton, City of Johns Creek, City of Sandy Springs, and Forsyth ...









# City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: May 1, 2017

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**I. AGENDA ITEM TITLE:** PRESENTATION AND DISCUSSION OF THE RECOMMENDED FISCAL YEAR 2018 BUDGET (OPERATIONS/CAPITAL)

**II. RECOMMENDATION:**

The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2018 Budget") and allow for a question and answer dialogue.

**III. REPORT IN BRIEF:**

The Fiscal Year 2018 Budget was distributed electronically to the City Council on April 27, 2017, and is available on the City's website.

Tom Harris, Finance Director, will be presenting an overview of the FY 2018 Budget.

**IV. ALTERNATIVES:**

**V. ATTACHMENTS:**

FY 2018 Budget (excerpt)



EXCERPT

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April 27, 2017

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2018 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

This budget is the culmination of years of financial stewardship by the City Council, City Administrator, city departments, and includes the following:

- ✓ Tax-burden reductions for our homeowners and business owners including:
  - Maintenance of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
  - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2016) including funding \$4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Forecasted funding totaling \$33 million for capital investment within our city (includes the \$4.5 million in recurring capital discussed above) and described in detail under the *Capital Initiatives* section of this report.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

MAYOR  
 DAVID BELLE ISLE

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

CITY ADMINISTRATOR  
 ROBERT J. REGUS

- ✓ Expanded service levels within multiple departments are available for your review and described in detail under the *Operating Initiatives* section of this report.

## **BUDGET PROCESS AND OVERVIEW**

The Fiscal Year 2018 Budget process was refined through an update of the city's financial condition which was presented during the City Council retreat (January 29-30, 2017). During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during the budget review process.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends, indicating spending would continue to be closely managed for FY 2017 to ensure operations are funded at an acceptable level while also maximizing available funding for recurring capital initiatives (e.g. milling and resurfacing of city streets, stormwater maintenance, etc.). Accordingly, the Finance Department analyzed departmental spending needs and calculated target budgets for each department.

City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in line with current revenue estimates that cover the city's primary cost drivers (e.g. salaries, healthcare, etc.).

The FY 2018 Budget is balanced for all funds and totals \$130 million with the breakdown by fund type as follows:

|                           |                  |
|---------------------------|------------------|
| – General Fund:           | \$ 71,920,069    |
| – Special Revenue Funds:  | 13,744,384 (A)   |
| – Debt Service Fund:      | 5,479,658        |
| – Capital Project Funds:  | 27,428,526 (A)   |
| – Solid Waste Fund:       | 3,304,006        |
| – Risk Management Fund:   | 1,338,000        |
| – Medical Insurance Fund: | <u>6,991,662</u> |
| Total                     | \$130,206,305    |

(A) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2018 Budget are as follows:

- **Property Taxes:** The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth is estimated at 3% with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the

amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%.**
  - Management of personnel and compensation program to align with current market environment:
    - ✓ Continuation of staffing level at 442.5 full-time equivalents<sup>1</sup>.
    - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide<sup>2</sup>). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
    - ✓ Coverage of group insurance premiums (5% premium increase; \$355,698<sup>3</sup> incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
    - ✓ Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain actuarial assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or \$32,082) in departmental maintenance and operations budgets (General Fund).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were

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<sup>1</sup> Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

<sup>2</sup> This represents the financial impact in FY 2018 (i.e. April-June 2018).

<sup>3</sup> The General Fund increased \$389,003 while the other operating funds (combined) decreased \$33,305.



not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); Operating Initiatives reserve<sup>4</sup> (\$584,090); and debt service reserve for the Conference Center Bonds.

Please refer to the *Budget Narrative* tab for a detailed narrative of the FY 2018 Budget, including a multi-year personnel listing by department.

### **BUDGET AND MILLAGE RATE HEARINGS**

As set forth under Georgia law and the City Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows:

- April 27, 2017: Distributed the FY 2018 Mayor's Recommended Budget
- May 1, 2017: Council Meeting
- May 15, 2017: Council Meeting
- May 22, 2017: Council Meeting
- June 5, 2017: Public Hearing and Council Meeting (Budget/Millage)
  - 1<sup>st</sup> reading of Budget Ordinance*
  - 1<sup>st</sup> reading of Millage Rate Ordinance*
  - E-911 Resolution*
- June 12, 2017: Public Hearing and Council Meeting (Budget/Millage)
- June 19, 2017: Public Hearing and Council Meeting (Budget/Millage)
  - 2<sup>nd</sup> reading of Budget Ordinance*
  - 2<sup>nd</sup> reading of Millage Rate Ordinance*

### **BUDGET ISSUES AND PRIORITIES**

The FY 2018 Budget formalizes numerous key financial factors which have been themes for several years within the government:

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;

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<sup>4</sup> Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

### **Bond Ratings**

The city's AAA bond rating was reaffirmed by *Moody's* and *Standard & Poor's* ("S&P") during July 2016 in conjunction with the sale of \$51 million (par) of City of Alpharetta General Obligation Bonds, Series 2016, for improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future active and passive park systems.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base, moderate debt burden, and manageable capital needs. The FY 2018 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders. Alpharetta is one of only 214 (*Moody's*)/336 (*S&P*) cities in the United States to earn an AAA bond rating. Additionally, Alpharetta is one of only two cities in Georgia to earn an AAA rating from both *Moody's* and *S&P*.

S&P raised the city's Financial Management Assessment score from "good" to "strong" based on the city's formalized long-term financial projections (operations and capital) during 2016.

### **Sustainability of Existing Services**

The City Council, City Administration, and City Departments have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the city relative to a standard that services and associated costs should not be appropriated unless they are justified as strategic goals of the organization that serve to accomplish our guiding principles.

This philosophy is the foundation of our budget process as evidenced by the Finance Department's direction to departments that base operating budgets should be submitted in line with the city's revenue trends. City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in-line with current revenue estimates that cover the city's primary cost drivers (e.g. personnel compensation and healthcare).

As with many employers, one item that is affecting the sustainability of services is healthcare costs. The City of Alpharetta has been proactive in the latest wellness initiatives to help reduce these costs in the long run and as such has been recognized by the Atlanta Business Chronicle as one of “Atlanta’s Healthiest Employers”. To mitigate the rising costs of healthcare, the city is focused on the following initiatives:

- Continuation with our consumer driven HRA (Health Reimbursement Account) and HSA (Health Savings Account) healthcare plans supplemented with a wellness program. Together these programs engage the employee and his/her family into making more informed decisions about their medical care and overall health.
- Incentivizing our wellness program for all employees who elect city health coverage through discounts in their health insurance premiums. This includes the completion of a health risk assessment questionnaire, biometric screening, and in-person meetings with a trained wellness coach. Failure to enroll (employee and covered spouse) includes a loss of the wellness program discount and results in higher premiums paid by the employee.
- Instituting measures to facilitate trend management of chronic illnesses including allowing employees/spouses identified as high risk (including tobacco use) for chronic disease via the biometric screening receive wellness program discounts by actively meeting with a wellness coach through the year or by enrolling in a tobacco cessation program.
- Instituting a Minimum Premium Plan model with our insurance carrier (CIGNA) that reduces premium taxes while maintaining coverage benefits.

### Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government’s level of service. The FY 2018 Budget is based on maintenance of the city’s millage rate at 5.750 mills.

The table to the right provides a historical snapshot of millage rate levies.

The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt

| Fiscal Year | Operating Millage Levy | Debt Service Millage Levy | Total Millage Levy | % Increase (Decrease) |
|-------------|------------------------|---------------------------|--------------------|-----------------------|
| 2018        | 4.720                  | 1.030                     | 5.750              | 0.0%                  |
| 2017        | 4.620                  | 1.130                     | 5.750              | 0.0%                  |
| 2016        | 5.000                  | 0.750                     | 5.750              | 0.0%                  |
| 2015        | 4.950                  | 0.800                     | 5.750              | 0.0%                  |
| 2014        | 4.870                  | 0.880                     | 5.750              | 0.0%                  |
| 2013        | 4.820                  | 0.930                     | 5.750              | 0.0%                  |
| 2012        | 4.215                  | 1.535                     | 5.750              | 0.0%                  |
| 2011        | 4.215                  | 1.535                     | 5.750              | 0.0%                  |
| 2010        | 4.215                  | 1.535                     | 5.750              | 0.0%                  |
| 2009        | 4.215                  | 1.535                     | 5.750              | -8.0%                 |
| 2008        | 4.508                  | 1.740                     | 6.248              | -5.3%                 |
| 2007        | 4.150                  | 2.450                     | 6.600              | -5.7%                 |
| 2006        | 4.550                  | 2.450                     | 7.000              | 0.0%                  |
| 2005        | 4.700                  | 2.300                     | 7.000              | 0.0%                  |
| 2004        | 4.750                  | 2.250                     | 7.000              | -3.2%                 |
| 2003        | 4.900                  | 2.330                     | 7.230              | -3.3%                 |
| 2002        | 5.060                  | 2.420                     | 7.480              | -5.1%                 |
| 2001        | 4.930                  | 2.950                     | 7.880              | 0.0%                  |
| 2000        | 5.170                  | 2.710                     | 7.880              |                       |

service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for funding of operating initiatives<sup>5</sup>.

The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The city has estimated a 3% increase in digest values with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

### **Taxpayer Savings**

The FY 2018 millage rate, coupled with the city's substantial Homestead Exemption, goes great lengths in keeping Alpharetta an affordable place to live and also strategically positions us relative to neighboring areas. The city's homestead exemption totals \$40,000 and saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities.

### **Debt Service Payments**

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of a new state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2018 are budgeted at \$6.5 million with the following forecast: 2019 - 2041<sup>6</sup>: \$7.2 million (annual average). These figures include city and Development Authority obligations.

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<sup>5</sup> Please refer to the *Operating Initiatives* section of this document for detailed descriptions.

<sup>6</sup> Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.



## Expansion of Departmental Service Levels (Operating Initiatives)

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below:

|                                                                                              | General Fund      | E-911 Fund       |
|----------------------------------------------------------------------------------------------|-------------------|------------------|
| <b>Total Funding Available for Operating Initiatives/<br/>Recurring Capital Transfer:</b>    | <b>\$ 584,090</b> | <b>\$ 72,500</b> |
| Recommended Initiatives                                                                      |                   |                  |
| City Administration                                                                          | (10,000)          | -                |
| Municipal Court                                                                              | (20,000)          | -                |
| Public Safety                                                                                | (322,750)         | (72,500)         |
| Recreation and Parks                                                                         | (95,040)          | -                |
| <b>Residual Funding Available for Operating Initiatives/<br/>Recurring Capital Transfer:</b> | <b>\$ 136,300</b> | <b>\$ -</b>      |

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450. Please refer to the *Operating Initiatives* section for a detailed listing of operating initiatives including descriptions.

## Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2018 Capital Plan includes funding of \$33 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling \$37.8 million. Recommended capital projects total \$30.6 million, with an additional \$2.5 million set aside for future capital initiatives, and is described in detail under the *Capital Initiatives* section of this report.

### FY 2018 Capital Improvement Program Source and Use

|                                           | General Fund        | Impact Fee Fund     | E-911 Fund        | DEA Fund          | T-SPLOST Fund        | Subtotal (3)         | Other Sources (4)   | Total                |
|-------------------------------------------|---------------------|---------------------|-------------------|-------------------|----------------------|----------------------|---------------------|----------------------|
| <b>Sources:</b>                           |                     |                     |                   |                   |                      |                      |                     |                      |
| Available Fund Balance (General Fund)     | \$ 7,842,313        | \$ 1,080,000        | \$ 481,200        | \$ 128,000        | \$ 1,650,901         | \$ 11,182,414        | \$ -                | \$ 11,182,414        |
| (1) Recurring Capital Program             | 3,245,000           | 550,000             | -                 | -                 | -                    | 3,795,000            | -                   | 3,795,000            |
| (1) Recurring Stormwater Capital Program  | 1,255,000           | -                   | -                 | -                 | -                    | 1,255,000            | -                   | 1,255,000            |
| Pay-as-you-go Capital Investment          | -                   | -                   | -                 | -                 | 13,000,000           | 13,000,000           | -                   | 13,000,000           |
| (5) Available Fund Balance (Capital Fund) | 410,000             | -                   | -                 | -                 | -                    | 410,000              | -                   | 410,000              |
| (2) Other Sources                         | 45,312              | -                   | -                 | -                 | -                    | 45,312               | 3,387,226           | 3,432,538            |
|                                           | <b>\$12,797,625</b> | <b>\$ 1,630,000</b> | <b>\$ 481,200</b> | <b>\$ 128,000</b> | <b>\$ 14,650,901</b> | <b>\$ 29,687,726</b> | <b>\$ 3,387,226</b> | <b>\$ 33,074,952</b> |
| <b>Uses:</b>                              |                     |                     |                   |                   |                      |                      |                     |                      |
| (2) Capital/Grant-Matching                | \$ 11,324,697       | \$ 1,630,000        | \$ 481,200        | \$ 128,000        | \$ 13,650,901        | \$ 27,214,798        | \$ 3,387,226        | \$ 30,602,024        |
|                                           | <b>\$11,324,697</b> | <b>\$ 1,630,000</b> | <b>\$ 481,200</b> | <b>\$ 128,000</b> | <b>\$ 13,650,901</b> | <b>\$ 27,214,798</b> | <b>\$ 3,387,226</b> | <b>\$ 30,602,024</b> |
| <b>Non-Allocated:</b>                     |                     |                     |                   |                   |                      |                      |                     |                      |
| Future Capital/one-time Initiatives       | <b>\$ 1,472,928</b> | \$ -                | \$ -              | \$ -              | \$ 1,000,000         | <b>\$ 2,472,928</b>  | \$ -                | <b>\$ 2,472,928</b>  |

- (1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.).
- (2) All Capital Initiative funding will be transferred and accounted for within the Capital Projects Fund, Stormwater Capital Fund, Impact Fee Fund, E-911 Fund, DEA Fund, T-SPLOST Capital Fund, and Operating Grant Fund.
- (3) Represents capital appropriations included in the base FY 2018 Budget.
- (4) Represents capital appropriations that will be appropriated upon (1) receipt of the funds or (2) receipt of executed grant agreements or comparable documentation in accordance with the FY 2018 Budget Ordinance. Sources include LMIG Grants, Avalon parkland funding, other potential grant funding/developer contributions, etc.
- (5) Represents the FY 2017 Non-Allocated balance within the Capital Project Fund.

**Proper Use of Fund Balance**

General Fund - Based on audited financial statements for the year ended June 30, 2016, the city's fund balance totaled \$27.3 million. Of this amount, approximately \$6.1 million was appropriated in the FY 2017 Budget for capital/one-time initiatives, \$13 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures), and \$380,227 represents a debt service reserve on the Conference Center bonds. It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding for FY 2018 totals \$7.8 million.

**Funding Recurring Capital from Operating Budget**

FY 2018 includes appropriations totaling \$4.5 million within the General Fund for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). By programming the capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

In closing, this budget is committed to continuing our focus on providing effective and efficient savings to our citizens and stakeholders.

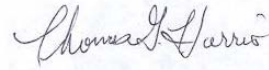
Respectfully Submitted,



David Belle Isle  
Mayor



Robert J. Regus  
City Administrator



Thomas G. Harris  
Finance Director



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# **OPERATING INITIATIVE** **REQUESTS**



## City of Alpharetta FY 2018 Budget Operating Initiative Requests

### Executive Summary

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below.

|                                                                                           | <b>General Fund</b>   | <b>E-911 Fund</b> |
|-------------------------------------------------------------------------------------------|-----------------------|-------------------|
| <b>Total Funding Available for Operating Initiatives/<br/>Recurring Capital Transfer:</b> | \$ 584,090            | \$ 72,500         |
| Recommended Initiatives                                                                   |                       |                   |
| City Administration                                                                       | (10,000)              | -                 |
| Municipal Court                                                                           | (20,000)              | -                 |
| Public Safety                                                                             | (322,750)             | (72,500)          |
| Recreation and Parks                                                                      | (95,040)              | -                 |
| <br>Residual Funding Available for Operating Initiatives/<br>Recurring Capital Transfer:  | <br><b>\$ 136,300</b> | <br><b>\$ -</b>   |

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450.

### **RECOMMENDED OPERATING INITIATIVES**

#### General Fund

##### **City Administration**

##### **Community Affinity Campaign/Promotion \$10,000**

This request is for the development and first-level implementation of a public relations campaign designed to increase resident affinity and connectivity to the community and promote the positive aspects of Alpharetta. This would be the first true, focused public relations campaign that the city has ever undertaken. Elements of the campaign could include marketing materials, specialty promotions, video, online content, email marketing, and event management. Operational costs are estimated at \$10,000 annually.

##### **Municipal Court**

##### **Court Management Software/Fingerprint Equipment \$20,000**

This request is for an upgraded Court Management Software and associated equipment. The current software does not meet the needs of either the external or internal customers (e.g. Public Safety). The Judicial Council's Administrative Office of the Courts (AOC) provides a court management software solution through Journal Tech Inc. (eCourts) that meets our functionality needs and also provides judicial data

exchange functionality that will improve the quality, accuracy, and consistency of data by reducing data entry (i.e. integration of data between the various levels of the Court system). Milton and Roswell are both planning to implement eCourts as well giving a solid local customer base to aid in dialogue and cross training opportunities. The current plan is to enter into an MOU with AOC for the court management software. Also, the Department desires to purchase a LiveScan Plus fingerprinting system (similar to what is in use at Public Safety) so fingerprinting (in certain situations) can be done at Courts as opposed to having to send the users to Public Safety Headquarters.

Startup costs total \$20,000 in year one and include one-time equipment costs for LiveScan Plus fingerprint equipment, one laptop, three signature pads, etc. Licensing fees for the court management software would start in year 2 (FY 2019; AOC funds the first year of licensing fees) and are estimated at \$17,500 annually (approximately 10 court management user licenses).

### **Public Safety**

#### **Assistant Fire Marshal position (1.0 FTE) \$89,000 (operations);\$48,000 (capital)**

This request is for the addition of one (1) Assistant Fire Marshal position to the Public Safety Department to assist the Fire Marshal's office in maintaining its existing level of service to the community.

With the growth of commercial and multifamily residential construction, the Fire Marshal's office is struggling to keep pace with the demands of fire plan reviews and the annual business inspections. The current projections for the next five years show an increase of over 1,800 man hours per year. After the plan review process is complete, each building and business is required by law to have annual fire inspections completed. On top of the additional building permit and inspections increase, the request for Fire Prevention education programs has increased from 114 events in 2015 to 243 so far in 2016. We have had over 27,000 attend these fire prevention events so far this year. Each event takes at least 2-3 staff hours.

This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Additionally, this position requires annual training and maintenance of applicable certifications.

Operational costs total \$89,000 and includes \$78,500 for salary/benefits and \$10,500 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000). The capital request is a component of the FY 2018 Capital Budget Request. This position is funded through development and permit related fees.

#### **Police Officer position (1.0 FTE) \$80,750 (operations); \$33,000 (capital)**

This request is for the addition of one (1) Police Officer position focused on alcoholic beverage license compliance and permitting.

Currently we have one police officer that handles all alcohol beverage license compliance and permitting checks for Alpharetta. The number of licenses in the City of Alpharetta has increased dramatically over the last 5-years. Due to the increased numbers, our current officer can complete a compliance check of each business only

once or twice a year which is not sufficient. More frequent compliance checks is beneficial to ensure compliance with alcohol beverage excise taxes (enforce collection efforts), alcohol beverage permits, etc.

This position will enable the Department to double compliance checks to four times a year. Also, the two permitting officers would also be available to handle calls for service in the lobby. Currently we receive about 4-5 calls for service in the lobby per day. Most of these calls require a police officer to come off the streets to meet the customer service needs of our citizens. This additional position would allow the uniform patrol division to spend more time on the road patrolling their zones.

Operational costs total \$80,750 and includes \$72,750 for salary/benefits and \$8,000 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs. The capital request is a component of the FY 2018 Capital Budget Request.

#### **Body and In-Car Cameras                      \$135,000 (operations); \$70,000 (DEA capital)**

This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. Startup costs are estimated at \$70,000 for the equipment (initial capital investment through the DEA Fund) and \$135,000 annually for support and maintenance costs. The capital request is a component of the FY 2018 Capital Budget Request (DEA Fund).

#### **Electronic Warrant Interface System/Services                      \$18,000**

This request is for the purchase, installation, and maintenance (year 1) of a computer based Electronic Warrant Interface (EWI) which will facilitate a timely response during all working hours when making application for search warrants – especially those for DUI blood search warrants which are quickly becoming a required item for a successful DUI prosecution.

The Chief Judge will hear cases during normal business hours. The Associate Judge will hear blood search warrant applications after-hours on an on-call basis. EWI facilitates compliance with OCGA 17-5-21 for the issuance of search warrants by video conference. Included in this request is funding for a firm to complete blood-draws which are currently planned to be conducted at an Alpharetta Fire Station or other suitable location. Said firm will respond to the designated location, draw the blood, package blood and/or urine in the GBI Blood Kit and turn it over to the police officer (market prices for each blood draw approximates \$60). The EWI system will enable officers to have a better conviction rate on DUI offenders who refuse implied consent.

Operational costs total \$18,000 in year one and include \$1,200 in one-time equipment costs (desktop video communicator) and \$16,800 in annually recurring fees (\$9,000 for three EWI software licenses; \$600 for MiFi mobile data connection for Municipal

Court Judge; and \$7,200 in professional service fees for an estimated 120 DUI warrant blood draws).

## **Recreation and Parks**

### **Janitorial Services Expansions (Parks Facilities) \$35,000**

This request is to expand janitorial services at city park restroom facilities. The current level of service is 3 days per week (Friday, Saturday, & Sunday) for 9 months per year (March through November). The expanded level of service would be to 7 days per week, 12 months per year. Janitorial service of park restrooms is currently being completed by city staff on the days when the cleaning company is not scheduled to clean. Expanding the janitorial services contract will allow parks staff to focus on more pressing and/or skilled duties such as park beautification efforts, preventive maintenance, athletic field maintenance, facility repairs (fencing, playgrounds, windscreens, bridges, pavilions, picnic tables/benches, etc.). Staff would still make periodic checks of the facilities on busy days, but the deep cleaning provided by a contracted vendor whose specialty is janitorial services would reduce the amount of time staff spends cleaning park restrooms by two to three hours per day (depending on the park location). It should be noted that the pool restrooms are only cleaned mid-April through mid-September.

### **Alpharetta Concert Series (3 Events) \$51,200**

This request is for the creation and implementation of a new event (Alpharetta Concert Series) hosted in the bandstand behind City Hall. Attendees would bring their own chairs/blankets and food for the event. The events could be themed around decades (70's, 80's, etc.) or genres of music (country, rock, etc.). These themes would rotate for variety or per requests.

Operational costs for the 3 events total \$51,200 and include funding for band fees, advertising, printing, supplies, etc.

Sponsorships can be sought to offset costs. However, if corporate sponsorships are sought, staff recommends adding this scope to Premiere Events' contract which would result in additional annual costs (not included above) that should be recouped through said sponsorships.

### **Bike Share Program Expansion (Zagster) \$8,840**

The Alpharetta Bike Share Program provides residents and visitors a bike-friendly transportation alternative. Alpharetta currently has 4 locations (North Point, Rock Mill Park, YMCA, and Avalon). All locations are funded by Alpharetta with the exception of the Avalon location.

There are 2 additional Bike Share Program locations planned – Thompson Street Park and City Center. The concrete pads are already funded and planned for construction. This request is for the one-time capital and annual operating costs for the 2 additional stations.

- One-time fees include the installation of bike stations at each location which has spaces for 8 bicycles. The cost per station is \$2,000 (\$4,000 total for the two stations).
- Recurring fees are comprised of monthly maintenance charges of \$110 per bicycle which totals \$10,560 annually (4 bicycles \* 2 locations \* \$110 monthly maintenance charge \* 12 months).



Early forecasts indicate the Thompson Street Park site could be open by November 2017 (8 months of service in FY 2018) and the City Center site open by April 2018 (3 months of service).

Operational costs total \$8,840 in year one and include \$4,000 in one-time setup costs (bike station expenses detailed above) and \$4,840 in recurring fees estimated in FY 2018 (based on service dates detailed above). Recurring fees related to the 2 additional Bike Share locations will total \$10,560 annually beginning in FY 2019.

### **E-911 Fund**

#### **Public Safety**

##### **Alarm Interface Module**

**\$2,500 (operations); \$24,000 (capital)**

This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSI integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (operations).

##### **Mobile Radios Upgrade/Replacement**

**\$70,000 (annual payment)**

**\$560,000 (capital lease financing)**

Mobile radio units for all apparatus, patrol cars, Mobile Command vehicle and specialty units need to be upgraded to the new radio firmware. This will allow all units to be able to communicate with the new system and provide a digital clarity volume inside the vehicle. The digital system also takes our nine (9) channel system to an eighteen (18) channel system for conversations.

The Public Safety Department has approximately 91 mobile radio units in need of replacement. Radio costs range from \$5,500 to \$8,100 per unit depending on the model and have a life expectancy of 10-years. Estimated costs for this investment total \$560,000 will be financed through a capital lease with the E-911 Fund providing the annual appropriation for lease payment. Estimated lease terms include the following:

\$560,000 principal amount; 10-year term; 3.5% annual interest rate; \$70,000 annual payment.

**OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME**

**General Fund**

**Recreation and Parks**

**Special Events Seasonal Staff**

**\$12,000**

This request is for seasonal staff to assist the Special Events Division during their busiest periods. Duties include, but are not limited to, the following: road closure notifications; distribution of posters; working the events; organizing supplies; making signs; helping with public phone calls; preparing event sites; etc. Leveraging seasonal labor will enable staff to efficiently meet obligations during heavy event workloads while not increasing base staffing levels (no increase in full-time-equivalent staffing levels).

**Christmas Tree Lighting Event**

**\$30,000**

The Christmas Tree Lighting Event has benefitted over the last several years through sponsorships from Jackson Healthcare and North Point Community Church. The sponsors have notified the city that they will not sponsor the event in 2017 (loss of approximately \$30,000 in event investment). As such, maintaining the event at its current scope will require additional funding totaling \$30,000.

The current budget for this event is approximately \$55,000 (not including the \$30,000 provided by the sponsors). If the additional funds are not allocated, the current budget will be sufficient to host a very nice and tasteful event for the community.

**Human Resources**

**Employee Development/Training Coordinator position (1.0 FTE) \$84,450**

This request is for the addition of one (1) full-time-equivalent (FTE) position to the Human Resources Department to coordinate employee training, development, assessment, and performance management. This position would also assist with employee recruitment/retention as well as with disciplinary matters.

Due to increased regulatory and process mandates, Human Resources is experiencing increased time demands related to compliance issues that are resulting in an inability to support training and talent development. This has had a direct impact on the quality of employee performance; especially as it relates to leadership and management, written communications, and customer service. Further, increasing needs relative to employee recruitment as we experience higher turnover resulting from an aging workforce and increased competition from other employers is resulting in increasing delays in the hiring process as the workload continues to stretch and exceed current bandwidth of the Human Resources Department.

Costs are estimated at \$84,450 for salary/benefits (operating expenses are minimal and will be covered within the operating budget).



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# **CAPITAL INITIATIVE** **REQUESTS**



## City of Alpharetta FY 2018 Budget Capital Initiative Requests (Narrative)

### Executive Summary

#### General Fund

|                                                           |                     |
|-----------------------------------------------------------|---------------------|
| Recurring Capital Program                                 | \$ 4,500,000        |
| Available Fund Balance                                    | 7,842,313           |
| Capital Project Fund (Fund Balance)                       | 410,000             |
| T-SPLOST Fund                                             | 14,650,901          |
| Impact Fee Fund <sup>1</sup>                              | 1,630,000           |
| E-911 Fund <sup>2</sup>                                   | 481,200             |
| DEA Fund <sup>3</sup>                                     | 128,000             |
| Potential Grants <sup>4</sup>                             | 1,250,000           |
| Development Authority Contributions <sup>5</sup>          | 45,312              |
| Potential Land Sales/Developer Contributions <sup>6</sup> | 1,637,226           |
| 2016 Bond Proceeds Reallocation <sup>7</sup>              | 500,000             |
| <b>Total Sources:</b>                                     | <b>\$33,074,952</b> |

#### Recommended Capital Initiatives\*:

|                                           |                     |
|-------------------------------------------|---------------------|
| T-SPLOST Initiatives                      | \$13,650,901        |
| Recurring Capital Initiatives             | 6,967,070           |
| Recurring Stormwater/Drainage Initiatives | 1,255,000           |
| General Capital Initiatives               | 8,729,053           |
| <b>Total Uses:</b>                        | <b>\$30,602,024</b> |

|                                                 |                     |
|-------------------------------------------------|---------------------|
| Reserve for Future Capital/One-Time Investment: | <b>\$ 1,472,928</b> |
| T-SPLOST Reserve for Eligible Projects:         | <b>\$ 1,000,000</b> |

\* Capital initiatives not recommended for funding total \$7,229,600.

- 
- 1 Funding pursuant to impact fee eligibility ratios for parks projects (Cultural Arts/Parkland Acquisition and the Wills Park Pool Renovation/Expansion) and public safety projects (Public Safety Headquarters Expansion).
  - 2 Funding for the E-911 allocable share of the Public Safety Headquarters expansion project (\$457,200) and full funding of the alarm interface module (\$24,000).
  - 3 Funding for eligible initiatives including Body Cameras (\$70,000) and Live Scan Fingerprinting equipment upgrades for the Jail facility and the Records division (\$58,000).
  - 4 Includes potential LMIG grant funding for milling and resurfacing initiatives (\$500,000) as well as potential grant funding from other sources for the AlphaLoop (\$750,000). Grants would be appropriated upon execution of grant agreements (or comparable documentation) and/or actual receipt of the grant.
  - 5 Contribution towards estimated costs related to the City Center Development (Phase 2) – sidewalks, utilities, and fiber relocation.
  - 6 Developer contributions towards the AlphaLoop (\$1,000,000 from Avalon and \$200,000 est. from other developers) and the Parking Deck project (residual City Center land sales for Parcel 13 of \$262,226 and developer contributions towards parking at the Old Roswell Street location of \$175,000). Contributions would be appropriated upon receipt of the funds.
  - 7 Proposed reallocation of sidewalk funds (specifically those sidewalk projects that will now be funded through the T-SPLOST projects) within the 2016 GO Bond towards the AlphaLoop project.

EXCERPT

Priority 1: Imperative/ UrgentPriority 2: Essential/ NeededPriority 3: Important**T-SPLOST Initiatives****Public Works****Haynes Bridge Road Capacity Improvements (COA Share) \$5,000,000**

Priority 1: The Haynes Bridge Corridor is an important collector connecting neighborhoods to the south with schools, GA 400, employment and commercial centers. This request is widening Haynes Bridge Road from Mansell Road to Old Alabama Road. The Project will require a partnership with the City of Johns Creek. The proposed project consists of adding an additional lane in each direction, landscape medians and turn lanes where appropriate, and the addition of a multi-use trail to connect to the Big Creek Greenway. Funding request included herein represents Alpharetta's estimated share of total project costs.

**Old Milton Parkway Capacity Improvements (Design) \$1,707,120**

Priority 1: Project consists of widening Old Milton Parkway (SR 120) between GA 400 and State Bridge Road to provide a 6-lane divided section with appropriate pedestrian and bicycle amenities. Additionally, this project includes the design and construction of intersection improvements throughout the corridor that would add capacity to improve safety and intersection operations. Intersections include, but are not limited to, the following locations:

- Old Milton Parkway at Cotton Creek entry/Brookside Parkway;
- Old Milton Parkway at Vista Forest Drive/Brookside Parkway;
- Old Milton Parkway at Park Bridge Parkway/Alexander Drive.

Funding sources to include local (TSPLOST), state and/or Federal Funds. Total project costs are currently estimated at \$28M; Alpharetta's allocable costs are currently estimated at \$6 million assuming 30% match of construction costs.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

**Windward Pkwy Business Dist./Union Hill Rd Capacity Imp. (Design) \$2,000,000**

Priority 1: This capacity improvement is intended to relieve congestion through Windward's business district east of Union Hill Road, complementing the concurrent Alpharetta bond project and interchange enhancement efforts west of GA 400. Project includes design and construction of the following improvements:

- Widening of Windward Parkway between North Point Parkway and Union Hill Road.
- Widening of Hill Road from Westside Parkway to McGinnis Ferry Rd.
- Widening and replacement/reconstruction of the bridges over Big Creek and Camp Creek (Big Creek tributary).
- Inclusion of appropriate pedestrian and bicycle amenities throughout.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

**Academy St./Webb Bridge Rd Operational Improvements (Design) \$1,000,000**

Priority 1: The Academy Street/ Webb Bridge Road Corridor is a vital collector street connectin+A1g Downtown Alpharetta and Avalon to neighborhoods, parks, schools and the Big Creek Greenway. The proposed project provides operational improvements

between Main Street (SR 9) and Kimball Bridge Road (SR 120) to ease existing congestion and enhances bicycle and pedestrian accommodations. This project scope does not include replacement of the bridge over GA 400 (please see the Academy St/Webb Bridge Rd GA 400 Bridge Improvement project for more information on the bridge replacement project). FY 2018 request represents funding for design.

**Morris Road Operational Improvements (Construction) \$2,423,286**

Priority 1: This operational project along Morris Road will provide the appropriate auxiliary lanes/roundabout to accommodate the heavy traffic flow from both Old Milton Parkway and Webb Bridge Road. Project will also provide pedestrian and bicycle accommodations. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

**Bethany Rd at Mayfield Rd Intersection Imp. (Construction) \$1,120,495**

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mayfield Road. Existing traffic volumes now warrant intersection improvements to properly handle the current traffic volumes at the intersection of Bethany Road and Mayfield Road. Given the proximity of this intersection with the intersection of Bethany Road and Mid Broadwell Road (another T-SPLOST project), both projects will be pursued together to ensure proper functionality. Extensive utility relocations and adjustments are anticipated including eight utility poles, two gas vaults, two telephone pedestals, and two telephone cabinets. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

**Bethany Rd at Mid-Broadwell Rd Intersection Imp. (ROW) \$400,000**

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mid Broadwell Road. The City has received numerous complaints regarding left turns onto Mid Broadwell Road from motorists traveling south on Bethany Road and from residents of the Pindell Glen Subdivision trying to leave their subdivision. Residents have complained about the speed of vehicles on Mid Broadwell road and have requested a reduction of the speed limit or the installation of a traffic signal or four-way stop. As these options do not meet warrants, a roundabout is proposed to reduce speeds in the area and assist in left-turn movements. Given the proximity of this intersection with the intersection of Bethany Road and Mayfield Road, both projects will be pursued together to ensure proper functionality. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for right-of-way/construction related expenditures.

**Recurring Capital Initiatives**

**City Administration**

**Roof Replacement (2970 Webb Bridge Rd) \$140,000**

Priority 1: This request is for the replacement of the roof at 2970 Webb Bridge Road (old Finance Department Offices). A roof inspection was completed in January 2014 that identified a Ballasted EPDM roof membrane that is over 18-years old, becoming brittle, and is beginning to pull away from the flashings and walls leaving access points for moisture to leak through the structure. The roof area totals approximately 10,000 square feet. Numerous leaks have been reported and repaired over the previous 18-months.

Scope of Work includes: (1) remove ballast and remove EPDM Membrane and dispose of properly; (2) review existing insulation and provide per sq. ft. cost for removal and replacement of damaged areas. Replace as necessary and ensure it is fastened to deck per I-90 specifications (withstands an uplift force of 90 pounds per square foot); (3) fasten down 1/2 in recovery board per I-90 specs; (4) squeegee down 80 mil SBS modified base sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (5) squeegee down 120 mil cap sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (6) install Flashings with flashing adhesive (parapet avg. height is 1 ft.); (7) coat all field and wall flashings with reflective aluminizer in 2 coats at 1/2 gal per coat (must wait 30 days for membrane to lose glossiness); (8) paint all perimeter copings with 1 coat rust-go primer (.5 gal per square foot) and 2 coats (.5 gal per square foot) rust-go top coat; and (8) replace damaged upper wall coping (approximately 90 lineal feet) with 22 gal Kynar metal copings. Additionally, due to the condition of the Metal Copings from the upper roof, and poorly sealed windows, the EIFS walls have become damaged and streaked with mildew or mold. This request also includes funding for the full repair and restoration treatment. These walls and windows could also be a future source of leaks. This scope would be identical to the crabapple wall and window work completed last year.

### **Community Development**

#### **Recurring Fleet Replacement (F-150s; Qty: 2)**

**\$50,000**

Priority 1: This request is for the replacement of one 2000 Ford F-150 and one 2004 Ford F-150 (Unit CD5527 has 85,702 miles, and Unit CD2110 has 48,522 miles) for the Building Safety and Development Services divisions. These vehicles warrant replacement based on age and maintenance/repair costs.

### **Public Works**

#### **Recurring Traffic Signal System Maintenance**

**\$75,000**

Priority 1: This request is for the continual maintenance and repair of vehicle detectors (sensors that tell the traffic signal a car is waiting) and traffic signal communications throughout the city. Vehicle detectors are required to be repaired and/or replaced in order to maintain traffic signal responsiveness. Traffic signal communications enable the intersections to work together and smooth traffic flow. The annual funding request also allows for the replacement of loops removed during the milling and resurfacing projects.

#### **Recurring Milling and Resurfacing**

**\$2,500,000**

Priority 1: This request is for the on-going maintenance of milling and resurfacing of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional \$500,000 that will be appropriated upon grant submission/approval).

The city maintains a road rating database similar to that of the Georgia Department of Transportation. In using this approach, each road receives a rating from 1 to 100, with lower scores representing a greater need for maintenance. **Funding to be provided through the following sources: Recurring Capital (\$2,000,000); LMIG Grant (\$500,000).**



**Recurring Traffic Control Equipment** **\$100,000**

Priority 1: This request is for equipment necessary for maintaining traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smooth traffic flow. Traffic signal monitoring includes equipment necessary to maintain the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, examples include: cones, delineators and barricades. An additional \$25,000 is requested for FY 2018 for the Traffic Control Center (TCC). This will be for computer/software upgrades and necessary equipment to view traffic from the TCC.

**Recurring Traffic Striping and Signage** **\$180,000**

Priority 1: This request is for the (a) replacement and repair of traffic/Bike-lane striping and traffic control signs and the (b) restriping of city roadways after milling and resurfacing. This funding will provide ongoing maintenance to the city's existing traffic system.

**Recurring Traffic Calming/Intersection Safety Improvements** **\$35,000**

Priority 1: This request is for the identification and implementation of safety improvements in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects will consist of roadway striping, signage, channelization, and minor widening to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

**Recurring Bridge Maintenance** **\$175,000**

Priority 1: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

FY 2018: Work items to be based on 2015 GDOT Inspections and include pile encasements (McGinnis Ferry over Big Creek, Webb Bridge Road over Big Creek, Windward Parkway over Big Creek), cleaning and sealing of deck joints (multiple bridges), and addressing erosion issues (Windward Parkway over Camp Creek, Mansell Road over Big Creek).

**Recurring Tree Planting and Landscape Improvements** **\$100,000**

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city right-of-ways. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as conflicts with street lights, signal head clearance, intersection sightline clearance, and removal of dead wood. The FY 2018 request also includes funding for tree planting and other landscape improvements. Proposed areas of improvement include sections of Westside Parkway and Mansell Road. The projects will include the planting of trees, shrubs and groundcovers. Approximately \$80,000 towards planting and design work and \$20,000 for tree pruning, removal, and other tree care.

**Recurring Sidewalk Maintenance and Repair \$100,000**

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5,000,000 on sidewalk projects. During that same period of time, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The Public Works Department has prepared a prioritized list of sidewalks needing repair. Currently this list identifies over 3,500 panels of sidewalk totaling in excess of 17,000 linear feet in need of repair.

For FY 2018, work will include the repair of sidewalk segments along both sides of Old Milton Parkway between Wills Road and Roswell Street.

**Recurring Fleet Replacement (F-350 Crew Cab Service Truck) \$55,000**

Priority 1: This request is for the replacement of one 1995 F-8000 (Unit #68) covered bed service truck within the Public Works fleet. The replacement request is based on the fact that the city purchased Unit #68 as a Water Department Service Truck prior to selling the water system to Fulton County. Staff feels that downsizing to an F-350 Service Bed Truck would better serve the needs of the Public Works Department.

**Recurring Fleet Replacement (F-750 Dump Truck) \$110,000**

Priority 2: This request is for the purchase of an F-750 Box Dump Truck with Sand Spreader Insert to replace a 1988 F-800 Dump Truck (Unit #67). The 1988 F-800 Dump Truck currently needs engine repairs and a new or rebuilt fuel injector unit. Repair costs are estimated to be between \$2,000 and \$5,000 depending on part availability and severity of internal damage. Due to the vehicle's age (28 years) staff does not believe it is feasible to invest more money into it. The replacement truck will be dual purpose so it may be used as a dump truck during the spring and summer months and have the spreader inserts installed for use during the winter months for ice and snow events.

**Recurring Equipment Replacement/Upgrade (Mini Excavator) \$45,000**

Priority 2: This request is for the purchase of a new Compact Excavator to replace a 1989 Ford 4610 Tractor (Unit #230). The 1989 Ford 4610 Tractor was originally purchased for clearing City right-of-ways. With that worked being performed by contractors now, the 1989 Ford 4610 tractor is not as essential to the Public Works fleet. Staff believes that replacing the 4610 tractor with a compact excavator will better serve the needs of the Public Works Fleet. This equipment will allow staff to perform various digging, grading, demolition, and lifting tasks on jobsites. The smaller size of the compact excavator gives it the ability to operate in smaller spaces and also to be transported more easily. Their light weight and maneuverability allows them to work with less track damage than larger machines. The compact excavator has many attachments available to accomplish multiple tasks on the same jobsite while only having the single machine onsite. Due to many stormwater repairs occurring within easements of residential properties a smaller piece of equipment will minimize the amount of area disturbed as well as decrease the amount of time for the repair to be completed.

**Information Technology****Recurring Technology Replacement (all city departments) \$300,000**

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which

may or may not equate to the actual need during the fiscal year). The city currently has 455 computers in operation (265 desktops; 190 laptops). The main component of the FY 2018 request includes funding for the replacement of approximately 110 PCs, 57 cellular phones, 97 iPhones, 42 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (3 years); iPad tablets (2 years); iPhones (2 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

### **Public Safety**

#### **Recurring Fleet Replacement (Qty: 16)**

**\$635,000**

Priority 1: This request is for the forecasted annual replacement of police and fire sedans, light trucks and motorcycles. The replacement need is driven by the mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 110,000 miles; administrative vehicles are generally run somewhat longer.

The forecast need based on a mileage threshold of 110,000 miles is 15 to 20 vehicles annually. Replacement vehicles to be purchased in FY 2018 include 12 Ford Explorers, 2 Chevrolet Tahoe (one K-9 unit and one for Battalion 1), 1 Ford Truck (DEA Task Force), and 1 Ford Escape (FBI Child Crimes Task Force).

#### **Recurring Public Safety Equipment (replacement)**

**\$114,000**

Priority 1: This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair or otherwise must be taken out of service.

The FY 2018 request includes the following: Furniture and bedding for fire stations (\$12,500); Ice makers at 3 fire stations (\$10,500); New turnout gear (new hires and replacements) 12 sets (\$31,200); tool boxes at all fire stations (\$1,800); and Live Scan Fingerprint upgrade 2 units (Jail and Records Division; \$58,000). Funding is split between the Capital Project Fund (\$56,000) and the DEA Fund (\$58,000).

#### **Recurring PS Facility Roof Restoration/Replacement**

**\$175,000**

Priority 1: Roof replacement of PS Headquarters (upper roof) (\$150,000) and restoration of the Evidence Building roof (\$25,000).

##### **PS Headquarters (Phase 2)**

Due to the age of the existing ballasted EPDM roof system and consistent roof leak service calls at this location since 2013, a three-phase re-roofing plan for the Public Safety Facilities was developed. The purpose of a multi-phase approach is to help absorb the costs of this sizable job over three years. Phase 1 was implemented and completed over the jail roof in December 2016. In 2017, the second phase will begin, covering “the large upper roof over the main HQ building”. Garland (the roof manufacturer) has agreed to combine all the roof phases under

a single long term thirty 30-year warranty at the completion of the project phases. In addition to the 30-year warranty, the roof specifications will increase the roof insulation R-Value, provide a reflective surface rated by the Cool Roof Rating Council, and is cold applied and VOC compliant.

### **Evidence Building Roof Restoration**

The evidence building is the only roof at this location with a non-ballasted, smooth EPDM (rubber) surface at the Public Safety facilities. Coupled with the fact that it is not currently leaking, it is a great candidate for roof restoration, which will provide a 10-year warranty at a much lower cost than a roof replacement, and may have a service life up to 15-years.

### **Recurring RAPSTC Repairs/Improvements**

**\$45,070**

Priority 1: The Roswell/Alpharetta Public Safety Training Center (RAPSTC) is a joint venture between the City of Alpharetta and the City of Roswell that is dedicated to providing Public Safety Professionals with the most comprehensive educational and training curriculum available. RAPSTC provides training for both State and Local Public Safety personnel. This includes Police, Fire, and Emergency Medical professionals. This training prepares our first responders to meet the dynamic demands placed on the public safety community so that they can provide exemplary emergency services to their communities. RAPSTC terms are set forth in an IGA with associated costs allocated based on the relative facility use. The most recent measurement period indicated Alpharetta used the facility 53% of the time and would be responsible for 53% of all allocated operational costs. Capital investment into RAPSTC is split 50/50.

Improvements scheduled for FY 2018 total \$90,140 and include the following: \$49,300 for a new FATS simulator (FireArms Training Simulator); \$30,000 to repave the driveway; and \$10,840 to upgrade the parking lot lighting to LED as the existing lights have experienced significant repair/maintenance issues. Alpharetta's share of these improvements totals \$45,070.

### **Recreation & Parks**

#### **Recurring Athletic Scoreboards (maintenance/replacement)**

**\$20,000**

The city owns and maintains thirty-one athletic and equestrian scoreboards.

Staff has developed a plan for systematic replacement of scoreboards. The replacement cost is estimated at \$20,000 for a wireless scoreboard (includes shipping, installation, and stamped engineering drawings). Maintenance/refurbishment of scoreboards is estimated at an additional \$1,000 to \$2,000 annually. FY 2018 request is for the replacement of the scoreboards at North Park softball fields 5-8 and Wills Park baseball field 2. Scoreboard replacement may vary from what's included herein if it is in the Director's opinion that a higher priority replacement is needed (e.g. due to mechanical malfunction) or if additional funds are available.

#### **Recurring Park Equipment Replacement**

**\$47,000**

This request is for the replacement of one 1990s era Lay-Mor Street Sweeper with a T550 Bobcat Skid Steer Loader with tracks for the greenway. The tracked skid steer will be a more suitable replacement for the aging Lay-Mor street sweeper. This piece of equipment with the proper attachments can serve the existing maintenance needs of the street sweeper. The updated skid steer will allow a sweeper to expand in areas of the



trail that the existing equipment cannot access. Unlike the street sweeper which serves only one function, a skid steer can serve in so many more maintenance capacities.

The Multi-purpose ability of the skid steer will allow staff to perform additional maintenance needs that were not an issue when the Lay-Mor street sweeper was purchased. With the proper attachments, the skid steer will be used for:

- Loading and moving rip rap to areas of erosion on the trail;
- Addressing the drainage issues that have occurred due to flooding;
- Repairing damaged areas of the trail such as washout and surface areas;
- Maintaining that invasive vegetation that interferes user safety of the Greenway trail;
- Moving grounds maintenance materials such as mulch; and
- Storm clean-up on the trail as well as assisting Public Works in extreme inclement weather events.

#### **Recurring Community Center Bleacher Replacement \$35,000**

The bleachers in Alpharetta Community Center gym 1 are the original bleachers installed during construction of Phase 1 in 1997. They are in need of replacement due to excessive wear and tear. Parts of the bleachers are in various stages of structural break down and do not meet current safety codes. Replacement of the bleachers will greatly enhance the safety and spectator experience for ACC visitors. Proposed replacement to provide seating for 236 and allowing for adjustable ADA handicapped seating (up to 8 spaces if needed). This is up from the 233 seats plus 7 ADA handicapped spaces available now. Price includes demo and disposal of existing bleachers. Timeline for replacement would be August 2018, after summer camps and prior to winter youth basketball season.

#### **Recurring Synthetic Turf Field Replacement (Webb Bridge Park) \$600,000**

Recreation Commission Priority: #1

This request is to replace the synthetic turf soccer field at Webb Bridge Park. This field was installed in 2008 and has a 10-year life expectancy under normal use conditions. However, our use of the field has far exceeded the recommended usage which has resulted in premature maintenance needs and warranty repairs (e.g. replacement of various segments of the turf have been made). The field has reached the end of its useful life and requires replacement.

Our youth soccer program has approximately 850 participants and 1,125 participants in the spring and fall seasons, respectively. These teams practice on the turf field 5 days per week, 5 hours per day, 8 months per year. Games are played on weekends (between 6 and 12 hours per day) for 6 months per year. Youth team camps are also held on this field for 2 weeks in July (5 days x 2 weeks x 7 hours per day). Our youth lacrosse teams also utilize the field when not in use by soccer. In addition to the scheduled use, the field receives significant non-scheduled use. For example, there is a group of 20-30 adults who meet at the park at least 3 days per week for lunchtime soccer (2 hours per day). On Sunday mornings, prior to the start of our scheduled youth soccer activities, the field is often used by random people (youth and adults) who play pick-up games.

**Recurring Park Repairs/Improvements \$100,000**

Recreation Commission Priority: #2

This request would cover types of ground maintenance repairs such as asphalt trail repairs, concrete repair and parking lot striping, etc. at parks and along the greenway. FY 2018 funding would be utilized for repairs to the walking trail at Wills Park (100,000 linear feet of overlay asphalt), boardwalk replacement for the Greenway (approximately 25 sections), concrete repair along numerous walkways, etc.

**Recurring Parks Facility Roof Repair/Replacement/Wall Restoration \$86,000**

Recreation Commission Priority: #7

This request is for the roof repair/rehab/replacement at multiple Parks and Recreation facilities.

Wall restoration at the Alpharetta Community Center (\$45,000); roof replacement at the Webb Bridge Park (WBP) Tennis Restroom building (\$15,000), WBP Soccer restroom/Concession building (\$15,000), Wacky World Pavilion #2 (\$5,000), and Webb Zone Pavilion (\$6,000).

**Alpharetta Community Center Wall Restoration**

The front of this facility (visible from public parking area only) received the wall restoration treatment in the Spring of 2014 both to stop moisture intrusion and improve the aesthetics of the building. The elastomeric acrylic product used (Tuff Coat) is still tightly adhered today and has proven to be effective at this location. This new project will extend the restoration project around the remainder of the building, while leaving the decorative red bricks and bronze metal trim intact.

**Roof Replacements at (1) Webb Bridge Park Tennis Restroom, (2) Webb Bridge Park Soccer Restroom/Concession, (3) Wacky World Pavilion #2, and (4) Webb Zone Pavilion**

These shingle roofs are highly faded from UV degradation and show a large percentage of granule loss. The shingles are curling along the roof perimeters and the metal trim and downspouts are in poor condition. After reviewing all shingle roofs owned by the city, these are currently in the worst condition and should be replaced as they are nearing the end of their useful life.

**Recurring Restroom Replacement/Expansion Design (North Park) \$30,000**

Recreation Commission Priority: #8

This request is for design of a replacement concession/restroom building at North Park softball fields 1-4. The current concession/restroom facility at North Park softball fields 1-4 was built in the late 1980s and no longer meets community needs (e.g. insufficient size/layout of concession space; insufficient number of restroom facilities; high maintenance needs; etc.). Construction costs would be part of future funding requests.

**Recurring Playground Equipment (repair/replacement)****\$50,000**

Recreation Commission Priority: #10

This request is for the replacement of playground equipment at the Wacky World Playground (built in 1997) and Webb Zone (built in 1999) as recommended in the Master Plan 2025.

Wacky World is a 20 year old pressure treated wood structure. Although the 6-inch round posts are structurally sound, most of the wood platforms, bridges, hand rails, as well as some of the play equipment are showing signs of wear and weather degradation. Staff is constantly making repairs. Playgrounds-by-Leathers conducted an inspection last fall and provided their findings and recommendations on the repairs and forms the basis for this cost estimate. Leathers was the playground company that supplied the playground and equipment and was onsite when the playground was built.

The Webb Zone is also made of wood and is 18-years old. It was built out of cedar. Staff members who are Certified Playground Safety Inspectors have inspected the playground and noted several areas of concern. There are wood several support posts, handrails, bridges, and platforms in need of replacement as well as the wood fence/barrier that surrounds the entire playground.

**Recurring Lightning Prediction Equipment (replacement)****\$65,000**

Priority 1: The city currently has lightning prediction systems installed at three parks (Wills Park, North Park, and Webb Bridge Park) and the system is no longer functioning and the vendor cannot be located (feared to be out-of-business). A lightning prediction system detects atmospheric conditions likely to produce lightning strikes and sounds an alarm, warning those nearby that lightning is imminent and giving them the chance to find safety before the storm arrives in the area. Lightning protection systems are often installed in outdoor areas which are often congested with people, lack sufficient shelter, and are difficult to evacuate quickly (such as water parks, college campuses, and large swimming pool or athletic field complexes). These locations are particularly dangerous during lightning storms.

This request is for the replacement of the non-functioning lighting prediction systems at the three parks identified above. Current lightning prediction systems provide mobile functionality that alerts staff through smartphone apps of dangerous weather activity. Furthermore, current systems allow for integration into the city's website to provide weather notices that may impact field availability. Support/maintenance costs are estimated at \$3,000 annually.

**Wills Park Pool (replacement/Expansion)****\$1,000,000 (Impact Fees)**

Priority 1: Renovation of public pool facilities at Wills Park, which has not been updated since it was constructed in 1987. The project includes the construction of one new competition pool, one new leisure pool, three pavilions, and other amenities. Also included is a complete renovation of the Bathhouse and showers. Interior renovations will include up-to-date registration/circulation as well as training rooms for lifeguard staff.

Bids were received for this project in April 2018 and were in excess of available budget (\$5.7 million vs. \$3.6 million in funding). Staff is currently working with the design firm to identify why costs exceeded the forecasts from the Cost Estimator consultant.

Current funding for the Wills Park Pool project totals \$3.6 million. The FY 2018 budget proposes to add an additional \$1,000,000 from Impact Fees to bring total funding to \$4.6 million. Staff proposes to continue working with the design team over the next several months to value engineer the project further with the goal of re-bidding it during FY 2018.

### **Recurring Stormwater/Drainage Initiatives**

#### **Public Works**

##### **Recurring Stormwater Pipes/Structure Repair/Maintenance \$905,000**

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results. Lantern Ridge subdivision has been identified for pipe repair/replacement. The following subdivisions will have pipe lining projects: (1) The Pines; and (2) Hunters Oak.

##### **Recurring Stormwater Drainage Maintenance \$150,000**

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division). FY 2018 will also include education and outreach focusing on reducing fecal coliform bacteria contaminated runoff to streams.

##### **Recurring Stormwater Inspections \$100,000**

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete a number of inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

##### **Recurring Stormwater Design/Studies \$100,000**

Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. The FY 2018 budget



would be used to study Big Creek and the major tributaries to identify areas of extreme erosion or instability, especially those that may impact the greenway. The study will include creation of standard design repair details which can be applied to multiple areas for maintenance needs. It will also identify those areas that need unique repair designs and provide cost estimates for design and construction of those projects.

### **General Capital Initiatives**

#### **City Administration**

##### **Economic Development Toolbox**

**\$125,000**

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Alpharetta360 Video Marketing Fund which has been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. A new tool-kit item will be created with this funding called the Start-Up Relocation Grant which is aimed at attracting out-of-state technology start-ups to relocate and grow in the city. We will target 5 mid-stage tech based start-up for the pilot program of this tool-kit item. Relocated start-up companies will be placed in the Alpharetta Innovation Center to help fuel our innovative community and attract more venture capital investment.

##### **Alpharetta Technology Commission Operational Funding**

**\$95,000**

Priority 1: This request is to provide operational funding for the Alpharetta Technology Commission (ATC) including funding for the ATC Director pursuant to terms set forth in the MOU between the ATC and the Development Authority of Alpharetta. The Director performs the day-to-day tasks and responsibilities necessary for the delivery of operational management services. Specifically, the MOU is for a period of two years (February 2017 – February 2019) with compensation approximating \$125,000 annually. The Development Authority has residual funds approximating \$30,000 leaving a balance needed for FY 2018 of \$95,000.

##### **Alpharetta Public Arts Initiative**

**\$85,000**

Priority 1: Arts Alpharetta is a nonprofit organization dedicated to bringing quality arts to Alpharetta. At the request of staff, Arts Alpharetta formed a steering committee to look at introducing outdoor public art to the exciting new Thompson Street Greenway trail. Arts Alpharetta feels that by lining the trail with unique, high quality temporary installations, residents and visitors like will be enticed to use and explore the trail. The working title for this project is Phase II – Outdoor Art Gallery loan project. Phase I is the Instruments of Inspiration permanent installations currently approved by the City Council in December 2016.

Briefly, the works would be on loan from the artists for a 9-month period tentatively March through November 2018. This would become an annual event where new and returning artists would be selected each year. The artists would receive a loan-fee, half paid at installation and half at the end of the loan period. Several communities around Alpharetta have a similar program but what is unique about this initiative is that the Thompson Street Greenway allows us to select and prep the sites while the trail is being built. Further the steering committee feels that we do not merely want to replicate what

others communities have done but rather we strive to elevate the project to the highest possible quality art and experience.

Costs total \$75,000 for year one and include funding for the loan of an estimated 12 art installations including installation, marketing, events, juror stipends, with additional funding for the purchase of an estimated one/two art pieces for permanent display in Alpharetta. Arts Alpharetta is also requesting \$10,000 in seed funding from the City to assist in meeting their core mission as stated above.

#### **Senior Citizen History Project**

**\$25,000**

Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

#### **Community Development**

##### **Design Services**

**\$75,000**

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

#### **Public Works**

##### **City Center (Phase 2) Sidewalks/Utilities/Fiber**

**\$400,000**

Priority 1: This request is to allocate funds for Alpharetta's obligations under the terms of agreement with MMS Alpharetta LLC for Phase 2 of City Center (private development position). Obligations include:

- Funding hard costs for installing new sidewalks in public right-of-way (max of \$300,000); and
- Assist in funding costs associated with moving Georgia Power utilities in right-of-way. City will work directly with the utility to reduce any additional costs balanced by increased revenue to Georgia Power based on development. City will assume costs, if any, above \$100,000.

**The Development Authority of Alpharetta is contributing 50% of its bond inducement fees (est. at \$45,312) generated from the City Center development towards the costs detailed above.**

**Parking Decks (west side of Main Street)****\$1,693,750**

Priority 1: As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the city's Downtown area.

Discussion on the location of structured parking originally centered on two sites that came to be referenced as Sites A and D. Site A (Option A) is located along Old Roswell Street on the site of the existing municipal parking lot, and Site D (Option D) is located on Milton Avenue just west of the veterinary clinic on property recently purchased by the City. The deck on Site A would have a below ground level and a level above that at the highest point includes a 10' wall behind the existing tree in order to save the greenspace area and provide positive drainage. The deck on Site D would be three levels, all above ground. The decks would provide 355 spaces (168 spaces for Site A and 187 spaces for Site B).

**Total construction costs are estimated at \$8 million. The FY 2017 capital budget includes funding totaling \$6.3 million (\$5.1 million from City Center land sales, \$1 million from city capital funds, and \$175,000 from Developer parking contributions). Remaining funding required totals \$1.7 million and is funded through city fund balance (\$1.3 million), residual City Center land sales for Parcel 13 (\$262,226), and contributions from private development (\$175,000) towards parking.**

**AlphaLoop (City Trail)****\$3,100,000**

Priority 1: This request is to provide construction funding for the AlphaLoop City Trail. AlphaLoop is envisioned as a multi-use trail and park system intended to connect City Center, Avalon, and the Northwinds Area together via paved pedestrian pathways.

Design/engineering costs are estimated at \$600,172. Design scope includes full design of Phase A (Old Milton Parkway to Westside Parkway) and Phase B (Westside Parkway to Kimball Bridge Road) including tiers 1 (trail) and 2 (pocket parks/plazas) as well as the intersections and crossings (e.g. Old Milton Parkway, Westside Parkway, Northwinds Parkway, etc.). The Alpharetta Business Community (ABC) has allocated funding totaling \$344,697 towards design leaving a balance of \$255,475 to be requested in FY 2018. Total construction costs for Phases A/B (tier 1) and the intersections/crossings are estimated at \$5.4 million.

The funding request for FY 2018 includes approval for full construction of Phase A (tier 1) along with partial funding of Phase B (tier 1). Funding sources include:

- \$1 million – Avalon parkland contribution;
- \$650,000 – general city contribution.
- \$500,000 – 2016 Park Bond Sidewalk monies (reallocation);
- \$750,000 – Potential grants funding; and
- \$200,000 – Private donation.

FY 2019 forecasted funding request will be to fully fund Phase B (tier 1) and the intersections and crossings. Timing of the funding request for tier 2 costs will be determined at a later date.

**Design Services****\$115,000**

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

**Information Technology****GIS Parcel Corrections****\$80,000**

Priority 1: This request is for a one-time project to provide corrections and updates to the GIS maps to correct misaligned, missing, and incorrect land parcel boundaries within the City of Alpharetta. This will greatly improve the accuracy of the current maps the City systems utilize for critical information.

This will allow the City to address outstanding issues relating to:

- Matching parcel boundaries with zoning boundaries (Community Development)
- Matching parcel boundaries with land-use boundaries (Community Development)
- Determining and displaying accurate ROW (Public Works)
- Greenway boundaries issues (Recreation and Parks)
- Crimestats by zoning – unable to do due to parcel line matchup (Public Safety)
- In-accurate tax assessments (Economic Development)
- In-accurate floodplain mapping vs parcel boundaries – flood insurance (Public Works)

Other cities including Roswell are already funding and correcting their parcel base maps. We are currently working with the City of Milton to hire a firm to begin this process in 2017.

**Application and Desktop Virtualization (Phase 1)****\$125,000**

Priority 2: This request is for the deployment of desktop services and associated technology for the City for local, remote, and mobile platforms. This will provide greater reliability, and greater efficiency and capability for the use of system applications for the City and provide core functionality. This equipment is scheduled to be replaced every 5-6 years (normal maintenance life) in order to provide for both reliable and efficient service. The Application and Desktop Virtualization initiative will provide greater reliability, possible reduced annual costs, and enhanced system applications security. Through the virtualization of the desktop, each user's profile and desktop are stored centrally in the data center to be available for use from any pc or remote system given the appropriate security measures. This technology is rapidly becoming the standard deployment for organizations as they move more applications and capability to the "Cloud" and seek to provide more reliable and efficient service. The initial test system has been deployed a several City Departments with key personnel for evaluation.

This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user



accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs for desktop support, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drives and a fully configured PC). Phase I is requested as part of the FY 2018 capital budget and is primarily aimed at the Public Safety Department with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Phase II (FY 2019) will finalize the Public Safety rollout discussed above and is estimated at \$125,000 and will be requested as part of next year's capital budget. Phase III (FYs 2020-2021) will expand the virtual deployment across various Departments (based on need and ability to reduce hardware costs) to include desktops as well as the Mirage and Horizon benefits listed above. Desktops will emulate the experience end users have with traditional Windows OS and applications on their existing systems. Overtime, this will defray costs for refreshing PC systems with less expensive form factors (e.g. thin clients, terminals, mobile devices, etc.). This will also have an effect of reducing the need for multiple devices per user (tablets, desktops, laptops, and smartphones). Phase III costs are currently estimated at \$270,000 and will be requested as part of future capital budgets.

### **Public Safety**

#### **PS Headquarters Expansion**

**\$1,947,303**

Priority 1: This request is for an expansion of the current Headquarters building, which is needed for several reasons. First and foremost is the need to better serve the public. There has been tremendous growth in the number of lobby visits for services such as filing and obtaining reports, applying for permits, getting fingerprinted for various reasons, and meeting with personnel. The building lobby as currently configured is unable to meet the need in an efficient and professional manner. Related to this is the need to expand the physical size of the Records Unit, which has outgrown the space allocated to it nearly fifteen years ago. Also, there is a need to provide for public meeting/function space in a way that preserves the privacy of public safety-related visits. Finally, there is a need for additional workspace for personnel, particularly specialized functions such as Intelligence and Special Investigations. Both of these functions improve efficiency in law enforcement operations, but require dedicated, confidential space for personnel and equipment.

**Total construction costs are estimated at \$3.4 million and includes an alternate addition to the scope related to the installation of Kevlar around certain portions of the E-911 perimeter. The FY 2017 capital budget includes funding totaling \$1.4 million for construction. Remaining funding required totals \$1.9 million and is funded through city fund balance (\$1.4 million), additional Impact Fee Fund contributions (\$80,000), and E-911 Fund contributions (\$457,200; includes funding for the alternate scope addition discussed above).**

**2018 Operating Initiatives – New Fleet (Qty: 2); Office Redesign \$81,000**

Priority 1: This initiative constitutes the capital component (new fleet and associated upfitting costs) of the two new positions requested in FY 2018 (Operating Initiatives) which are as follows:

Fire Marshal position (1.0 FTE) - This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000).

Police Officer position (1.0 FTE) - This position will enable the Department to double alcohol beverage license compliance and permitting checks to four times a year. Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs.

Please refer to the Operating Initiatives section of this document for a detailed write-up of position duties and justification.

**Body and In-Car Cameras \$70,000 (partial; see companion operating initiative)**

Priority 1: This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. **Startup costs are estimated at \$70,000 for the equipment (initial capital investment) and \$135,000 annually for support and maintenance costs (General Fund operating initiative). Capital funding is being provided through the DEA Fund.**

**Alarm Interface Module \$24,000 (partial; see companion operating initiative)**

Priority 1: This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of inputting information; (4) provides

alarm company with dispatch, en-route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSl integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (FY 2018 Operating Initiative request) all of which would be funded in the E-911 Fund.

### **Recreation and Parks**

#### **Design Services**

**\$50,000**

Recreation Commission Priority: #11

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

#### **Park Master Plans for newly acquired Park Land**

**\$68,000**

Recreation Commission Priority: #14

This request is for the development of master plans and studies as recommended in the Recreation and Parks Master Plan 2025. Specific Master Plans to be conducted with this funding include newly acquired properties from the 2016 Bond Issue such as property on Mid-Broadwell, Milton Avenue, Kimball Bridge Road/Waters Road, and Old Rucker Road.

#### **Cultural Arts/Parkland Acquisition**

**\$550,000**

Strategic acquisition of undeveloped land for the purpose of creating public parks/cultural spaces and preserving greenspace. Funding is being provided through Impact Fee Fund contributions pursuant to parks impact fee eligibility ratios for new cultural arts/park land. Upon approval of this initiative, the balance in the Cultural Arts/Parkland account will total \$2 million.

### **General Government**

#### **Matching Funds for City Grants**

**\$20,000**

Priority 2: This request is to provide available funding to serve as matching funds for grant opportunities as they arise throughout the year. Operating grants, such as the Bulletproof Vest Partnership Program, typically require matching funds in order to carry out the required grant activities. This funding will allow the City of Alpharetta to pursue a multitude of grant opportunities.

**CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME****Community Development****Cricket Lane Improvements (Design)****\$125,000**

Priority 3: This request improves traffic operation and pedestrian accommodations through Downtown Alpharetta. The project improves Cricket Lane north from the Academy Street Development East of Main Street to Cumming Street by adding sidewalk and pedestrian scale lighting. The project creates an additional north/south alternative to Main Street, providing opportunities for new pedestrian scale connections between Main Street and Haynes Bridge Road. The 700 foot project provides one travel lane in each direction, five foot sidewalks on each side, and a six foot planting space. Intersection safety at Cricket Lane and Cumming Street will also be improved.

FY 2018 Funding is for design. Right-of-way (\$200K) and construction (\$200K) costs would be part of future funding requests.

**Downtown Parking and Wayfinding Signage****\$150,000**

Priority 3: This project is intended to develop and implement a comprehensive parking sign package for Downtown Alpharetta. Major components include monument signage at city parking lots, wayfinding signage directing the traveling public to city lots, and time restriction parking signage. Decorative sign poles and bases will be identified. In addition, a signature logo will be proposed in order to coordinate the entire downtown parking infrastructure. The proposed design guidelines will be presented to the downtown business association and approved by the Design Review Board. Deliverables from this project will include the following:

- Downtown Parking Sign design Guidelines;
- Installation of monument signage at the two City Surface lots (Old Roswell lot, Roswell/Marietta lot);
- Wayfinding signage throughout Downtown (Main Street, Academy Street, Roswell Street, Milton Avenue); and
- Time restricted signage for Milton Avenue (2 hour limit/15 min limit).

**Public Works****Recurring Park Facilities Pavement Preservation****\$225,000**

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2018 work items to include preservation of the back parking lot and associated drives for the Wills Park Equestrian Center. The work will involve the application of a high density mineral bond and the milling and resurfacing of select problem areas.

**Major Intersection Improvements****\$300,000**

Priority 2: This request would allow the City to quickly address major intersection improvement projects, such as adding turn lanes at major intersections. Projects will be selected based on their effect on traffic flow and safety.

The requested design funds is for the design of a left-turn lane from Kimball Bridge Road to Park Brooke Drive. The City has received a number of requests over recent years to



provide this improvement. The requested construction funding for FY 2018 is for the construction of dual left turn lanes from south-bound Haynes Bridge Road to east-bound North Point Drive. This project was originally bid out in 2016 but the bids received were significantly over budget. The requested construction funds are reflective of the bids received and will cover the current funding short fall.

### **Flashing Yellow Signals**

**\$125,000**

Priority 1: This request is to upgrade 66 signalized intersections within the city to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. Currently SR 120 has 2 flashing yellow intersections and GDOT has plans to continue upgrades to the rest of the corridor. The city's upgrade will be done over a 4-year period doing the arterial streets, then moving to collector and local streets. The following is a list of intersections to be done in FY 2018: Haynes Bridge Road at Georgia Lane; Haynes Bridge Road at Westside/Morrison Parkway; Haynes Bridge Road at Rainwater Boulevard; Haynes Bridge Road at Woodhaven Way; Haynes Bridge Road at Devore Road; Haynes Bridge Road at Alpha Crossing; Mansell Road at Kingswood Place; Mansell Road at Duke Drive; Mansell Road at Davis Drive; North Point Parkway at Mansell Crossing South; North Point Parkway at Mansell Crossing Middle; North Point Parkway at Mansell Crossing North; North Point Parkway at Ga Lane; and North Point Parkway at North Point Drive. Estimated cost for the project is \$500,000 and would be allocated over the four-year period beginning in FY 2018.

### **Davis Rd Extension to Westside Parkway**

**\$2,000,000**

Priority 1: This project would construct the extension of Davis Drive from its current cul-de-sac at The Cooler & Pappadeaux to Westside Parkway at Sanctuary Parkway. The constructed road segment would be a two lane road with bicycle lanes and 5' sidewalks. Also included in the project scope is modifying the existing four lane configuration of Davis Drive to a two lane configuration with a center turn lane and bicycle lanes. The new roadway section would be approximately 1,400 linear feet in length. Design for this project was funded in FY 2014. Transportation impact fees can offset a portion of these costs.

### **City Center Decorative Sign Posts**

**\$180,000**

Priority 1: This request is to upgrade the sign posts at City Center to the approved decorative black Wadsworth design post. This project will include 55 sign posts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done and sign clutter will be taken into consideration to reduce the overall number of signs.

### **Connector Road (NP Pkwy to Edison Dr.; Design)**

**\$115,000**

Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length. FY 2018 funding

request is for design. ROW and construction costs are estimated at \$930,000 and would be part of future funding requests.

**Pedestrian/Safety Improvements at Marietta Street and SR9** **\$155,000**

Priority 2: This request is for the construction of pedestrian enhancements and safety improvements at the intersection of SR 9 and Marietta Street. A proposed pedestrian enhancement at this intersection will assist pedestrians in crossing SR 9 by removing conflicting side-street straight and left-turn movements.

**Marjean Way Extension (Design)** **\$300,000**

Priority 2: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90 & 92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. Aesthetic improvements will also be made to the existing stormwater facility serving the Victoria Square townhomes (at the intersection of Orchid Lane and Marjean Way). Construction costs are estimated at \$3 million and would be part of future funding requests.

**Waters Road Traffic Calming (Design)** **\$150,000**

Priority 1: The city has received numerous complaints from citizens living along Waters Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated and it has been determined that a roundabout at the intersection of Waters Road and Waters Glen Way/Waters Ridge Drive would be the most feasible method for addressing these concerns. Design funds are being requested for FY 2018. It is anticipated that right-of-way (est. of \$100,000) will be needed from four property owners and will be acquired after completion of the design documents in FY 2019. Construction (est. of \$1 million) is anticipated in FY 2020 to align with the completion of the Kimball Bridge Road Congestion Mitigation bond project.

**North Point Dr. Corridor Improvements** **\$100,000**

Priority 1: New construction and traffic growth on North Point Drive have led to increased delays and safety issues at the intersection of North Point Drive and North Point Court. During the holiday season, to assist in providing a safer intersection, Alpharetta Public Works turns the North Point Court access to North Point Parkway into a right in / left in and right out. These restricted movements are accomplished with a median on North Point Drive at North Point Court. This temporary restriction worked so well the City has decided to make the restrictions permanent. Prior to a permanent implementation, Public Works will meet with the businesses around this intersection and explain the proposed improvement.

**Citywide Sign Inventory** **\$150,000**

Priority 3: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city's asset management system (Cityworks)

and the city's GIS. Each year, Public Works performs over 250 work orders associated with street signage and the work orders are reactionary based on complaints. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

**Douglas Rd Drainage and Erosion Control Improvements** **\$150,000**

Priority 1: This request is for the reconstruction of approximately 915 linear feet of existing sidewalk along the west side of Douglas Road between Newport Bay Passage and the bridge over Caney Creek. Along this stretch of Douglas Road there is no curb and gutter between the road and the existing sidewalk. When it rains, runoff from the road runs across and along the sidewalk making it unusable for pedestrians. This is also causing erosion problems to develop in the area. This project will reconstruct the sidewalk, install curb and gutter, install storm drainage structures and pipes, and address the erosion issues. Design will be performed by Public Works staff.

**Information Technology**

**Wireless Access Points** **\$60,000**

Priority 2: This request is for the design, procurement, and deployment of additional Wireless Access Points (WAPs) primarily for use by city employees. This expansion of our existing WAP system is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW) but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

Current deployment estimates are as follows:

- PS – 6 additional internal units at various locations for increased coverage; 8 additional external units at various locations for uploading and connections for vehicles.
- PW – 4 additional internal units for increased coverage; 6 additional external units for (same use as above with increasing impact on mobile devices from the Cityworks system).
- Recreation and Parks – 4 additional internal units at various locations, 4 additional external units at various locations (supplemental for better coverage and new deployments); and
- Municipal Court – 2 additional internal units for better coverage and bandwidth.

Cost estimates include acquisition of the 34 WAP units, fiber runs, and system design and coverage analysis.

**Public Safety**

**Recurring Opticom System (replacement)** **\$179,600**

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green

light for the approaching fire truck. This system is beyond end-of-life and no longer effective.

The proposed replacement is a GPS-based system with several advantages:

(1) The GPS link can be programmed for distances well beyond line of sight, allowing a green light to drain traffic well ahead of the approaching emergency vehicle. This speeds response times and improves traffic safety for all motorists. (2) The Signal changes are guided by turn signals on the fire truck so that fewer traffic lights are affected unnecessarily. (3) Again, because the new system is not line-of-sight the receiving antennae can be moved from mast arms to control boxes, reducing damage and lowering maintenance costs. (4) The system is programmable for distances and features, allowing better customization for Alpharetta. (5) 40 intersections have been identified for this project.

Funding for FY 2018 would include the following:

- \$116,200 to install equipment on apparatus (14 trucks \* \$8,300 per truck).
- \$63,400 to purchase and install the Opticom equipment at 10 intersections (\$3,840 equipment and \$2,500 installation costs per intersection). The intersections to be completed during this phase include: Main Street and Milton Avenue/Academy Street; Westside Pkwy and Old Milton Pkwy; Westside Pkwy and Windward Pkwy; Westside Pkwy and Haynes Bridge Road; North Point Pkwy and Windward Pkwy; North Point Pkwy and Old Milton Pkwy; North Point Pkwy and Haynes Bridge Road; Old Milton Pkwy and Haynes Bridge Road; Old Milton Pkwy and South Main Street; and South Main Street and Maxwell Road.

Funding for the remaining 30 intersections would be requested as part of future capital budgets.

#### **Community Center Generator (new)**

**\$200,000**

Priority 2: The Alpharetta Community Center is targeted to serve as an emergency shelter. However, the American Red Cross and Salvation Army require emergency shelters that serve the public to have emergency generators servicing the facility. The Community Center does not currently have generators. This projects includes the purchase and installation of a new 400kw Natural Gas Generator.

#### **High Risk Incident Equipment (new)**

**\$55,000**

Priority 3: This request is for equipment designed to help resolve high-risk incidents such as hostage situations, barricaded gunmen, and mass shootings. With the sincere hope that such tools are never needed, having them in a time of need can make a huge difference in the outcome. The specific request is for a rolling shield (\$30,000), and a camera-equipped robot (\$25,000).

#### **Recreation & Parks**

##### **Wills Park Drainage Improvements (main parking lot)**

**\$350,000**

Recreation Commission Priority: #3

This project is located in the forested area between the main parking lot for Wills Park Pool and the stream that runs east to west through the park. Currently the area receives runoff from the parking lot, the baseball fields, and a large portion of this side of the park. High volume and velocity storm flows have carved a large gully through the wooded area impacting mature trees, threatening the walking path, and creating a dangerous hazard



condition for Frisbee golfers. The FY 2017 Capital Budget included funding for the design of a solution to repair the inflow pipes and stabilize the channel. The corrugated metal inflow pipes have deteriorated and the headwalls structures have fallen off the pipes. This project will add two junction boxes and replace approximately 150 linear feet of the most downstream pipe. The gully will be re-shaped using a regenerative stormwater conveyance system including rock step pools and stone weirs to cascade the water gently downslope into the stream. This will reduce erosion and stabilize the area near the walking path and the Frisbee golf course. Additionally, a new pedestrian safe bridge will be added for the Frisbee golf course allowing players to safely reach the pin. Some large sweetgums will be removed for safety during construction. This project addresses measure 1 in the watershed improvement plan. FY 2017 Capital Budget included funding for design. FY 2018 request is for construction of the underlying improvements.

**Alpharetta Community Center Interior Makeover** **\$450,000**

Recreation Commission Priority: #4

This request is for design/construction of an interior makeover of the Alpharetta Community Center lobby, hallways, restrooms, and common office space. This project would be completed in three phases beginning in FY 2018 and ending in FY 2020. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.).

The Department will utilize funding in FY 2018 for Phase 1 which consists of vestibule enclosure, offices and vending areas, restrooms off of lobby and the reception area. Funds would be requested in the FY 2019 budget for Phase 2, which is for corridors and restrooms off of corridor to gym with lockers and additional security equipment. Phase 3 is for the proposed addition to the exterior. Funds for Phase 3 would be requested in the FY 2020 capital budget.

**Recurring Restroom Replacement/Expansion (Wills Park)** **\$450,000**

Recreation Commission Priority: #5

Funds are requested for design/construction of a new replacement restroom facility that services the Wacky World playground, two picnic pavilions, and baseball fields 1-4 at Wills Park. The existing facilities are very old and not sufficient to accommodate the high usage it receives on a daily basis. The ventilation system does not always work properly. The existing facilities were in the park when it was owned by Fulton County and they are not up to the standards of other Alpharetta Recreation and Parks restroom facilities. Current plans call for the replacement and expansion of the bathrooms from 575 sq.ft. (current) to over a 1,000 sq.ft. (proposed) to include more stalls/urinals.

**Neighborhood Park Renovation/Development** **\$525,000**

Recreation Commission Priority: #6

This request is for the design/conversion/construction of the Windward Soccer Complex based on the 2017 park master plan which is currently underway.

**Wills Park Stream Restoration #1** **\$300,000**

Recreation Commission Priority: #9

There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches A, B, and C. In stream restoration it is generally best practice to work from upstream to downstream. This project was identified

in the Foe Killer Creek Watershed Improvement Plan as project #13a and is named Reach A. Reach A is highly incised due to storm runoff. The channel should be raised and reconnected with the floodplain to reduce erosion. This project will be done in conjunction with donations and volunteers from the Alpharetta Rotary. The design money is to be used for the required state permitting. The construction money will be used for the heavier construction beyond the ability of volunteers. Approximately 800 linear feet of stream restoration is planned.

**Pocket Park Development****\$250,000**

Recreation Commission Priority: #12

Continue developing pocket parks as was recommended in the Master Plan 2025. The focus would be on newly acquired properties specifically at Mid-Broadwell Road, Milton Avenue, Kimball Bridge/Waters Road, and Old Rucker Road. The specific location for development and the actual amount of funding needed to begin development of these properties will be dependent upon the plan that is approved by the city.

**Wills Park Pool Concession Building Renovation****\$110,000**

Recreation Commission Priority: #13

This request is for renovation of the concession building at the Wills Park Pool, which has not been updated since it was constructed. Interior renovations will include up-to-date kitchen, storage, and serving areas to accommodate increased attendance at the pool after it has been renovated. The current facility has two small serving windows which do not sufficiently serve pool patrons. The height of the counters are too low for the concession stand volunteers to properly assist customers without being hunched over all day. The kitchen space is very small. The current stove and hood vent is not used and would be removed and replaced with a warming oven, microwave, and hot dog machine. The storage area is very cramped and small. The HVAC does not sufficiently condition the air when under stress (such as when volunteers are cooking which results in added heat). Also, the service window faces west which adds to the issues with the air temperatures in the room. It heats up very quickly and is uncomfortable for the volunteers.

Although not ideal, if this project has to be a phased approach, we would remove the new HVAC system for a cost savings of about \$15,000 but would want to replace the system in the FY 2019 budget.

**Park System Wayfinding/Signage****\$75,000**

Recreation Commission Priority: #15

This project is the beginning of the implementation of the park system wayfinding and signage plan that is being developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan will define a specific sign style that will become our "brand" and help park patrons easily identify Alpharetta parks. The plan will also recommend locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan.



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# **BUDGET NARRATIVE**



# City of Alpharetta

## FY 2018 Budget Narrative

### Budget Rollup: All Funds

The FY 2018 Budget is balanced for all funds and totals \$130 million with the breakdown by fund type as follows:

|                           |                  |
|---------------------------|------------------|
| • General Fund:           | \$ 71,920,069    |
| • Special Revenue Funds:  | 13,744,384 (1)   |
| • Debt Service Fund:      | 5,479,658        |
| • Capital Project Funds:  | 27,428,526 (1)   |
| • Solid Waste Fund:       | 3,304,006        |
| • Risk Management Fund:   | 1,338,000        |
| • Medical Insurance Fund: | <u>6,991,662</u> |
| Total                     | \$130,206,305    |

(1) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

## General Fund

**Revenues:** FY 2018 General Fund operating revenues are forecasted to grow by 3.7%, or \$2.3 million, compared to Amended FY 2017. The following table compares major revenue categories within the General Fund:

|                                       | FY 2017<br>AMENDED<br>BUDGET | FY 2018<br>RECOMMENDED<br>BUDGET | \$<br>Variance      | %<br>Variance |
|---------------------------------------|------------------------------|----------------------------------|---------------------|---------------|
| <b>Revenues:</b>                      |                              |                                  |                     |               |
| Property Taxes:                       |                              |                                  |                     |               |
| Current Year                          | \$ 19,900,000                | \$ 21,160,000                    | \$ 1,260,000        | 6.3%          |
| Motor Vehicle                         | 250,000                      | 180,000                          | (70,000)            | -28.0%        |
| Motor Vehicle Title Tax Fee           | 1,000,000                    | 775,000                          | (225,000)           | -22.5%        |
| Prior Year/Delinquent                 | 259,000                      | 239,000                          | (20,000)            | -7.7%         |
| Local Option Sales Tax                | 15,100,000                   | 15,200,000                       | 100,000             | 0.7%          |
| Other Taxes:                          |                              |                                  |                     |               |
| Franchise Fees                        | 6,725,000                    | 6,640,000                        | (85,000)            | -1.3%         |
| Insurance Premium Tax                 | 3,390,000                    | 3,620,000                        | 230,000             | 6.8%          |
| Alcohol Beverage Excise Tax           | 2,015,000                    | 2,100,000                        | 85,000              | 4.2%          |
| Other Taxes                           | 2,154,500                    | 2,339,500                        | 185,000             | 8.6%          |
| Licenses & Permits                    | 2,352,050                    | 2,722,050                        | 370,000             | 15.7%         |
| Intergovernmental                     | 511,000                      | 435,000                          | (76,000)            | -14.9%        |
| Charges for Services                  | 3,108,900                    | 3,388,250                        | 279,350             | 9.0%          |
| Fines & Forfeitures                   | 2,404,000                    | 2,209,250                        | (194,750)           | -8.1%         |
| Interest                              | 60,000                       | 75,000                           | 15,000              | 25.0%         |
| Other Revenues                        | 304,366                      | 275,956                          | (28,410)            | -9.3%         |
| Other Financing Sources:              |                              |                                  |                     |               |
| Interfund Transfer (Hotel/Motel Fund) | 2,250,000                    | 2,718,750                        | 468,750             | 20.8%         |
| <b>Total Operating Revenues</b>       | <b>\$ 61,783,816</b>         | <b>\$ 64,077,756</b>             | <b>\$ 2,293,940</b> | <b>3.7%</b>   |
| Fund Balance Carryforward             | 6,067,830                    | 7,842,313                        |                     |               |
| <b>Total Revenues</b>                 | <b>\$ 67,851,646</b>         | <b>\$ 71,920,069</b>             |                     |               |

The following section provides brief narratives on major variances within the revenue categories detailed in the table above.

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth (existing values) is estimated at 3%.
  - The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt service. The FY 2018 Budget proposes to program the debt service millage reduction into the

General Fund for additional funding of capital initiatives (discussed below).

- The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. A reduction of -23% is forecasted for FY 2018 for motor vehicle title fees from a budget-to-budget standpoint. However, actual collections are estimated at \$750,000 in FY 2017 which equates to a revised growth rate of 3%. The main driver for the variances is a revision in the title fee revenue sharing formula (State/Counties/Cities) that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which will improve collections moving forward and is reflected in the forecast.
- Local Option Sales Taxes ("LOST"): Growth of 1% is forecasted for FY 2018 and is based on year-to-date growth in FY 2017. Market indicators highlight continued growth in the economy but that has not translated into increased spending on taxable goods/services over the last several years.
- Franchise Fees: Reduction of -1.3% is forecasted for FY 2018 from a budget-to-budget standpoint. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled \$4.1

million in FY 2017 and represents a -\$223,464 decrease over the prior year (\$4.3 million was collected in FY 2016) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced energy usage needs.

- Insurance Premium Taxes: Growth of 6.8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections during FY 2017 totaled \$3.6 million which equates to a revised growth rate of 1%.
- Alcohol Beverage Excise Taxes: Growth of 4% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.1 million for FY 2017 which is flat compared to the FY 2018 forecast.
- The Other Taxes category includes collections for Intangibles Taxes (14% growth to \$625,000), Real Estate Transfer Taxes (3% growth to 385,000), Business and Occupational Taxes (8% growth to \$1 million), Financial Institution Taxes (9% growth to \$300,000), etc.
- Licenses & Permits: Growth of 15.7% is forecasted for FY 2018 based on current collection patterns and permit activity. Actual collections are estimated at \$3.4 million in FY 2017 which is greater than the FY 2018 budget. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. The largest revenue source is Building Permit Fees (\$1.6 million forecast for FY 2018; \$2 million conservatively estimated for FY 2017).
- Charges for Services: Growth of 9% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$3.4 million in FY 2017 which is essentially flat with the 2018 budget forecast. Specific revenue sources for FY 2018 include Recreation Program Activity Fees (\$2 million) and Special Event collections (\$209,900).
- Fines and Forfeitures: Reduction of -8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.2 million in FY 2017 which is essentially flat with the 2018 budget forecast. The revenue decline is due primarily to the elimination of the Red Light Camera Program pending a review by the City Council (similar reduction in lease payment expenditures as the program was generally self-sufficient).



Expenditures: The following table compares departmental appropriations within the General Fund (please refer to the departmental summaries included herein for detailed budgetary analysis).

|                                       | FY 2017<br>AMENDED<br>BUDGET | FY 2018<br>RECOMMENDED<br>BUDGET | \$<br>Variance      | %<br>Variance |
|---------------------------------------|------------------------------|----------------------------------|---------------------|---------------|
| <b>Expenditures (by Department):</b>  |                              |                                  |                     |               |
| Mayor and Council                     | \$ 360,977                   | \$ 364,488                       | \$ 3,511            | 1.0%          |
| City Administration                   | 2,037,438                    | 2,180,565                        | 143,127             | 7.0%          |
| Legal Services                        | 650,000                      | 665,000                          | 15,000              | 2.3%          |
| Community Development                 | 2,782,412                    | 2,857,116                        | 74,704              | 2.7%          |
| Public Works                          | 7,907,543                    | 8,377,022                        | 469,479             | 5.9%          |
| Finance                               | 3,199,142                    | 3,347,009                        | 147,867             | 4.6%          |
| Public Safety                         | 26,496,171                   | 26,915,508                       | 419,337             | 1.6%          |
| Human Resources                       | 401,756                      | 415,782                          | 14,026              | 3.5%          |
| Municipal Court                       | 1,092,257                    | 1,106,546                        | 14,289              | 1.3%          |
| Recreation and Parks                  | 8,747,712                    | 8,892,183                        | 144,471             | 1.7%          |
| Information Technology                | 1,599,441                    | 1,681,857                        | 82,416              | 5.2%          |
| Non-Departmental:                     |                              |                                  |                     |               |
| Contingency                           | 605,000                      | 650,000                          | 45,000              | 7.4%          |
| Insurance Premiums (Risk Fund)        | 640,000                      | 665,000                          | 25,000              | 3.9%          |
| Gwinnett Tech Contribution (Debt Svc) | 286,940                      | 286,840                          | (100)               | 0.0%          |
| Conference Ctr Debt Service Reserve   | 450,000                      | 543,750                          | 93,750              | 20.8%         |
| Operating Initiatives Reserve         | -                            | 584,090                          | 584,090             | -             |
| Donations/Contributions               | 45,000                       | 45,000                           | -                   | 0.0%          |
| <b>Total Operating Expenditures</b>   | <b>\$ 57,301,789</b>         | <b>\$ 59,577,756</b>             | <b>\$ 2,275,967</b> | <b>4.0%</b>   |
| Interfund Transfer:                   |                              |                                  |                     |               |
| Capital Project Fund                  | 8,854,857                    | 11,067,313                       |                     |               |
| Operating Grant Fund                  | 20,000                       | 20,000                           |                     |               |
| Stormwater Capital Fund               | 1,675,000                    | 1,255,000                        |                     |               |
| <b>Total Expenditures</b>             | <b>\$ 67,851,646</b>         | <b>\$ 71,920,069</b>             |                     |               |

The following table compares expenditure category appropriations within the General Fund.

|                                       | FY 2017<br>AMENDED<br>BUDGET | FY 2018<br>RECOMMENDED<br>BUDGET | \$<br>Variance      | %<br>Variance |
|---------------------------------------|------------------------------|----------------------------------|---------------------|---------------|
| <b>Expenditures (by Category):</b>    |                              |                                  |                     |               |
| Personnel Services:                   |                              |                                  |                     |               |
| Salaries                              | \$ 26,174,583                | \$ 26,890,555                    | \$ 715,972          | 2.7%          |
| Group Insurance                       | 7,573,002                    | 7,962,005                        | 389,003             | 5.1%          |
| Pension (Defined Benefit)             | 2,387,665                    | 2,500,954                        | 113,289             | 4.7%          |
| Pension (401A)                        | 1,482,671                    | 1,675,068                        | 192,397             | 13.0%         |
| Miscellaneous Benefits                | 2,788,234                    | 2,836,174                        | 47,940              | 1.7%          |
| <i>subtotal</i>                       | <b>\$ 40,406,155</b>         | <b>\$ 41,864,756</b>             | <b>\$ 1,458,601</b> | <b>3.6%</b>   |
| Maintenance and Operations:           |                              |                                  |                     |               |
| Professional Services                 | \$ 2,350,678                 | \$ 2,547,692                     | \$ 197,014          | 8.4%          |
| Repair/Maintenance                    | 1,386,984                    | 1,519,350                        | 132,366             | 9.5%          |
| Maintenance Contracts                 | 2,279,562                    | 2,018,351                        | (261,211)           | -11.5%        |
| Professional Services (IT)            | 1,396,932                    | 1,432,277                        | 35,345              | 2.5%          |
| General Supplies                      | 988,706                      | 992,185                          | 3,479               | 0.4%          |
| Utilities                             | 2,629,810                    | 2,607,475                        | (22,335)            | -0.8%         |
| Fuel                                  | 616,000                      | 467,150                          | (148,850)           | -24.2%        |
| Legal Services                        | 650,000                      | 665,000                          | 15,000              | 2.3%          |
| Miscellaneous                         | 1,788,371                    | 1,869,645                        | 81,274              | 4.5%          |
| <i>subtotal</i>                       | <b>\$ 14,087,043</b>         | <b>\$ 14,119,125</b>             | <b>\$ 32,082</b>    | <b>0.2%</b>   |
| Capital/Lease:                        |                              |                                  |                     |               |
| Fire Truck/Cardiac Monitor Leases     | \$ 522,972                   | \$ 578,669                       | \$ 55,697           | 10.7%         |
| Tyler ERP Lease                       | 109,263                      | 110,904                          | 1,641               | 1.5%          |
| Work Order Software Lease             | 76,307                       | 76,622                           | 315                 | 0.4%          |
| Miscellaneous                         | 73,109                       | 53,000                           | (20,109)            | -27.5%        |
| <i>subtotal</i>                       | <b>\$ 781,651</b>            | <b>\$ 819,195</b>                | <b>\$ 37,544</b>    | <b>4.8%</b>   |
| Other Uses:                           |                              |                                  |                     |               |
| Contingency                           | \$ 605,000                   | \$ 650,000                       | \$ 45,000           | 7.4%          |
| Insurance Premiums (Risk Fund)        | 640,000                      | 665,000                          | 25,000              | 3.9%          |
| Gwinnett Tech Contribution (Debt Svc) | 286,940                      | 286,840                          | (100)               | 0.0%          |
| Conference Ctr Debt Service Reserve   | 450,000                      | 543,750                          | 93,750              | 20.8%         |
| Operating Initiatives Reserve         | -                            | 584,090                          | 584,090             | -             |
| Donations/Contributions               | 45,000                       | 45,000                           | -                   | 0.0%          |
| <i>subtotal</i>                       | <b>\$ 2,026,940</b>          | <b>\$ 2,774,680</b>              | <b>\$ 747,740</b>   | <b>36.9%</b>  |
| <b>Total Operating Expenditures</b>   | <b>\$ 57,301,789</b>         | <b>\$ 59,577,756</b>             | <b>\$ 2,275,967</b> | <b>4.0%</b>   |
| Interfund Transfer:                   |                              |                                  |                     |               |
| Capital Project Fund                  | 8,854,857                    | 11,067,313                       |                     |               |
| Operating Grant Fund                  | 20,000                       | 20,000                           |                     |               |
| Stormwater Capital Fund               | 1,675,000                    | 1,255,000                        |                     |               |
| <b>Total Expenditures</b>             | <b>\$ 67,851,646</b>         | <b>\$ 71,920,069</b>             |                     |               |

## Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2018 Budget are as follows:

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%.**
- Management of personnel and compensation program to align with current market environment:
  - Continuation of staffing level at 442.5 full-time equivalents<sup>1</sup>.
  - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide<sup>2</sup>). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
  - Coverage of group insurance premiums (5% premium increase; \$355,698<sup>3</sup> incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
  - Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or \$32,082) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
  - Increase in professional services of \$197,014 due primarily to the following: costs associated with conducting the November 2017 election; (2) increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio

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<sup>1</sup> Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

<sup>2</sup> This represents the financial impact in FY 2018 (i.e. April-June 2018).

<sup>3</sup> The General Fund increased \$389,003 while the other operating funds (combined) decreased \$33,305.

frequency consulting services; (3) additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses; (4) funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth); etc.

- Increase in repair/maintenance (facility, vehicle, grounds, etc.) of \$132,366 due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); additional grounds repair/maintenance growth at parks based on historical and year-to-date expenditure trends; and growth in facility maintenance appropriations based on year-to-date expenditure trends. Now that all facility maintenance is managed by the Public Works Department under the CityWorks asset management program, staff expectation levels have aligned with the Public Works facility maintenance team's capabilities which is resulting in growth of maintenance work orders (items that previously would not have been reported/repaired).
- Increase in legal service fees of \$15,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.
- Increase in travel and training of \$63,115 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in equipment rental of \$30,905 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends
- Decrease in maintenance contracts of -\$261,211 due to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through growth in expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios within Public Works) as well as cost growth under the generator maintenance, ROW landscape maintenance, parks landscape maintenance, HVAC maintenance, Equestrian Center stall cleaning, and Fulton County Animal Control contracts.
- Decrease in fuel of -\$148,850 based on year-to-date expenditure trends and forecasted fuel prices.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired 2007 Capital Lease



Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); Operating Initiatives reserve<sup>4</sup> (\$584,090); and debt service reserve for the Conference Center Bonds.

The following table provides a comparison of personnel by fiscal year.

|                                             | Actual<br>FY 2014 | Actual<br>FY 2015 | Actual<br>FY 2016 | Actual<br>FY 2017 | Actual<br>FY 2018 | Variance |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------|
| <b>Detail by Department:</b>                |                   |                   |                   |                   |                   |          |
| <b>General Fund</b>                         |                   |                   |                   |                   |                   |          |
| Mayor & City Council                        | 7.0               | 7.0               | 7.0               | 7.0               | 7.0               | -        |
| City Administration                         | 14.0              | 14.0              | 11.0              | 10.0              | 10.0              | -        |
| Community Development                       | 22.0              | 22.0              | 23.0              | 26.0              | 26.0              | -        |
| Public Works                                | 55.0              | 55.0              | 55.0              | 52.0              | 52.0              | -        |
| Finance                                     | 21.5              | 21.5              | 21.5              | 21.5              | 21.5              | -        |
| Public Safety                               | 217.5             | 217.5             | 218.5             | 219.0             | 219.0             | -        |
| Human Resources                             | 2.0               | 2.0               | 2.0               | 2.0               | 2.0               | -        |
| Municipal Court                             | 9.0               | 9.0               | 9.0               | 9.0               | 9.0               | -        |
| Recreation and Parks                        | 48.0              | 48.0              | 51.0              | 51.0              | 51.0              | -        |
| Information Technology                      | 11.0              | 11.0              | 11.0              | 11.0              | 11.0              | -        |
| <b>subtotal</b>                             | <b>407.0</b>      | <b>407.0</b>      | <b>409.0</b>      | <b>408.5</b>      | <b>408.5</b>      | <b>-</b> |
| <b>E-911 Fund (Special Revenue Fund)</b>    |                   |                   |                   |                   |                   |          |
| Public Safety                               | 25.0              | 25.0              | 25.0              | 29.0              | 29.0              | -        |
| Information Technology                      | 1.0               | 1.0               | 1.0               | 1.0               | 1.0               | -        |
| <b>subtotal</b>                             | <b>26.0</b>       | <b>26.0</b>       | <b>26.0</b>       | <b>30.0</b>       | <b>30.0</b>       | <b>-</b> |
| <b>DEA Fund (Special Revenue Fund)</b>      |                   |                   |                   |                   |                   |          |
| Public Safety                               | 3.0               | 3.0               | 3.0               | 3.0               | 3.0               | -        |
| <b>Solid Waste Fund (Enterprise Fund)</b>   |                   |                   |                   |                   |                   |          |
| Finance                                     | 1.0               | 1.0               | 1.0               | 1.0               | 1.0               | -        |
| <b>Full-Time-Equivalent (FTE) Positions</b> | <b>437.0</b>      | <b>437.0</b>      | <b>439.0</b>      | <b>442.5</b>      | <b>442.5</b>      | <b>-</b> |

<sup>4</sup> Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

The departmental base budgets are discussed below and detailed further under the respective departmental tab of this document.

### **Mayor and City Council**

The Fiscal Year 2018 Budget for Mayor and City Council totals \$364,488 and represents an increase of 1%, or \$3,511, compared to the FY 2017 budget. This variance represents the maintenance and operations growth discussed below which is partially offset through changes in insurance coverage elections (e.g. family, employee-only, etc.) and correspondingly reduced group insurance premiums.

The Maintenance and Operations category increased 20%, or \$9,068, due primarily to funding for general professional/consulting services (e.g. minor studies, etc.). The annual discretionary expense appropriation will remain at \$5,000 for Council Members and \$9,000 for the Mayor.

Base level personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

|                      | FTEs    |         |         |         |         | Variance |
|----------------------|---------|---------|---------|---------|---------|----------|
|                      | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Mayor                | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 1 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 2 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 3 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 4 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 5 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Councilperson Post 6 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                      | 7.0     | 7.0     | 7.0     | 7.0     | 7.0     | -        |

**City Administration**

The FY 2018 Budget for City Administration totals \$2,180,565 and represents an increase of 7%, or \$143,127, compared to FY 2017.

The Personnel Services category increased 2.9%, or \$42,755, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 10 FTEs and represent the following:

|                                       | FTEs    |         |         |         |         | Variance |
|---------------------------------------|---------|---------|---------|---------|---------|----------|
|                                       | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Assistant City Administrator          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Assistant City Clerk                  | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| City Administrator                    | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| City Clerk                            | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Economic Development Director         | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Economic Development Manager          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Executive Office Coordinator          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Grants Administrator                  | 1.0     | 1.0     | 1.0     | -       | -       | -        |
| Internal Auditor                      | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Records Manager                       | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Special Events Coordinator (1FT;2PT)* | 2.0     | 2.0     | -       | -       | -       | -        |
| Special Events Manager*               | 1.0     | 1.0     | -       | -       | -       | -        |
| Web Administrator                     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                                       | 14.0    | 14.0    | 11.0    | 10.0    | 10.0    | -        |

\* The Special Events Division was transferred to the Recreation and Parks Department in FY 2016.

The Maintenance and Operations category increased 17.3%, or \$100,372, due primarily to the following activity:

- Increase in professional services of \$71,627 due primarily to costs associated with conducting the November 2017 municipal election.
- Increase in advertising costs of \$21,267 due to expenses for conducting the November 2017 municipal election and multiple sponsorship initiatives (e.g. Metro Atlanta Chamber of Commerce).
- Increase in maintenance contract costs of \$10,475 due primarily to the planned purchase of an online form creation, management, and distribution software package to assist departments in creating and distributing electronic forms.
- Increase in general supplies costs of \$11,740 based on year-to-date expenditure trends and forecasted needs (e.g. number of meetings, etc.).
- Decrease in professional services (IT) of -\$5,119 due to multiple factors including reduced cellular service allocations, reduced Microsoft licensing allocations, etc.
- Decrease in non-recurring of -\$6,941 due to one-time costs in FY 2017 for pass-thru funding for property taxes on the newly acquired 90/92 Milton Avenue parcel.

**Community Development Department**

The FY 2018 Budget for Community Development totals \$2,857,116 and represents an increase of 2.7%, or \$74,704 compared to FY 2017.

The Personnel Services category increased 3%, or \$74,000, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; annualized funding for the two part-time seasonal positions approved during the FY 2017 Mid-Year Budget (Admin Assistant I/Permit Technician); which is partially offset through staff turnover.

Base level personnel total 26.0 FTEs and represent the following:

|                                            | FTEs    |         |         |         |         | Variance |
|--------------------------------------------|---------|---------|---------|---------|---------|----------|
|                                            | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Administrative Assistant II                | 2.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Arborist                                   | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Boards Assistant*                          | 1.0     | 1.0     | 1.0     | 1.0     | -       | (1.0)    |
| Building Inspector*                        | 4.0     | 4.0     | 5.0     | 5.0     | 4.0     | (1.0)    |
| Building Official                          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Building Plans Examiner                    | 2.0     | 2.0     | 2.0     | 2.0     | 2.0     | -        |
| Code Enforcement Manager                   | -       | -       | -       | 1.0     | 1.0     | -        |
| Code Enforcement Officer                   | 4.0     | 4.0     | 3.0     | 3.0     | 3.0     | -        |
| Director of Community Development          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Deputy Director of Community Development   | 1.0     | 1.0     | -       | -       | -       | -        |
| Development Services Engineer (Stormwater) | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Inspectors                                 | -       | -       | -       | 3.0     | 3.0     | -        |
| Planner/GIS Specialist                     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Planning and Zoning Coordinator*           | -       | -       | -       | -       | 1.0     | 1.0      |
| Permit Technician                          | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Project Administrator                      | -       | -       | -       | 1.0     | 1.0     | -        |
| Senior Building Inspector*                 | -       | -       | -       | -       | 1.0     | 1.0      |
| Senior Engineer (Transportation)           | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Senior Planner                             | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Specialized Assistant - Permits Plus       | 1.0     | 1.0     | 1.0     | -       | -       | -        |
| Zoning Administrator                       | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Zoning Enforcement Officer                 | -       | -       | 1.0     | -       | -       | -        |
|                                            | 22.0    | 22.0    | 23.0    | 26.0    | 26.0    | -        |

\* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 0.2%, or \$704, due primarily to the following activity:

- Increase in professional services of \$25,500 due primarily to increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services.
- Increase in advertising costs of \$4,000 due to continued growth in development activity and associated notice requirements.
- Increase in professional services (IT) of \$12,242 due to multiple factors including increased cellular service allocations (increase in number of smartphones), increased Microsoft licensing allocations, etc.



- Decrease in maintenance contract costs of -\$11,261 due primarily to the following: (1) buyout of an existing copier lease during FY 2017 that reduced lease expenses; (2) reduction in records storage fee estimates to more closely track actual expenditure activity; (3) which is partially offset through the addition of an open records request tracking software license.
- Decrease in Non-Recurring costs of -\$33,427 due primarily to a one-time sound-masking initiative approved in FY 2017 that will not continue in FY 2018.

### **Public Works Department**

The FY 2018 Budget for Public Works totals \$8,377,022 and represents an increase of 5.9%, or \$469,479, compared to FY 2017.

The Personnel Services category increased 7%, or \$310,874, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums including changes in insurance coverage elections (e.g. family, employee-only, etc.).

Base level personnel total 52.0 FTEs and represent the following:

|                                   | FTEs    |         |         |         |         | Variance |
|-----------------------------------|---------|---------|---------|---------|---------|----------|
|                                   | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Administrative Assistant II       | 2.0     | 2.0     | 2.0     | 1.0     | 1.0     | -        |
| Administrative Office Coordinator | -       | -       | -       | 1.0     | 1.0     | -        |
| Assistant Construction Manager*   | -       | -       | -       | -       | 1.0     | 1.0      |
| Civil Engineer                    | 2.0     | 1.0     | 2.0     | 2.0     | 2.0     | -        |
| Construction Manager              | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Deputy Director of Public Works   | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Director of Public Works          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Engineering Technician*           | 7.0     | 7.0     | 4.0     | 4.0     | 6.0     | 2.0      |
| Environmental Program Coordinator | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Fleet Coordinator                 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Inspector**                       | 4.0     | 3.0     | 3.0     | -       | -       | -        |
| Project Administrator             | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Public Works Crew Leader          | 7.0     | 7.0     | 7.0     | 8.0     | 8.0     | -        |
| Public Works Supervisor*          | 3.0     | 3.0     | 3.0     | 3.0     | 4.0     | 1.0      |
| Public Works Technician           | 4.0     | -       | -       | -       | -       | -        |
| Public Works Technician I*        | 7.0     | 11.0    | 11.0    | 11.0    | 6.0     | (5.0)    |
| Public Works Technician II*       | 9.0     | 9.0     | 8.0     | 7.0     | 10.0    | 3.0      |
| Senior Engineer                   | 2.0     | 3.0     | 2.0     | 2.0     | 2.0     | -        |
| Senior Engineering Technician*    | 1.0     | 1.0     | 1.0     | 1.0     | -       | (1.0)    |
| Senior Inspector                  | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Senior Operations Manager         | 1.0     | -       | -       | -       | -       | -        |
| Senior Water Resources Analyst    | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Traffic Operations Manager        | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Traffic Signal Engineer           | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Urban Forestry Program Manager    | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Utility Locator*                  | -       | -       | 1.0     | 1.0     | -       | (1.0)    |
| Water Resources Technician        | 1.0     | -       | -       | -       | -       | -        |
|                                   | 55.0    | 55.0    | 55.0    | 52.0    | 52.0    | -        |

\* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 4.6%, or \$158,290, due primarily to the following activity:

- Increase in facility repair and maintenance of \$150,900 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with general growth in facility maintenance needs in non-parks facilities.
- Increase in maintenance contracts of \$68,858 due primarily to the expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios) as well as cost growth under the generator maintenance, ROW landscape maintenance, and Fulton County Animal Control contracts. Additionally, as Public Works now manages maintenance of Parks facilities, all HVAC maintenance related funding was reallocated from the Parks budget to Public Works for FY 2018 (est. \$45,000).
- Decrease in general supplies and fuel costs based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for the CityWorks work-order management software lease.

### **Finance Department**

The FY 2018 Budget for Finance totals \$3,347,009 and represents an increase of 4.6%, or \$147,867, compared to FY 2017. The Personnel Services category increased 5%, or \$116,602, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 21.5 FTEs and represent the following:

|                                     | FTEs    |         |         |         |         | Variance |
|-------------------------------------|---------|---------|---------|---------|---------|----------|
|                                     | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Accountant (3FT; 1PT)               | 3.5     | 3.5     | 3.5     | 3.5     | 3.5     | -        |
| Accounting & Operations Manager     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Accounts Payable Technician         | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Billing/Collections Rep.            | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Benefits Manager                    | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Benefits Coordinator                | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Billing Coordinator                 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Budget & Procurement Manager        | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Cash Management Officer             | 1.0     | 1.0     | -       | -       | -       | -        |
| Cash Management Coordinator         | -       | -       | 1.0     | 1.0     | 1.0     | -        |
| Chief Accountant                    | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Customer Account Coordinator        | 1.0     | 1.0     | -       | -       | -       | -        |
| Customer Account Representative     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Director of Finance                 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Office Manager                      | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Payroll Coordinator                 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Safety/Risk Administrator           | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Senior Budget & Procurement Analyst | 3.0     | 3.0     | 3.0     | 3.0     | 3.0     | -        |
| Treasury Services Manager           | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                                     | 21.5    | 21.5    | 21.5    | 21.5    | 21.5    | -        |

The Maintenance and Operations category increased 3.8%, or \$29,624, due primarily to the following activity:

- Increase in professional fees of \$19,250 due primarily to increases in credit card transactions and associated processing fees.
- Increase in maintenance contracts of \$15,990 due to licensing fees associated with the Socrata CIP dashboard software solution implemented during FY 2017.
- Increase in professional services (IT) of \$8,049 due to multiple factors including growth in Microsoft Enterprise licensing fees, Tyler Munis disaster recovery service fees, etc.
- Decrease in employee training of -\$5,445 based on historical and year-to-date expenditure trends and forecasted training needs.
- Decrease in employee wellness program of -\$5,000 based on historical and year-to-date expenditure trends and forecasted needs.

The Capital/Lease category includes funding for the ERP system (Munis software) lease.

**Public Safety Department**

The FY 2018 Budget for Public Safety totals \$26,915,508 and represents an increase of 1.6%, or \$419,337, compared to FY 2017.

The Personnel Services category increased 3.1%, or \$707,725, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 219 FTEs and represent the following:

|                                            | FTEs         |              |              |              |              |          |
|--------------------------------------------|--------------|--------------|--------------|--------------|--------------|----------|
|                                            | FY 2014      | FY 2015      | FY 2016      | FY 2017      | FY 2018      | Variance |
| <b>Sworn Police Officers</b>               |              |              |              |              |              |          |
| Director of Public Safety                  | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Captain                                    | 8.0          | 6.0          | 7.0          | 7.0          | 7.0          | -        |
| Lieutenant                                 | 16.0         | 16.0         | 16.0         | 15.0         | 15.0         | -        |
| Division Chief - Administrative Services   | -            | 1.0          | -            | -            | -            | -        |
| Field Training Officer                     | 10.0         | 10.0         | 10.0         | 10.0         | 10.0         | -        |
| Officer                                    | 69.0         | 69.0         | 69.0         | 70.0         | 70.0         | -        |
| Public Information Officer                 | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Public Safety Budget/Finance Administrator | -            | 1.0          | 1.0          | 1.0          | 1.0          | -        |
|                                            | 105.0        | 105.0        | 105.0        | 105.0        | 105.0        | -        |
| <b>Certified Firefighters</b>              |              |              |              |              |              |          |
| Deputy Director of Public Safety           | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Battalion Chief                            | 4.0          | 3.0          | 3.0          | 3.0          | 3.0          | -        |
| Division Chief - Training                  | -            | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Captain                                    | 24.0         | 24.0         | 23.0         | 23.0         | 23.0         | -        |
| Accreditation/Emer. Mgmt. Coord. (Captain) | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Training/Emergency Medical Svcs Coord.     | -            | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Fire Apparatus Engineer                    | 23.0         | 22.0         | 22.0         | 22.0         | 22.0         | -        |
| Firefighter/Paramedic                      | 20.0         | 20.0         | 20.0         | 20.0         | 20.0         | -        |
| Firefighter II                             | 19.0         | 19.0         | 21.0         | 21.0         | 21.0         | -        |
| Fire Logistics Officer                     | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Fire Marshal (Battalion Chief)             | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Deputy Fire Marshal                        | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Assistant Fire Marshal (2FT; 1PT)          | 2.5          | 2.5          | 2.5          | 2.5          | 2.5          | -        |
|                                            | 97.5         | 97.5         | 98.5         | 98.5         | 98.5         | -        |
| <b>Civilian Positions</b>                  |              |              |              |              |              |          |
| Administrative Assistant II                | 2.0          | 2.0          | 2.0          | 2.0          | 2.0          | -        |
| Criminal Intelligence Analyst              | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| Data Entry Clerk (1PT)                     | 0.5          | 0.5          | 0.5          | -            | -            | -        |
| Evidence Technician                        | 1.0          | 1.0          | -            | -            | -            | -        |
| Evidence Custodian                         | -            | -            | 1.0          | 1.0          | 1.0          | -        |
| Fingerprint Technician                     | 0.5          | 0.5          | 0.5          | 1.0          | 1.0          | -        |
| Parking Enforcement Officers (2PT)         | -            | -            | 1.0          | 1.0          | 1.0          | -        |
| Public Safety Volunteer Manager            | 1.0          | 1.0          | -            | -            | -            | -        |
| Records Clerk                              | 4.0          | 4.0          | 4.0          | 4.5          | 4.5          | -        |
| Records Supervisor                         | 1.0          | 1.0          | 1.0          | 1.0          | 1.0          | -        |
| School Crossing Guard (8PT)                | 4.0          | 4.0          | 4.0          | 4.0          | 4.0          | -        |
|                                            | 15.0         | 15.0         | 15.0         | 15.5         | 15.5         | -        |
|                                            | <b>217.5</b> | <b>217.5</b> | <b>218.5</b> | <b>219.0</b> | <b>219.0</b> | <b>-</b> |



The Maintenance and Operations category decreased -9.9%, or -\$344,085, due primarily to the following activity:

- Decrease in maintenance contracts of -\$341,000 due primarily to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient).
- Decrease in fuel of -\$119,000 based on historical and year-to-date expenditure trends and forecasted fuel prices.
- Increase in professional fees of \$11,132 due primarily to additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses.
- Increase in vehicle/facility repair and maintenance of \$35,585 based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$53,235 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in employee uniforms of \$10,100 based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for fire truck leases and heart monitors and increased \$55,697 compared to FY 2017. During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an additional loan payment of approximately \$33,000 annually.

**Human Resources**

The FY 2018 Budget for Human Resources totals \$415,782 and represents an increase of 3.5%, or \$14,026, compared to FY 2017.

The Personnel Services category increased 5.7%, or \$13,790, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and an increase in the tuition reimbursement program (based on historical and year-to-date usage trends).

Base level personnel total 2.0 FTEs and represent the following:

|                             | FTEs    |         |         |         |         | Variance |
|-----------------------------|---------|---------|---------|---------|---------|----------|
|                             | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Administrative Assistant II | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Human Resources Manager     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                             | 2.0     | 2.0     | 2.0     | 2.0     | 2.0     | -        |

Assistant City Administrator (acting HR Director) is funded within the City Administration budget.

The Maintenance and Operations category remained flat at a \$236 increase and included the following activity:

- Increase in professional fees of \$2,500 based on year-to-date and historical expenditure trends for pre-employment evaluations, psychological evaluations, employment physicals, etc.
- Decrease in all other budgetary line items of -\$2,264 based on year-to-date and historical expenditure trends.

**Municipal Court**

The FY 2018 Budget for Municipal Court totals \$1,106,546 and represents an increase of 1.3%, or \$14,289, compared to FY 2017.

The Personnel Services category increased 4%, or \$28,186, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 9.0 FTEs and represent the following:

|                                        | FTEs    |         |         |         |         | Variance |
|----------------------------------------|---------|---------|---------|---------|---------|----------|
|                                        | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Court Clerk/Director of Court Services | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Deputy Clerk I                         | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Deputy Clerk II                        | 5.0     | 5.0     | 5.0     | 5.0     | 5.0     | -        |
| Deputy Clerk III                       | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Judge                                  | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                                        | 9.0     | 9.0     | 9.0     | 9.0     | 9.0     | -        |

The Maintenance and Operations category decreased -3.6%, or -\$13,897, due primarily to the following activity:

- Decrease in maintenance contracts of -\$4,000 due primarily to reduced funding for document scanning/records management initiatives to match actual expenditure trends.

- Decrease in utilities (water, gas, electric, etc.) of -\$16,525 due primarily to the IGA with Milton for use of Alpharetta Court Facilities. Revenue from Milton under the IGA was estimated in the FY 2017 budget at \$36,000 annually. Additionally, IGA expenditures related to increased utility and repair/maintenance costs were estimated in the FY 2017 budget at \$14,925. However, Milton did not finalize the IGA and move into the Alpharetta Court Facility space. As such, the IGA impacts for FY 2018 were removed.
- Increase in professional fees of \$8,500 due primarily to additional substitute judge staffing requirements (new DUI warrant procedures).

### **Recreation and Parks Department**

The FY 2018 Budget for Recreation and Parks totals \$8,892,183 and represents an increase of 1.7%, or \$144,471, compared to FY 2017.

The Personnel Services category increased 2%, or \$90,013, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; which is partially offset through employee turnover.

Authorized personnel total 51.0 FTEs and represent the following:

|                                      | FTEs    |         |         |         |         | Variance |
|--------------------------------------|---------|---------|---------|---------|---------|----------|
|                                      | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Administrative Assistant I*          | 3.0     | 2.0     | 2.0     | 2.0     | 5.0     | 3.0      |
| Administrative Assistant II          | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Athletic Coordinator                 | 2.0     | -       | -       | -       | -       | -        |
| Arts Coordinator                     | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Customer Service Representative*     | 3.0     | 3.0     | 3.0     | 3.0     | -       | (3.0)    |
| Deputy Director of Recreation/Parks  | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Director of Recreation/Parks         | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Equestrian Center Manager            | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Facility Technician                  | 4.0     | 4.0     | 4.0     | 4.0     | 4.0     | -        |
| Marketing/Accreditation Coordinator  | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Office Manager                       | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Park Services Manager                | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Parks Maintenance Technician         | 8.0     | 8.0     | -       | -       | -       | -        |
| Parks Maintenance Technician I       | 5.0     | 5.0     | 13.0    | 13.0    | 13.0    | -        |
| Parks Maintenance Technician II      | 5.0     | 5.0     | 5.0     | 5.0     | 5.0     | -        |
| Parks Supervisor II                  | 4.0     | 4.0     | 4.0     | 4.0     | 4.0     | -        |
| Program Coordinator                  | 4.0     | -       | -       | -       | -       | -        |
| Recreation Coordinator               | -       | 5.0     | 5.0     | 5.0     | 5.0     | -        |
| Recreation Supervisor II             | 3.0     | 4.0     | 4.0     | 4.0     | 4.0     | -        |
| Special Events Coordinator (1FT;2PT) | -       | -       | 2.0     | 2.0     | 2.0     | -        |
| Special Events Manager               | -       | -       | 1.0     | 1.0     | 1.0     | -        |
|                                      | 48.0    | 48.0    | 51.0    | 51.0    | 51.0    | -        |

\* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 1.8%, or \$74,567, due primarily to the following activity:

- Increase in professional fees of \$47,005 based on funding established for general professional studies (e.g. engineering, architectural, CityWorks

training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth).

- Increase in grounds repair and maintenance of \$28,921 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in equipment rental of \$33,155 due primarily to anticipated increases in grounds maintenance at Rock Mill Park (tree removal, sidewalk repairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$10,225 based on anticipated training and certification needs (and associated travel).
- Increase in utilities (water, gas, electric, etc.) of \$8,850 based on historical and year-to-date expenditure trends.
- Increase in small equipment of \$14,455 to fund soccer goals/nets/wagons, gymnastics equipment, woodshop equipment (replacement), equestrian center hand tools, etc.
- Increase in maintenance contracts of -\$273 due to growth in the landscape maintenance contract for parks (including newly acquired parkland), Equestrian Center stall cleaning service, etc. which is fully offset through the reorganization of HVAC maintenance funding into the Public Works Department which is now managing maintenance of Recreation and Parks facilities.
- Decrease in facility repair and maintenance of -\$92,240 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with growth in non-standard facility maintenance needs (e.g. Equestrian Center, floor refinishing, painting, etc.).

The Capital/Other category includes funding for: replacement of life guard stands and lounge chairs at the Wills Park Pool, Equestrian Center equipment, and general equipment at the Wills Park Recreation Center, Webb Bridge Park, North Park, and Rock Mill Park.



**Information Technology Department**

The FY 2018 Budget for Information Technology totals \$1,681,857 and represents an increase of 5.2%, or \$82,416, compared to FY 2017.

The Personnel Services category increased 5.5%, or \$80,213, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Authorized personnel total 11.0 FTEs and represent the following:

|                            | FTEs    |         |         |         |         | Variance |
|----------------------------|---------|---------|---------|---------|---------|----------|
|                            | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Director                   | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Database Administrator*    | -       | 1.0     | 1.0     | -       | -       | -        |
| GIS Coordinator            | 1.0     | -       | -       | -       | -       | -        |
| GIS Manager                | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| IT Manager                 | -       | -       | 2.0     | 3.0     | 3.0     | -        |
| IT Systems Administrator   | 1.0     | 1.0     | -       | -       | -       | -        |
| Network Administrator      | -       | -       | 2.0     | 2.0     | 2.0     | -        |
| Network Analyst I*         | 1.0     | 1.0     | 1.0     | 1.0     | -       | (1.0)    |
| Network Analyst II*        | 1.0     | 1.0     | -       | -       | 1.0     | 1.0      |
| Network Manager            | 1.0     | 1.0     | -       | -       | -       | -        |
| Systems Analyst II         | 2.0     | 2.0     | 2.0     | 2.0     | 2.0     | -        |
| Systems Manager            | 1.0     | 1.0     | -       | -       | -       | -        |
| Telecommunications Manager | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                            | 11.0    | 11.0    | 11.0    | 11.0    | 11.0    | -        |

\* Position reclassifications occurred during FY 2017.

The Maintenance & Operations category increased 1.6%, or \$2,203, due primarily to the following activity:

- Increase in travel and training of \$9,000 due primarily to a continued focus on training and certification.
- Decrease in professional services (IT) of -\$2,147 due to multiple factors including reduced Microsoft Enterprise licensing fee allocation, line and circuit service allocation, etc.
- Decrease in professional fees and general supplies of -\$4,500 based on historical and year-to-date expenditure trends.

**Emergency-911 Fund**

The FY 2018 Budget for the E-911 Fund totals \$4,426,678 and represents a decrease of -14.9%, or -\$776,438, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017<sup>5</sup>. After adjusting for the non-allocated reserve, the true operational budget growth totals 7%.

The Personnel Services category decreased -0.1%, or -\$2,070, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections).

Authorized personnel total 30.0 FTEs.

|                                               | FTEs    |         |         |         |         | Variance |
|-----------------------------------------------|---------|---------|---------|---------|---------|----------|
|                                               | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Communications Officer                        | 14.0    | 14.0    | 13.0    | 17.0    | 17.0    | -        |
| Communications Shift Supervisor               | 5.0     | 5.0     | 5.0     | 5.0     | 5.0     | -        |
| Communications Training Coord. (Captain)      | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Public Safety Administrator (Battalion Chief) | 1.0     | -       | -       | -       | -       | -        |
| Division Chief - Technology                   | -       | 1.0     | 1.0     | 1.0     | 1.0     | -        |
| Sr. Communications Officer                    | 4.0     | 4.0     | 5.0     | 5.0     | 5.0     | -        |
| IT Systems Administrator                      | 1.0     | 1.0     | -       | -       | -       | -        |
| Network Analyst II                            | -       | -       | 1.0     | 1.0     | 1.0     | -        |
|                                               | 26.0    | 26.0    | 26.0    | 30.0    | 30.0    | -        |

The Maintenance and Operations category decreased -4.7%, or -\$67,281, due primarily to the following activity:

- Decrease in communications of -\$17,000 based on multiple factors including: increased costs relating to the upgraded phone system's PRI requirement to make outbound calls; increased cost estimates related to Bellsouth service; all of which is offset through reduced cost estimates for E-911 Cost Recovery charges.
- Decrease in travel and training of -\$13,000 based on historical and year-to-date expenditure trends.
- Decrease in professional services (IT) and maintenance contracts of -\$18,684 due to reduced operational cost estimates (Alpharetta's allocable share) for the North Fulton Regional Radio System Authority.

The Other category includes funding totaling \$553,700<sup>6</sup> to cover operating and capital initiatives.

<sup>5</sup> Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

<sup>6</sup> Please refer to the Operating Initiatives and/or Capital Initiatives tab of this document for detailed descriptions of the initiatives.

**Impact Fee Fund**

The FY 2018 Budget totals \$1,630,000.

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. Impact Fees (non-allocated reserve balances from prior year collections) are being allocated to specific system improvements as follows:

- System Improvements<sup>7</sup>
  - Parks (Cultural Arts/Parkland Acquisition: \$550,000)
  - Parks (Wills Park Pool Renovation/Expansion: \$1,000,000)
  - Public Safety (Headquarters Expansion: \$80,000)

**Drug Enforcement Agency Fund**

This fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Public Safety Department's normal operational budget.

The FY 2018 Budget for the DEA Fund totals \$417,706 and represents a decrease of -77.3%, or -\$1,425,458, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017<sup>8</sup>.

The Personnel Services category decreased -7.3%, or -\$18,871, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Included in this funding is a Special Investigations Unit (three Police Officer positions) approved in FY 2014.

Authorized personnel total 3 FTEs.

|         |  | FTEs    |         |         |         |         |          |
|---------|--|---------|---------|---------|---------|---------|----------|
|         |  | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | Variance |
| Officer |  | 3.0     | 3.0     | 3.0     | 3.0     | 3.0     | -        |
|         |  | 3.0     | 3.0     | 3.0     | 3.0     | 3.0     | -        |

The Maintenance and Operations category decreased -100%, or -\$112,383, due primarily to the cessation of all operational costs. Funding for initiatives will be approved on an individual basis through the city's established procedures.

<sup>7</sup> Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

<sup>8</sup> Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the Public Safety Headquarters Expansion project. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for implementation of a body camera program and replacement/upgrade of the LiveScan fingerprinting equipment<sup>9</sup>.

### **Hotel/Motel Fund**

The FY 2018 Budget totals \$7,250,000.

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and the Conference Center (Tourism Product Development; 18.75%). The Conference Center portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies allocated towards the debt service reserve<sup>10</sup>. The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 325-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2018 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Hotel/Motel Tax collections are forecasted to grow to \$7.3 million (FY 2017 collections are estimated at \$7 million) due primarily to an increase in business spending on travel and training.

### **Debt Service Fund**

The FY 2018 Budget totals \$5,479,658 and includes funding for: the payment of principal and interest on general long-term debt (\$5,474,658) and associated administrative fees (\$5,000).

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<sup>9</sup> Please refer to the Capital Initiatives tab of this document for a detailed description of these initiatives.

<sup>10</sup> It is the city's intent to reserve \$1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax.



**Solid Waste Fund**

The FY 2018 Budget for the Solid Waste Fund totals \$3,304,006 and represents a decrease of -15.2%, or -\$594,261, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017<sup>11</sup>. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2017.

The Personnel Services category increased 17.4%, or \$11,072, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums and changes employee health care coverage elections (e.g. family coverage vs. employee only coverage).

Authorized personnel total 1.0 FTE and represent the following:

|                                 | FTEs    |         |         |         |         | Variance |
|---------------------------------|---------|---------|---------|---------|---------|----------|
|                                 | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 |          |
| Customer Account Representative | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |
|                                 | 1.0     | 1.0     | 1.0     | 1.0     | 1.0     | -        |

The Maintenance & Operations category is primarily flat with FY 2017 (-0.4% variance). The main expense is our private solid waste hauling contract (growth in the service base) which is estimated to remain at the same base rates in FY 2018 while providing expanded service levels (glass recycling route).

**Risk Management Fund**

The Risk Management Fund is responsible for funding all insurance premiums, workers compensation claims, etc.

The FY 2018 Budget for the Risk Management Fund totals \$1,338,000 and represents a decrease of -29.6%, or -\$563,241, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017<sup>12</sup>. After adjusting for the non-allocated reserve, the true operational budget growth totals 2%. This growth is driven through insurance premium increases/coverage changes (e.g. vehicle insurance, workers compensation excess liability insurance, etc.).

**Medical Insurance Fund**

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it

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<sup>11</sup> Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$6,991,662 and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

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# **FUND SUMMARIES**



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# **CITYWIDE FUND SUMMARIES**

FY 2018 Recommended Budget  
**City of Alpharetta**  
**FY 2018 Budget**  
**Citywide Statement of Revenues and Expenditures (by Department)**

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|                                           | Special Revenue Funds |              |                 |            |                  |                      |                   | Capital Project Funds |                         |                       | Enterprise Fund  | Internal Service Funds |                        | TOTAL          |
|-------------------------------------------|-----------------------|--------------|-----------------|------------|------------------|----------------------|-------------------|-----------------------|-------------------------|-----------------------|------------------|------------------------|------------------------|----------------|
|                                           | General Fund          | E-911 Fund   | Impact Fee Fund | DEA Fund   | Hotel/Motel Fund | Operating Grant Fund | Debt Service Fund | Capital Projects Fund | Stormwater Capital Fund | T-SPLOST Capital Fund | Solid Waste Fund | Risk Management Fund   | Medical Insurance Fund |                |
| REVENUES:                                 |                       |              |                 |            |                  |                      |                   |                       |                         |                       |                  |                        |                        |                |
| Property Taxes                            | \$ 22,354,000         | \$ -         | \$ -            | \$ -       | \$ -             | \$ -                 | \$ 5,164,000      | \$ -                  | \$ -                    | \$ -                  | \$ -             | \$ -                   | \$ -                   | \$ 27,518,000  |
| Local Option Sales Taxes/T-SPLOST         | 15,200,000            | -            | -               | -          | -                | -                    | -                 | -                     | -                       | 13,000,000            | -                | -                      | -                      | 28,200,000     |
| Other Taxes                               | 14,699,500            | -            | -               | -          | 7,250,000        | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 21,949,500     |
| Licenses and Permits                      | 2,722,050             | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 2,722,050      |
| Intergovernmental Revenue                 | 435,000               | 940,000      | -               | -          | -                | -                    | -                 | 45,312                | -                       | -                     | -                | -                      | -                      | 1,420,312      |
| Charges for Services                      | 3,388,250             | 3,000,000    | 550,000         | -          | -                | -                    | -                 | -                     | -                       | -                     | 3,296,300        | 1,335,000              | 6,991,662              | 18,561,212     |
| Fines and Forfeitures                     | 2,209,250             | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 2,209,250      |
| Interest Earnings                         | 75,000                | 5,478        | -               | -          | -                | -                    | 12,000            | -                     | -                       | -                     | 7,706            | 3,000                  | -                      | 103,184        |
| Other/Miscellaneous                       | 275,956               | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 275,956        |
| subtotal                                  | \$ 61,359,006         | \$ 3,945,478 | \$ 550,000      | \$ -       | \$ 7,250,000     | \$ -                 | \$ 5,176,000      | \$ 45,312             | \$ -                    | \$ 13,000,000         | \$ 3,304,006     | \$ 1,338,000           | \$ 6,991,662           | \$ 102,959,464 |
| Other Financing Sources                   |                       |              |                 |            |                  |                      |                   |                       |                         |                       |                  |                        |                        |                |
| Interfund Transfer from General Fund      | \$ -                  | \$ -         | \$ -            | \$ -       | \$ -             | \$ 20,000            | \$ -              | \$ 11,067,313         | \$ 1,255,000            | \$ -                  | \$ -             | \$ -                   | \$ -                   | \$ 12,342,313  |
| Interfund Transfer from Hotel/Motel Fund  | 2,718,750             | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 2,718,750      |
| Budgeted Fund Balance                     | 7,842,313             | 481,200      | 1,080,000       | 417,706    | -                | -                    | 303,658           | 410,000               | -                       | 1,650,901             | -                | -                      | -                      | 12,185,778     |
| subtotal                                  | \$ 10,561,063         | \$ 481,200   | \$ 1,080,000    | \$ 417,706 | \$ -             | \$ 20,000            | \$ 303,658        | \$ 11,477,313         | \$ 1,255,000            | \$ 1,650,901          | \$ -             | \$ -                   | \$ -                   | \$ 27,246,841  |
| Total Revenues                            | \$ 71,920,069         | \$ 4,426,678 | \$ 1,630,000    | \$ 417,706 | \$ 7,250,000     | \$ 20,000            | \$ 5,479,658      | \$ 11,522,625         | \$ 1,255,000            | \$ 14,650,901         | \$ 3,304,006     | \$ 1,338,000           | \$ 6,991,662           | \$ 130,206,305 |
| EXPENDITURES:                             |                       |              |                 |            |                  |                      |                   |                       |                         |                       |                  |                        |                        |                |
| Mayor and City Council                    | \$ 364,488            | \$ -         | \$ -            | \$ -       | \$ -             | \$ -                 | \$ -              | \$ -                  | \$ -                    | \$ -                  | \$ -             | \$ -                   | \$ -                   | \$ 364,488     |
| City Administration                       | 2,180,565             | -            | -               | -          | -                | -                    | -                 | 470,000               | -                       | -                     | -                | -                      | -                      | 2,650,565      |
| Legal Services                            | 665,000               | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 665,000        |
| Community Development                     | 2,857,116             | -            | -               | -          | -                | -                    | -                 | 125,000               | -                       | -                     | -                | -                      | -                      | 2,982,116      |
| Public Works                              | 8,377,022             | -            | -               | -          | -                | -                    | -                 | 5,396,524             | 1,255,000               | 13,650,901            | -                | -                      | -                      | 28,679,447     |
| Finance                                   | 3,347,009             | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | 3,304,006        | 1,338,000              | 1,501,694              | 9,490,709      |
| Public Safety                             | 26,915,508            | 3,872,978    | 80,000          | 289,706    | -                | -                    | -                 | 2,402,173             | -                       | -                     | -                | -                      | -                      | 33,560,365     |
| Human Resources                           | 415,782               | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 415,782        |
| Municipal Court                           | 1,106,546             | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 1,106,546      |
| Recreation and Parks                      | 8,892,183             | -            | 1,550,000       | -          | -                | -                    | -                 | 1,151,000             | -                       | -                     | -                | -                      | -                      | 11,593,183     |
| Information Technology                    | 1,681,857             | -            | -               | -          | -                | -                    | -                 | 505,000               | -                       | -                     | -                | -                      | -                      | 2,186,857      |
| Non-Departmental                          | -                     | -            | -               | -          | -                | -                    | 5,000             | -                     | -                       | -                     | -                | -                      | -                      | 5,000          |
| Insurance Premiums (Risk Fund)            | 665,000               | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 665,000        |
| Medical Claims                            | -                     | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | 5,408,414              | 5,408,414      |
| Contingency                               | 650,000               | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 650,000        |
| Non-Allocated (Reserve)                   | 584,090               | 553,700      | -               | 128,000    | -                | 20,000               | -                 | 1,472,928             | -                       | 1,000,000             | -                | -                      | 81,554                 | 3,840,272      |
| Alpharetta Convention and Visitors Bureau | -                     | -            | -               | -          | 3,171,875        | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 3,171,875      |
| Debt Service (Principal and Interest)     | 286,840               | -            | -               | -          | 779,963          | -                    | 5,474,658         | -                     | -                       | -                     | -                | -                      | -                      | 6,541,461      |
| Debt Service Reserve                      | 543,750               | -            | -               | -          | 579,412          | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 1,123,162      |
| Donations/Contributions                   | 45,000                | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 45,000         |
| subtotal                                  | \$ 59,577,756         | \$ 4,426,678 | \$ 1,630,000    | \$ 417,706 | \$ 4,531,250     | \$ 20,000            | \$ 5,479,658      | \$ 11,522,625         | \$ 1,255,000            | \$ 14,650,901         | \$ 3,304,006     | \$ 1,338,000           | \$ 6,991,662           | \$ 115,145,242 |
| Other Financing Uses                      |                       |              |                 |            |                  |                      |                   |                       |                         |                       |                  |                        |                        |                |
| Interfund Transfer to General Fund        | \$ -                  | \$ -         | \$ -            | \$ -       | \$ 2,718,750     | \$ -                 | \$ -              | \$ -                  | \$ -                    | \$ -                  | \$ -             | \$ -                   | \$ -                   | \$ 2,718,750   |
| Interfund Transfer to Grant/Capital Funds | 12,342,313            | -            | -               | -          | -                | -                    | -                 | -                     | -                       | -                     | -                | -                      | -                      | 12,342,313     |
| subtotal                                  | \$ 12,342,313         | \$ -         | \$ -            | \$ -       | \$ 2,718,750     | \$ -                 | \$ -              | \$ -                  | \$ -                    | \$ -                  | \$ -             | \$ -                   | \$ -                   | \$ 15,061,063  |
| Total Expenditures                        | \$ 71,920,069         | \$ 4,426,678 | \$ 1,630,000    | \$ 417,706 | \$ 7,250,000     | \$ 20,000            | \$ 5,479,658      | \$ 11,522,625         | \$ 1,255,000            | \$ 14,650,901         | \$ 3,304,006     | \$ 1,338,000           | \$ 6,991,662           | \$ 130,206,305 |

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**City of Alpharetta**  
**FY 2018 Budget**  
**Citywide Statement of Revenues and Expenditures (by Category)**

|                                           | Special Revenue Funds |                     |                     |                   |                     |                      |                     | Capital Project Funds |                         |                       | Enterprise Fund     | Internal Service Funds |                        | TOTAL                 |
|-------------------------------------------|-----------------------|---------------------|---------------------|-------------------|---------------------|----------------------|---------------------|-----------------------|-------------------------|-----------------------|---------------------|------------------------|------------------------|-----------------------|
|                                           | General Fund          | E-911 Fund          | Impact Fee Fund     | DEA Fund          | Hotel/Motel Fund    | Operating Grant Fund | Debt Service Fund   | Capital Projects Fund | Stormwater Capital Fund | T-SPLOST Capital Fund | Solid Waste Fund    | Risk Management Fund   | Medical Insurance Fund |                       |
| <b>REVENUES:</b>                          |                       |                     |                     |                   |                     |                      |                     |                       |                         |                       |                     |                        |                        |                       |
| Property Taxes                            | \$ 22,354,000         | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                 | \$ 5,164,000        | \$ -                  | \$ -                    | \$ -                  | \$ -                | \$ -                   | \$ -                   | \$ 27,518,000         |
| Local Option Sales Taxes/T-SPLOST         | 15,200,000            | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | 13,000,000            | -                   | -                      | -                      | 28,200,000            |
| Other Taxes                               | 14,699,500            | -                   | -                   | -                 | 7,250,000           | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 21,949,500            |
| Licenses and Permits                      | 2,722,050             | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 2,722,050             |
| Intergovernmental Revenue                 | 435,000               | 940,000             | -                   | -                 | -                   | -                    | -                   | 45,312                | -                       | -                     | -                   | -                      | -                      | 1,420,312             |
| Charges for Services                      | 3,388,250             | 3,000,000           | 550,000             | -                 | -                   | -                    | -                   | -                     | -                       | -                     | 3,296,300           | 1,335,000              | 6,991,662              | 18,561,212            |
| Fines and Forfeitures                     | 2,209,250             | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 2,209,250             |
| Interest Earnings                         | 75,000                | 5,478               | -                   | -                 | -                   | -                    | 12,000              | -                     | -                       | -                     | 7,706               | 3,000                  | -                      | 103,184               |
| Other/Miscellaneous                       | 275,956               | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 275,956               |
| <i>subtotal</i>                           | <b>\$ 61,359,006</b>  | <b>\$ 3,945,478</b> | <b>\$ 550,000</b>   | <b>\$ -</b>       | <b>\$ 7,250,000</b> | <b>\$ -</b>          | <b>\$ 5,176,000</b> | <b>\$ 45,312</b>      | <b>\$ -</b>             | <b>\$ 13,000,000</b>  | <b>\$ 3,304,006</b> | <b>\$ 1,338,000</b>    | <b>\$ 6,991,662</b>    | <b>\$ 102,959,464</b> |
| <b>Other Financing Sources</b>            |                       |                     |                     |                   |                     |                      |                     |                       |                         |                       |                     |                        |                        |                       |
| Interfund Transfer from General Fund      | \$ -                  | \$ -                | \$ -                | \$ -              | \$ -                | \$ 20,000            | \$ -                | \$ 11,067,313         | \$ 1,255,000            | \$ -                  | \$ -                | \$ -                   | \$ -                   | \$ 12,342,313         |
| Interfund Transfer from Hotel/Motel Fund  | 2,718,750             | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 2,718,750             |
| Budgeted Fund Balance                     | 7,842,313             | 481,200             | 1,080,000           | 417,706           | -                   | -                    | 303,658             | 410,000               | -                       | 1,650,901             | -                   | -                      | -                      | 12,185,778            |
| <i>subtotal</i>                           | <b>\$ 10,561,063</b>  | <b>\$ 481,200</b>   | <b>\$ 1,080,000</b> | <b>\$ 417,706</b> | <b>\$ -</b>         | <b>\$ 20,000</b>     | <b>\$ 303,658</b>   | <b>\$ 11,477,313</b>  | <b>\$ 1,255,000</b>     | <b>\$ 1,650,901</b>   | <b>\$ -</b>         | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ 27,246,841</b>  |
| <b>Total Revenues</b>                     | <b>\$ 71,920,069</b>  | <b>\$ 4,426,678</b> | <b>\$ 1,630,000</b> | <b>\$ 417,706</b> | <b>\$ 7,250,000</b> | <b>\$ 20,000</b>     | <b>\$ 5,479,658</b> | <b>\$ 11,522,625</b>  | <b>\$ 1,255,000</b>     | <b>\$ 14,650,901</b>  | <b>\$ 3,304,006</b> | <b>\$ 1,338,000</b>    | <b>\$ 6,991,662</b>    | <b>\$ 130,206,305</b> |
| <b>EXPENDITURES:</b>                      |                       |                     |                     |                   |                     |                      |                     |                       |                         |                       |                     |                        |                        |                       |
| Personnel Services                        | \$ 41,864,756         | \$ 2,501,047        | \$ -                | \$ 240,759        | \$ -                | \$ -                 | \$ -                | \$ -                  | \$ -                    | \$ -                  | \$ 74,739           | \$ -                   | \$ -                   | \$ 44,681,301         |
| Maintenance and Operations                | 14,119,125            | 1,371,931           | -                   | -                 | -                   | -                    | 5,000               | -                     | -                       | -                     | 3,229,267           | 1,338,000              | 1,501,694              | 21,565,017            |
| Capital/Capital Lease                     | 819,195               | -                   | 1,630,000           | 48,947            | -                   | -                    | -                   | 10,049,697            | 1,255,000               | 13,650,901            | -                   | -                      | -                      | 27,453,740            |
| <b>Other</b>                              |                       |                     |                     |                   |                     |                      |                     |                       |                         |                       |                     |                        |                        |                       |
| Insurance Premiums (Risk Fund)            | 665,000               | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 665,000               |
| Medical Claims                            | -                     | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | 5,408,414              | 5,408,414             |
| Contingency                               | 650,000               | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 650,000               |
| Non-Allocated (Reserve)                   | 584,090               | 553,700             | -                   | 128,000           | -                   | 20,000               | -                   | 1,472,928             | -                       | 1,000,000             | -                   | -                      | 81,554                 | 3,840,272             |
| Alpharetta Convention and Visitors Bureau | -                     | -                   | -                   | -                 | 3,171,875           | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 3,171,875             |
| Debt Service (Principal and Interest)     | 286,840               | -                   | -                   | -                 | 779,963             | -                    | 5,474,658           | -                     | -                       | -                     | -                   | -                      | -                      | 6,541,461             |
| Debt Service Reserve                      | 543,750               | -                   | -                   | -                 | 579,412             | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 1,123,162             |
| Donations/Contributions                   | 45,000                | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 45,000                |
| <i>subtotal</i>                           | <b>\$ 59,577,756</b>  | <b>\$ 4,426,678</b> | <b>\$ 1,630,000</b> | <b>\$ 417,706</b> | <b>\$ 4,531,250</b> | <b>\$ 20,000</b>     | <b>\$ 5,479,658</b> | <b>\$ 11,522,625</b>  | <b>\$ 1,255,000</b>     | <b>\$ 14,650,901</b>  | <b>\$ 3,304,006</b> | <b>\$ 1,338,000</b>    | <b>\$ 6,991,662</b>    | <b>\$ 115,145,242</b> |
| <b>Other Financing Uses</b>               |                       |                     |                     |                   |                     |                      |                     |                       |                         |                       |                     |                        |                        |                       |
| Interfund Transfer to General Fund        | \$ -                  | \$ -                | \$ -                | \$ -              | \$ 2,718,750        | \$ -                 | \$ -                | \$ -                  | \$ -                    | \$ -                  | \$ -                | \$ -                   | \$ -                   | \$ 2,718,750          |
| Interfund Transfer to Grant/Capital Funds | 12,342,313            | -                   | -                   | -                 | -                   | -                    | -                   | -                     | -                       | -                     | -                   | -                      | -                      | 12,342,313            |
| <i>subtotal</i>                           | <b>\$ 12,342,313</b>  | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ 2,718,750</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ -</b>           | <b>\$ -</b>             | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ 15,061,063</b>  |
| <b>Total Expenditures</b>                 | <b>\$ 71,920,069</b>  | <b>\$ 4,426,678</b> | <b>\$ 1,630,000</b> | <b>\$ 417,706</b> | <b>\$ 7,250,000</b> | <b>\$ 20,000</b>     | <b>\$ 5,479,658</b> | <b>\$ 11,522,625</b>  | <b>\$ 1,255,000</b>     | <b>\$ 14,650,901</b>  | <b>\$ 3,304,006</b> | <b>\$ 1,338,000</b>    | <b>\$ 6,991,662</b>    | <b>\$ 130,206,305</b> |



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# **GENERAL FUND SUMMARY**

**City of Alpharetta**  
**General Fund**  
**Statement of Budgetary Comparisons (FY 2017-2018)**

|                                       | FY 2017<br>AMENDED<br>BUDGET | FY 2018<br>RECOMMENDED<br>BUDGET | \$<br>Variance      | %<br>Variance |
|---------------------------------------|------------------------------|----------------------------------|---------------------|---------------|
| <b>Revenues:</b>                      |                              |                                  |                     |               |
| Property Taxes:                       |                              |                                  |                     |               |
| Current Year                          | \$ 19,900,000                | \$ 21,160,000                    | \$ 1,260,000        | 6.3%          |
| Motor Vehicle                         | 250,000                      | 180,000                          | (70,000)            | -28.0%        |
| Motor Vehicle Title Tax Fee           | 1,000,000                    | 775,000                          | (225,000)           | -22.5%        |
| Prior Year/Delinquent                 | 259,000                      | 239,000                          | (20,000)            | -7.7%         |
| Local Option Sales Tax                | 15,100,000                   | 15,200,000                       | 100,000             | 0.7%          |
| Other Taxes:                          |                              |                                  |                     |               |
| Franchise Fees                        | 6,725,000                    | 6,640,000                        | (85,000)            | -1.3%         |
| Insurance Premium Tax                 | 3,390,000                    | 3,620,000                        | 230,000             | 6.8%          |
| Alcohol Beverage Excise Tax           | 2,015,000                    | 2,100,000                        | 85,000              | 4.2%          |
| Other Taxes                           | 2,154,500                    | 2,339,500                        | 185,000             | 8.6%          |
| Licenses & Permits                    | 2,352,050                    | 2,722,050                        | 370,000             | 15.7%         |
| Intergovernmental                     | 511,000                      | 435,000                          | (76,000)            | -14.9%        |
| Charges for Services                  | 3,108,900                    | 3,388,250                        | 279,350             | 9.0%          |
| Fines & Forfeitures                   | 2,404,000                    | 2,209,250                        | (194,750)           | -8.1%         |
| Interest                              | 60,000                       | 75,000                           | 15,000              | 25.0%         |
| Other Revenues                        | 304,366                      | 275,956                          | (28,410)            | -9.3%         |
| Other Financing Sources:              |                              |                                  |                     |               |
| Interfund Transfer (Hotel/Motel Fund) | 2,250,000                    | 2,718,750                        | 468,750             | 20.8%         |
| <b>Total Operating Revenues</b>       | <b>\$ 61,783,816</b>         | <b>\$ 64,077,756</b>             | <b>\$ 2,293,940</b> | <b>3.7%</b>   |
| Fund Balance Carryforward             | 6,067,830                    | 7,842,313                        |                     |               |
| <b>Total Revenues</b>                 | <b>\$ 67,851,646</b>         | <b>\$ 71,920,069</b>             |                     |               |
| <b>Expenditures (by Category):</b>    |                              |                                  |                     |               |
| Personnel Services:                   |                              |                                  |                     |               |
| Salaries                              | \$ 26,174,583                | \$ 26,890,555                    | \$ 715,972          | 2.7%          |
| Group Insurance                       | 7,573,002                    | 7,962,005                        | 389,003             | 5.1%          |
| Pension (Defined Benefit)             | 2,387,665                    | 2,500,954                        | 113,289             | 4.7%          |
| Pension (401A)                        | 1,482,671                    | 1,675,068                        | 192,397             | 13.0%         |
| Miscellaneous Benefits                | 2,788,234                    | 2,836,174                        | 47,940              | 1.7%          |
| <i>subtotal</i>                       | <b>\$ 40,406,155</b>         | <b>\$ 41,864,756</b>             | <b>\$ 1,458,601</b> | <b>3.6%</b>   |
| Maintenance and Operations:           |                              |                                  |                     |               |
| Professional Services                 | \$ 2,350,678                 | \$ 2,547,692                     | \$ 197,014          | 8.4%          |
| Repair/Maintenance                    | 1,386,984                    | 1,519,350                        | 132,366             | 9.5%          |
| Maintenance Contracts                 | 2,279,562                    | 2,018,351                        | (261,211)           | -11.5%        |
| Professional Services (IT)            | 1,396,932                    | 1,432,277                        | 35,345              | 2.5%          |
| General Supplies                      | 988,706                      | 992,185                          | 3,479               | 0.4%          |
| Utilities                             | 2,629,810                    | 2,607,475                        | (22,335)            | -0.8%         |
| Fuel                                  | 616,000                      | 467,150                          | (148,850)           | -24.2%        |
| Legal Services                        | 650,000                      | 665,000                          | 15,000              | 2.3%          |
| Miscellaneous                         | 1,788,371                    | 1,869,645                        | 81,274              | 4.5%          |
| <i>subtotal</i>                       | <b>\$ 14,087,043</b>         | <b>\$ 14,119,125</b>             | <b>\$ 32,082</b>    | <b>0.2%</b>   |
| Capital/Lease:                        |                              |                                  |                     |               |
| Fire Truck/Cardiac Monitor Leases     | \$ 522,972                   | \$ 578,669                       | \$ 55,697           | 10.7%         |
| Tyler ERP Lease                       | 109,263                      | 110,904                          | 1,641               | 1.5%          |
| Work Order Software Lease             | 76,307                       | 76,622                           | 315                 | 0.4%          |
| Miscellaneous                         | 73,109                       | 53,000                           | (20,109)            | -27.5%        |
| <i>subtotal</i>                       | <b>\$ 781,651</b>            | <b>\$ 819,195</b>                | <b>\$ 37,544</b>    | <b>4.8%</b>   |
| Other Uses:                           |                              |                                  |                     |               |
| Contingency                           | \$ 605,000                   | \$ 650,000                       | \$ 45,000           | 7.4%          |
| Insurance Premiums (Risk Fund)        | 640,000                      | 665,000                          | 25,000              | 3.9%          |
| Gwinnett Tech Contribution (Debt Svc) | 286,940                      | 286,840                          | (100)               | 0.0%          |
| Conference Ctr Debt Service Reserve   | 450,000                      | 543,750                          | 93,750              | 20.8%         |
| Operating Initiatives Reserve         | -                            | 584,090                          | 584,090             | -             |
| Donations/Contributions               | 45,000                       | 45,000                           | -                   | 0.0%          |
| <i>subtotal</i>                       | <b>\$ 2,026,940</b>          | <b>\$ 2,774,680</b>              | <b>\$ 747,740</b>   | <b>36.9%</b>  |
| <b>Total Operating Expenditures</b>   | <b>\$ 57,301,789</b>         | <b>\$ 59,577,756</b>             | <b>\$ 2,275,967</b> | <b>4.0%</b>   |
| Interfund Transfer:                   |                              |                                  |                     |               |
| Capital Project/Grant Funds           | 10,549,857                   | 12,342,313                       |                     |               |
| <b>Total Expenditures</b>             | <b>\$ 67,851,646</b>         | <b>\$ 71,920,069</b>             |                     |               |
| Personnel (full-time-equivalent)      | 408.5                        | 408.5                            |                     |               |

# City of Alpharetta

## General Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2013<br>Actual     | FY 2014<br>Actual     | FY 2015<br>Actual     | FY 2016<br>Actual     | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 21,330,297         | \$ 20,951,279         | \$ 20,873,496         | \$ 23,586,068         | \$ 27,290,370                | \$ 21,222,540                    |
| <b>Revenues:</b>                             |                       |                       |                       |                       |                              |                                  |
| Property Taxes                               | \$ 18,740,931         | \$ 19,892,754         | \$ 20,765,849         | \$ 22,321,490         | \$ 21,409,000                | \$ 22,354,000                    |
| Local Option Sales Taxes                     | 12,173,275            | 13,575,938            | 14,757,780            | 14,953,985            | 15,100,000                   | 15,200,000                       |
| Other Taxes                                  | 13,030,797            | 12,706,783            | 13,875,057            | 14,615,779            | 14,284,500                   | 14,699,500                       |
| Licenses and Permits                         | 1,859,213             | 2,400,059             | 2,912,433             | 3,814,821             | 2,352,050                    | 2,722,050                        |
| Intergovernmental                            | 385,000               | 376,000               | 386,458               | 495,916               | 511,000                      | 435,000                          |
| Charges for Services                         | 2,649,450             | 2,857,898             | 3,264,768             | 3,767,927             | 3,108,900                    | 3,388,250                        |
| Fines and Forfeitures                        | 2,787,875             | 2,360,816             | 2,767,465             | 2,208,782             | 2,404,000                    | 2,209,250                        |
| Interest                                     | 36,642                | 51,065                | 40,334                | 119,786               | 60,000                       | 75,000                           |
| Other Revenue                                | 350,979               | 166,200               | 204,218               | 181,625               | 199,366                      | 175,956                          |
|                                              | <b>\$ 52,014,162</b>  | <b>\$ 54,387,513</b>  | <b>\$ 58,974,363</b>  | <b>\$ 62,480,110</b>  | <b>\$ 59,428,816</b>         | <b>\$ 61,259,006</b>             |
| <b>Expenditures:</b>                         |                       |                       |                       |                       |                              |                                  |
| Mayor and City Council                       | \$ 277,376            | \$ 282,367            | \$ 308,237            | \$ 321,095            | \$ 360,977                   | \$ 364,488                       |
| City Administration                          | 2,281,112             | 2,651,745             | 2,722,528             | 1,893,792             | 2,037,438                    | 2,180,565                        |
| Legal Services                               | 442,650               | 504,045               | 608,630               | 726,165               | 650,000                      | 665,000                          |
| Community Development                        | 2,022,668             | 2,257,827             | 2,340,068             | 2,345,022             | 2,782,412                    | 2,857,116                        |
| Public Works                                 | 6,773,707             | 6,891,550             | 7,084,379             | 7,364,018             | 7,907,543                    | 8,377,022                        |
| Finance                                      | 2,818,456             | 2,894,001             | 2,953,855             | 3,087,059             | 3,199,142                    | 3,347,009                        |
| Public Safety                                | 22,697,945            | 23,051,613            | 24,212,086            | 24,672,611            | 26,496,171                   | 26,915,508                       |
| Human Resources                              | 316,187               | 351,050               | 376,580               | 393,603               | 401,756                      | 415,782                          |
| Municipal Court                              | 935,750               | 954,463               | 969,417               | 955,841               | 1,092,257                    | 1,106,546                        |
| Recreation and Parks                         | 6,115,651             | 6,238,989             | 6,669,756             | 8,124,273             | 8,747,712                    | 8,892,183                        |
| Information Technology                       | 1,395,703             | 1,389,411             | 1,467,121             | 1,520,628             | 1,599,441                    | 1,681,857                        |
| <b>Non-Departmental:</b>                     |                       |                       |                       |                       |                              |                                  |
| Contingency                                  | 158,909               | 221,353               | 224,249               | 84,663                | 605,000                      | 650,000                          |
| Insurance Premiums (Risk Fund)               | 664,500               | 690,800               | 545,000               | 607,000               | 640,000                      | 665,000                          |
| Operating Initiatives Reserve                | -                     | -                     | -                     | -                     | -                            | 584,090                          |
| Gwinnett Tech Contribution (Debt Svc)        | -                     | 153,465               | 288,640               | 290,340               | 286,940                      | 286,840                          |
| Conference Ctr Debt Service Reserve          | -                     | -                     | -                     | -                     | 450,000                      | 543,750                          |
| Donations/Contributions                      | 45,000                | 45,000                | 45,000                | 45,000                | 45,000                       | 45,000                           |
|                                              | <b>\$ 46,945,614</b>  | <b>\$ 48,577,680</b>  | <b>\$ 50,815,544</b>  | <b>\$ 52,431,110</b>  | <b>\$ 57,301,789</b>         | <b>\$ 59,577,756</b>             |
| <b>Other Financing Sources (Uses):</b>       |                       |                       |                       |                       |                              |                                  |
| Proceeds from the sale of Capital Assets     | \$ 94,329             | \$ 549,213            | \$ 162,797            | \$ 168,544            | \$ 105,000                   | \$ 100,000                       |
| <b>Interfund Transfer:</b>                   |                       |                       |                       |                       |                              |                                  |
| Hotel/Motel Fund                             | 1,544,900             | 1,656,674             | 1,858,068             | 2,429,994             | 2,250,000                    | 2,718,750                        |
| Operating Grant Fund                         | -                     | -                     | -                     | -                     | (20,000)                     | (20,000)                         |
| Capital Project Fund                         | (7,086,795)           | (8,093,503)           | (7,467,112)           | (8,943,236)           | (8,854,857)                  | (11,067,313)                     |
| Stormwater Capital Fund                      | -                     | -                     | -                     | -                     | (1,675,000)                  | (1,255,000)                      |
| Risk Management Fund                         | -                     | -                     | -                     | -                     | -                            | -                                |
|                                              | <b>\$ (5,447,566)</b> | <b>\$ (5,887,616)</b> | <b>\$ (5,446,248)</b> | <b>\$ (6,344,698)</b> | <b>\$ (8,194,857)</b>        | <b>\$ (9,523,563)</b>            |
| <b>Ending Fund Balance: (1)</b>              | <b>\$ 20,951,279</b>  | <b>\$ 20,873,496</b>  | <b>\$ 23,586,068</b>  | <b>\$ 27,290,370</b>  | <b>\$ 21,222,540</b>         | <b>\$ 13,380,227</b>             |
| <i>Changes in Fund Balance (actual/est.)</i> | <i>\$ (379,018)</i>   | <i>\$ (77,783)</i>    | <i>\$ 2,712,572</i>   | <i>\$ 3,704,302</i>   | <i>\$ (6,067,830)</i>        | <i>\$ (7,842,313)</i>            |
| <i>Personnel (full-time-equivalent)</i>      | <i>405.0</i>          | <i>407.0</i>          | <i>407.0</i>          | <i>409.0</i>          | <i>408.5</i>                 | <i>408.5</i>                     |

**Notes:**

- (1) Pursuant to the City's financial management policies, fund balance in excess of the City's current 21% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2017 and 2018 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).



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# **SPECIAL REVENUE FUND SUMMARIES**

# City of Alpharetta

## E-911 Fund

### Statement of Budgetary Comparisons (FY 2017-2018)

|                                           | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance      | %<br>Variance |
|-------------------------------------------|---------------------------|-------------------------------|---------------------|---------------|
| Charges for Services:                     |                           |                               |                     |               |
| E-911 Service Fees (land lines)           | \$ 1,310,000              | \$ 1,425,000                  | \$ 115,000          | 8.8%          |
| E-911 Service Fees (cell phones)          | 1,335,000                 | 1,460,000                     | 125,000             | 9.4%          |
| E-911 Service Fees (prepaid cell cards)   | 95,000                    | 115,000                       | 20,000              | 21.1%         |
| Intergovernmental:                        |                           |                               |                     |               |
| City of Milton                            | 925,000                   | 940,000                       | 15,000              | 1.6%          |
| Interest                                  | 5,259                     | 5,478                         | 219                 | 4.2%          |
| Other Financing Sources: (2)              |                           |                               |                     |               |
| Budgeted Fund Balance ("FB")              | 1,532,857                 | 481,200                       | (1,051,657)         | -68.6%        |
| <b>Total Revenues (All Sources): (1)</b>  | <b>\$ 5,203,116</b>       | <b>\$ 4,426,678</b>           | <b>\$ (776,438)</b> | <b>-14.9%</b> |
| Personnel Services:                       |                           |                               |                     |               |
| Salaries                                  | \$ 1,603,232              | \$ 1,630,236                  | \$ 27,004           | 1.7%          |
| Benefits                                  | 899,885                   | 870,811                       | (29,074)            | -3.2%         |
| Maintenance and Operations:               |                           |                               |                     |               |
| Communications                            | 445,000                   | 428,000                       | (17,000)            | -3.8%         |
| Maintenance Contracts                     | 504,310                   | 502,545                       | (1,765)             | -0.3%         |
| Professional Services (IT)                | 257,858                   | 240,939                       | (16,919)            | -6.6%         |
| Utilities                                 | 52,375                    | 48,725                        | (3,650)             | -7.0%         |
| Miscellaneous                             | 179,669                   | 151,722                       | (27,947)            | -15.6%        |
| Capital:                                  |                           |                               |                     |               |
| Capital (3)                               | 386,309                   | -                             | (386,309)           | -100.0%       |
| North Fulton Radio System (COA)           | 343,748                   | -                             | (343,748)           | -100.0%       |
| Other Uses: (2)                           |                           |                               |                     |               |
| Non-Allocated/Reserve                     | 530,730                   | 553,700                       | 22,970              | 4.3%          |
| Transfer to Capital Project Fund          | -                         | -                             | -                   | 0.0%          |
| <b>Total Expenditures (All Uses): (1)</b> | <b>\$ 5,203,116</b>       | <b>\$ 4,426,678</b>           | <b>\$ (776,438)</b> | <b>-14.9%</b> |

|                                         |             |             |
|-----------------------------------------|-------------|-------------|
| <i>Personnel (full-time-equivalent)</i> | <i>30.0</i> | <i>30.0</i> |
|-----------------------------------------|-------------|-------------|

**Notes:**

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget variance after adjusting for non-operating items approximates -3%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget. FY 2018 Reserve is allocated to cover operating/capital initiatives.

(3) The FY 2017 budget included funding for various one-time public safety equipment (replacement/new) initiatives and funding for the North Fulton Regional Radio System.

# City of Alpharetta

## E-911 Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                                     | FY 2014<br>Actual   | FY 2015<br>Actual     | FY 2016<br>Actual   | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|-----------------------------------------------------|---------------------|-----------------------|---------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>                      | \$ 3,325,910        | \$ 3,971,701          | \$ 2,150,701        | \$ 2,122,860                 | \$ 1,120,733                     |
| <b>Revenues:</b>                                    |                     |                       |                     |                              |                                  |
| Charges for Services                                | \$ 2,705,732        | \$ 3,235,946          | \$ 3,020,347        | \$ 2,740,000                 | \$ 3,000,000                     |
| Interest                                            | 10,211              | 3,803                 | 5,777               | 5,259                        | 5,478                            |
| City of Milton Agreement                            | 1,033,485           | 898,734               | 921,918             | 925,000                      | 940,000                          |
| Other                                               | -                   | 6,912                 | -                   | -                            | -                                |
|                                                     | \$ 3,749,428        | \$ 4,145,396          | \$ 3,948,042        | \$ 3,670,259                 | \$ 3,945,478                     |
| <b>Expenditures:</b>                                |                     |                       |                     |                              |                                  |
| Public Safety                                       | \$ 3,103,637        | \$ 5,966,396          | \$ 3,975,883        | \$ 4,672,386                 | \$ 4,426,678                     |
|                                                     | \$ 3,103,637        | \$ 5,966,396          | \$ 3,975,883        | \$ 4,672,386                 | \$ 4,426,678                     |
| <b>Other Financing Sources (Uses):</b>              |                     |                       |                     |                              |                                  |
| Interfund Transfer:                                 |                     |                       |                     |                              |                                  |
| General Fund (subsidy/other)                        | \$ -                | \$ -                  | \$ -                | \$ -                         | \$ -                             |
| Capital Project Fund                                | -                   | -                     | -                   | -                            | -                                |
|                                                     | \$ -                | \$ -                  | \$ -                | \$ -                         | \$ -                             |
| <b>Adjustments/Reconciliation:</b>                  | \$ -                | \$ -                  | \$ -                | \$ -                         | \$ -                             |
| <b>Ending Fund Balance: (1)</b>                     | <b>\$ 3,971,701</b> | <b>\$ 2,150,701</b>   | <b>\$ 2,122,860</b> | <b>\$ 1,120,733</b>          | <b>\$ 639,533</b>                |
| <i>Changes in Fund Balance (actual/est.) (2)(3)</i> | <i>\$ 645,791</i>   | <i>\$ (1,821,000)</i> | <i>\$ (27,841)</i>  | <i>\$ (1,002,127)</i>        | <i>\$ (481,200)</i>              |
| <i>Personnel (full-time-equivalent)</i>             | <i>26.0</i>         | <i>26.0</i>           | <i>26.0</i>         | <i>30.0</i>                  | <i>30.0</i>                      |

**Notes:**

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FYs 2016/2017 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.
- FY 2018 reserves funding for capital initiatives (\$362,000 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for capital costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.



## City of Alpharetta Impact Fee Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                       | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance        | %<br>Variance  |
|---------------------------------------|---------------------------|-------------------------------|-----------------------|----------------|
| Charges for Services:                 |                           |                               |                       |                |
| Impact Fees (streets/highways)        | \$ 200,000                | \$ -                          | \$ (200,000)          | -100.00%       |
| Impact Fees (recreation/parks)        | 320,000                   | 550,000                       | 230,000               | 71.88%         |
| Impact Fees (public safety)           | 85,000                    | -                             | (85,000)              | -100.00%       |
| Interest                              | 3,000                     | -                             | (3,000)               | -100.00%       |
| Other Financing Sources:              |                           |                               |                       |                |
| Budgeted Fund Balance                 | 2,927,264                 | 1,080,000                     | (1,847,264)           | -63.11%        |
| <b>Total Revenues (All Sources):</b>  | <b>\$ 3,535,264</b>       | <b>\$ 1,630,000</b>           | <b>\$ (1,905,264)</b> | <b>-53.89%</b> |
| Non-Departmental/Other Uses:          |                           |                               |                       |                |
| Impact Fee Administration             | 18,150                    | -                             | (18,150)              | -100.00%       |
| Capital                               | 3,030,988                 | 1,630,000                     |                       |                |
| (1) Non-Allocated/Reserve             | 417,816                   | -                             | (417,816)             | -100.00%       |
| <b>Total Expenditures (All Uses):</b> | <b>\$ 3,466,954</b>       | <b>\$ 1,630,000</b>           | <b>\$ (435,966)</b>   | <b>-52.98%</b> |

Notes:

(1) Impact Fee monies are being reserved for future system improvements.

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# City of Alpharetta

## Impact Fee Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual          | FY 2015<br>Actual          | FY 2016<br>Actual          | FY 2017<br>Estimated Actual | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 796,084                 | \$ 1,119,410               | \$ 1,582,560               | \$ 2,927,264                | \$ 1,991,218                     |
| <b>Revenues:</b>                             |                            |                            |                            |                             |                                  |
| Charges for Services                         | \$ 337,108                 | \$ 529,004                 | \$ 1,425,667               | \$ 2,036,188                | \$ 550,000                       |
| Interest                                     | 2,581                      | 2,204                      | 10,779                     | 1,830                       | -                                |
|                                              | <u>\$ 339,689</u>          | <u>\$ 531,208</u>          | <u>\$ 1,436,446</u>        | <u>\$ 2,038,018</u>         | <u>\$ 550,000</u>                |
| <b>Expenditures:</b>                         |                            |                            |                            |                             |                                  |
| Non-Departmental                             | \$ 16,363                  | \$ 68,058                  | \$ 17,055                  | \$ -                        | \$ -                             |
| Capital                                      | -                          | -                          | 74,688                     | 2,974,063                   | 1,630,000                        |
|                                              | <u>\$ 16,363</u>           | <u>\$ 68,058</u>           | <u>\$ 91,743</u>           | <u>\$ 2,974,063</u>         | <u>\$ 1,630,000</u>              |
| <b>Other Financing Sources (Uses):</b>       |                            |                            |                            |                             |                                  |
| Interfund Transfer:                          |                            |                            |                            |                             |                                  |
| Debt Service Fund                            | \$ -                       | \$ -                       | \$ -                       | \$ -                        | \$ -                             |
|                                              | <u>\$ -</u>                | <u>\$ -</u>                | <u>\$ -</u>                | <u>\$ -</u>                 | <u>\$ -</u>                      |
| <b>Ending Fund Balance: (1)</b>              | <u><b>\$ 1,119,410</b></u> | <u><b>\$ 1,582,560</b></u> | <u><b>\$ 2,927,264</b></u> | <u><b>\$ 1,991,218</b></u>  | <u><b>\$ 911,218</b></u>         |
| <i>Changes in Fund Balance (actual/est.)</i> | <i>\$ 323,326</i>          | <i>\$ 463,150</i>          | <i>\$ 1,344,704</i>        | <i>\$ (936,045)</i>         | <i>\$ (1,080,000)</i>            |

**Notes:**

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- (2) Impact Fee monies for FY's 2014-2016 are being reserved for future system improvements. FY's 2017-2018 includes the appropriation of impact fee monies toward eligible projects.

## City of Alpharetta

### Drug Enforcement Agency Fund

### Statement of Budgetary Comparisons (FY 2017-2018)

|                                          | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance        | %<br>Variance  |
|------------------------------------------|---------------------------|-------------------------------|-----------------------|----------------|
| Fines and Forfeitures                    | \$ 99,329                 | \$ -                          | \$ (99,329)           | -100.00%       |
| Interest                                 | 976                       | -                             | (976)                 | -100.00%       |
| Other Financing Sources:                 |                           |                               |                       |                |
| Budgeted Fund Balance                    | 1,742,859                 | 417,706                       | (1,325,153)           | -76.03%        |
| <b>Total Revenues (All Sources): (1)</b> | <b>\$ 1,843,164</b>       | <b>\$ 417,706</b>             | <b>\$ (1,425,458)</b> | <b>-77.34%</b> |
| Personnel Services                       | \$ 259,630                | \$ 240,759                    | \$ (18,871)           | -7.27%         |
| Maintenance and Operations               | 122,383                   | -                             | (122,383)             | -100.00%       |
| Capital                                  | 562,886                   | 48,947                        | (513,939)             | -91.30%        |
| Other Uses:                              |                           |                               |                       |                |
| Non-Allocated/Reserve (2)(3)             | 898,265                   | 128,000                       | (770,265)             | -85.75%        |
| <b>Total Expenditures (All Uses):</b>    | <b>\$ 1,843,164</b>       | <b>\$ 417,706</b>             | <b>\$ (1,425,458)</b> | <b>-77.34%</b> |

**Notes:**

(1) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Non-Allocated/Reserves. The true operation budget variance after adjusting for non-operating items approximates -2%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 reserves funding for capital initiatives (\$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

# City of Alpharetta

## Drug Enforcement Agency Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual   | FY 2015<br>Actual   | FY 2016<br>Actual   | FY 2017<br>Amended Budget | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|---------------------|---------------------|---------------------|---------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 2,116,149        | \$ 2,096,209        | \$ 1,974,754        | \$ 1,742,859              | \$ 898,265                       |
| <b>Revenues:</b>                             |                     |                     |                     |                           |                                  |
| Fines and Forfeitures                        | \$ 505,142          | \$ 769,983          | \$ 244,352          | \$ 99,329                 | \$ -                             |
| Interest                                     | (28)                | 1,276               | 1,435               | 976                       | -                                |
| Miscellaneous                                | -                   | -                   | -                   | -                         | -                                |
|                                              | \$ 505,114          | \$ 771,259          | \$ 245,786          | \$ 100,305                | \$ -                             |
| <b>Expenditures:</b>                         |                     |                     |                     |                           |                                  |
| Public Safety                                | \$ 525,054          | \$ 892,714          | \$ 477,682          | \$ 944,899                | \$ 417,706                       |
|                                              | \$ 525,054          | \$ 892,714          | \$ 477,682          | \$ 944,899                | \$ 417,706                       |
| <b>Ending Fund Balance: (1),(2)</b>          | <b>\$ 2,096,209</b> | <b>\$ 1,974,754</b> | <b>\$ 1,742,859</b> | <b>\$ 898,265</b>         | <b>\$ 480,559</b>                |
| <i>Changes in Fund Balance (actual/est.)</i> | \$ (19,940)         | \$ (121,455)        | \$ (231,895)        | \$ (844,594)              | \$ (417,706)                     |

**Notes:**

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

- (2) FYs 2014-2016 fund balance is being used for various capital initiatives (e.g. North Fulton Radio Initiative, Jail Door Lock improvements, etc.). FY 2017 fund balance is being used for the Public Safety Headquarters expansion project. FY 2018 fund balance is being used to fund operations, taser lease, and FY 2018 Capital Initiatives (\$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiatives section of this document for detailed information.



## City of Alpharetta Hotel/Motel Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                          | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance    | %<br>Variance |
|------------------------------------------|---------------------------|-------------------------------|-------------------|---------------|
| Other Taxes:                             |                           |                               |                   |               |
| Hotel/Motel Taxes                        | \$ 6,000,000              | \$ 7,250,000                  | \$ 1,250,000      | 20.8%         |
| Interest:                                | -                         | -                             | -                 | 0.0%          |
| Other:                                   |                           |                               |                   |               |
| Budgeted Fund Balance                    | 950,566                   | -                             | (950,566)         | 0.0%          |
| <b>Total Revenues (All Sources):</b>     | <b>\$ 6,950,566</b>       | <b>\$ 7,250,000</b>           | <b>\$ 299,434</b> | <b>4.3%</b>   |
| Other Uses:                              |                           |                               |                   |               |
| Alpharetta Business Community            | \$ -                      | \$ -                          | \$ -              | -             |
| Alpharetta Convention & Visitor's Bureau | 2,625,000                 | 3,171,875                     | 546,875           | 20.8%         |
| City of Alpharetta                       | 2,250,000                 | 2,718,750                     | 468,750           | 20.8%         |
| Conference Center Debt Service:          |                           |                               |                   |               |
| Series 2016 Bonds (Principal/Interest)   | 775,630                   | 779,963                       | 4,333             | 0.0%          |
| Debt Service Reserve                     | 1,299,936                 | 579,412                       | (720,524)         | -55.4%        |
| <b>Total Expenditures (All Uses):</b>    | <b>\$ 6,950,566</b>       | <b>\$ 7,250,000</b>           | <b>\$ 299,434</b> | <b>4.3%</b>   |

Notes:

The City of Alpharetta levies a Hotel/Motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: Alpharetta Convention & Visitor's Bureau (43.75%); City of Alpharetta (37.50%); and Tourism Product Development (18.75%; e.g. Conference Center). The tax was changed from 6% to 8% effective October 1, 2015 to fund construction of a Conference Center.

## City of Alpharetta Hotel/Motel Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual   | FY 2015<br>Actual    | FY 2016<br>Actual        | FY 2017<br>Estimated Actual | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|---------------------|----------------------|--------------------------|-----------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 11,114           | \$ 0                 | \$ (0)                   | \$ 950,567                  | \$ 1,487,437                     |
| <b>Revenues:</b>                             |                     |                      |                          |                             |                                  |
| Other Taxes                                  | \$ 4,130,570        | \$ 4,645,169         | \$ 6,391,842             | \$ 7,000,000                | \$ 7,250,000                     |
| Interest                                     | -                   | -                    | -                        | -                           | -                                |
|                                              | <u>\$ 4,130,570</u> | <u>\$ 4,645,169</u>  | <u>\$ 6,391,842</u>      | <u>\$ 7,000,000</u>         | <u>\$ 7,250,000</u>              |
| <b>Expenditures:</b>                         |                     |                      |                          |                             |                                  |
| Alpharetta Business Community                | \$ 690,419          | \$ 774,350           | \$ 220,403               | \$ -                        | \$ -                             |
| Alpharetta Convention & Visitor's<br>Bureau  | 1,794,592           | 2,012,752            | 2,790,878                | 3,062,500                   | 3,171,875                        |
| City of Alpharetta                           | 1,656,674           | 1,858,068            | 2,429,994                | 2,625,000                   | 2,718,750                        |
| Conference Center Debt Service:              |                     |                      |                          |                             |                                  |
| Facility Debt Service                        | -                   | -                    | -                        | 775,630                     | 779,963                          |
|                                              | <u>\$ 4,141,684</u> | <u>\$ 4,645,170</u>  | <u>\$ 5,441,275</u>      | <u>\$ 6,463,130</u>         | <u>\$ 6,670,588</u>              |
| <b>Ending Fund Balance:</b>                  | <u><b>\$ 0</b></u>  | <u><b>\$ (0)</b></u> | <u><b>\$ 950,567</b></u> | <u><b>\$ 1,487,437</b></u>  | <u><b>\$ 2,066,849</b></u>       |
| <i>Changes in Fund Balance (actual/est.)</i> | <u>\$ (11,114)</u>  | <u>\$ (1)</u>        | <u>\$ 950,567</u>        | <u>\$ 536,870</u>           | <u>\$ 579,412</u>                |

**Notes:**

Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

EXCERPT

# **City of Alpharetta** **Operating Grant Fund** **Statement of Budgetary Comparisons (FY 2017-2018)**

|                                       | <b>FY 2017</b>        | <b>FY 2018</b>            | <b>\$</b>           | <b>%</b>        |
|---------------------------------------|-----------------------|---------------------------|---------------------|-----------------|
|                                       | <b>Amended Budget</b> | <b>Recommended Budget</b> | <b>Variance</b>     | <b>Variance</b> |
| Intergovernmental Revenues:           |                       |                           |                     |                 |
| Grants                                | 91,826                | -                         | (91,826)            | -100.00%        |
| Interest                              | -                     | -                         | -                   | -               |
| Other/Miscellaenous:                  |                       |                           |                     |                 |
| Contributions/Donations               | 800                   | -                         | (800)               | -100.00%        |
| Other Financing Sources:              |                       |                           |                     |                 |
| General Fund Transfer                 | 20,000                | 20,000                    | -                   | 100.00%         |
| Budgeted Fund Balance                 | 49,593                | -                         | (49,593)            | -100.00%        |
| <b>Total Revenues (All Sources):</b>  | <b>\$ 162,219</b>     | <b>\$ 20,000</b>          | <b>\$ (142,219)</b> | <b>-87.67%</b>  |
| Maintenance and Operations:           | 82,880                | -                         | (82,880)            | -100.00%        |
| Capital:                              | 59,910                | -                         | (59,910)            | -100.00%        |
| Non-Allocated:                        | 19,429                | 20,000                    | 571                 | 2.94%           |
| <b>Total Expenditures (All Uses):</b> | <b>\$ 162,219</b>     | <b>\$ 20,000</b>          | <b>\$ (142,219)</b> | <b>-87.67%</b>  |

# City of Alpharetta

## Operating Grant Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual  | FY 2015<br>Actual | FY 2016<br>Actual | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|--------------------|-------------------|-------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 73,654          | \$ 57,907         | \$ 50,160         | \$ 49,594                    | \$ 19,430                        |
| <b>Revenues:</b>                             |                    |                   |                   |                              |                                  |
| Intergovernmental (Grants)                   | \$ 36,595          | \$ 47,737         | \$ 18,872         | \$ 91,826                    | \$ -                             |
| Interest                                     | 230                | 105               | 240               | -                            | -                                |
| Other/Miscellaneous                          | -                  | -                 | -                 | 800                          | -                                |
|                                              | <u>\$ 36,825</u>   | <u>\$ 47,842</u>  | <u>\$ 19,112</u>  | <u>\$ 92,626</u>             | <u>\$ -</u>                      |
| <b>Expenditures:</b>                         |                    |                   |                   |                              |                                  |
| Non-Departmental                             | \$ -               | \$ -              | \$ -              | \$ -                         | \$ -                             |
| Public Safety                                | 42,958             | 55,297            | 14,311            | 96,861                       | -                                |
| Recreation and Parks                         | 9,614              | 292               | 5,367             | 45,929                       | -                                |
|                                              | <u>\$ 52,572</u>   | <u>\$ 55,589</u>  | <u>\$ 19,678</u>  | <u>\$ 142,790</u>            | <u>\$ -</u>                      |
| <b>Other Financing Sources (Uses):</b>       |                    |                   |                   |                              |                                  |
| Interfund Transfer:                          |                    |                   |                   |                              |                                  |
| General Fund                                 | \$ -               | \$ -              | \$ -              | \$ 20,000                    | \$ 20,000                        |
|                                              | <u>\$ -</u>        | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ 20,000</u>             | <u>\$ 20,000</u>                 |
| <b>Ending Fund Balance:</b>                  | <u>\$ 57,907</u>   | <u>\$ 50,160</u>  | <u>\$ 49,594</u>  | <u>\$ 19,430</u>             | <u>\$ 39,430</u>                 |
| <i>Changes in Fund Balance (actual/est.)</i> | <i>\$ (15,747)</i> | <i>\$ (7,747)</i> | <i>\$ (566)</i>   | <i>\$ (30,164)</i>           | <i>\$ 20,000</i>                 |



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# **DEBT SERVICE FUND SUMMARY**

## City of Alpharetta Debt Service Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                        | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance      | %<br>Variance |
|----------------------------------------|---------------------------|-------------------------------|---------------------|---------------|
| Property Taxes:                        |                           |                               |                     |               |
| Property Taxes                         | \$ 5,426,000              | \$ 5,106,000                  | \$ (320,000)        | -5.9%         |
| Delinquent                             | 20,000                    | 20,000                        | -                   | 0.0%          |
| Motor Vehicle Taxes                    | 59,000                    | 38,000                        | (21,000)            | -35.6%        |
| Interest                               | 9,000                     | 12,000                        | 3,000               | 33.3%         |
| Other Financing Sources:               |                           |                               |                     |               |
| Transfer-In from Impact Fee Fund       | -                         | -                             | -                   | 0.0%          |
| Budgeted Fund Balance (1)              | 814,052                   | 303,658                       | (510,394)           | -62.7%        |
| <b>Total Revenues (All Sources)</b>    | <b>\$ 6,328,052</b>       | <b>\$ 5,479,658</b>           | <b>\$ (848,394)</b> | <b>-13.4%</b> |
| Maintenance & Operations:              |                           |                               |                     |               |
| Professional Services                  | \$ 5,000                  | \$ 5,000                      | \$ -                | 0.0%          |
| Debt Service (Principal and Interest): |                           |                               |                     |               |
| City of Alpharetta                     |                           |                               |                     |               |
| GO Bonds, Series 2012                  | 1,500,100                 | 1,483,900                     | (16,200)            | -1.1%         |
| GO Bonds, Series 2014 (refunding)      | 1,936,513                 | 1,935,477                     | (1,036)             | -0.1%         |
| GO Bonds, Series 2016                  | 2,250,000                 | 1,930,788                     | (319,212)           | -14.2%        |
| Development Authority of Alpharetta    |                           |                               |                     |               |
| Revenue Refunding Bonds, Series 2009   | 125,194                   | 124,493                       | (701)               | -0.6%         |
| Other Uses:                            |                           |                               |                     |               |
| Debt Service Reserve (2)               | 511,245                   | -                             | (511,245)           | -100.0%       |
| <b>Total Expenditures (All Uses)</b>   | <b>\$ 6,328,052</b>       | <b>\$ 5,479,658</b>           | <b>\$ (848,394)</b> | <b>-13.4%</b> |

Notes:

(1) FYs 2017-2018 utilize available fund balance to offset a portion of the debt service requirements.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

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# City of Alpharetta

## Debt Service Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual    | FY 2015<br>Actual   | FY 2016<br>Actual   | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|----------------------|---------------------|---------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 745,672           | \$ 913,166          | \$ 845,511          | \$ 814,052                   | \$ 511,245                       |
| <b>Revenues:</b>                             |                      |                     |                     |                              |                                  |
| Property Taxes (incl. Motor Vehicle)         | \$ 3,803,904         | \$ 3,508,728        | \$ 3,519,961        | \$ 5,505,000                 | \$ 5,164,000                     |
| Interest                                     | 4,463                | 4,513               | 8,578               | 9,000                        | 12,000                           |
| Other                                        | -                    | 2                   | -                   | -                            | -                                |
| Refunding Bond Proceeds                      | 17,695,000           | -                   | -                   | -                            | -                                |
|                                              | <u>\$ 21,503,368</u> | <u>\$ 3,513,243</u> | <u>\$ 3,528,539</u> | <u>\$ 5,514,000</u>          | <u>\$ 5,176,000</u>              |
| <b>Expenditures:</b>                         |                      |                     |                     |                              |                                  |
| Professional Services                        | \$ 1,000             | \$ -                | \$ -                | \$ 5,000                     | \$ 5,000                         |
| Non-Departmental:                            |                      |                     |                     |                              |                                  |
| Debt Service                                 | 3,646,451            | 3,580,898           | 3,559,998           | 5,811,807                    | 5,474,658                        |
| Debt Service Reserve                         | -                    | -                   | -                   | -                            | -                                |
| Refunding Bonds (Pmt to Escrow)              | 17,518,423           | -                   | -                   | -                            | -                                |
| Refunding Bonds (Issue Costs)                | 170,000              | -                   | -                   | -                            | -                                |
|                                              | <u>\$ 21,335,874</u> | <u>\$ 3,580,898</u> | <u>\$ 3,559,998</u> | <u>\$ 5,816,807</u>          | <u>\$ 5,479,658</u>              |
| <b>Other Financing Sources (Uses):</b>       |                      |                     |                     |                              |                                  |
| Interfund Transfer:                          |                      |                     |                     |                              |                                  |
| General Fund                                 | \$ -                 | \$ -                | \$ -                | \$ -                         | \$ -                             |
| (1) Capital Project Fund                     | -                    | -                   | -                   | -                            | -                                |
|                                              | <u>\$ -</u>          | <u>\$ -</u>         | <u>\$ -</u>         | <u>\$ -</u>                  | <u>\$ -</u>                      |
| <b>Ending Fund Balance: (1)</b>              | <u>\$ 913,166</u>    | <u>\$ 845,511</u>   | <u>\$ 814,052</u>   | <u>\$ 511,245</u>            | <u>\$ 207,587</u>                |
| <i>Changes in Fund Balance (actual/est.)</i> | <u>\$ 167,494</u>    | <u>\$ (67,655)</u>  | <u>\$ (31,459)</u>  | <u>\$ (302,807)</u>          | <u>\$ (303,658)</u>              |

Notes:

(1) FYs 2015-2018 utilize available fund balance to offset a portion of the debt service requirements.



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# **CAPITAL PROJECT FUND SUMMARIES**

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## City of Alpharetta Capital Project Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                                     | FY 2017<br>Adopted Budget | FY 2018<br>Recommended Budget | \$<br>Variance    | %<br>Variance |
|-----------------------------------------------------|---------------------------|-------------------------------|-------------------|---------------|
| Other Financing Sources:                            |                           |                               |                   |               |
| General Fund Transfer                               | \$ 8,854,857              | \$ 11,067,313                 | \$ 2,212,456      | 24.99%        |
| Intergovernmental Revenue (Dev. Authority)          | -                         | 45,312                        | 45,312            | -100.00%      |
| Budgeted Fund Balance                               | 1,730,000                 | 410,000                       | (1,320,000)       | 0.00%         |
| <b>Total Revenues (All Sources):</b>                | <b>\$ 10,584,857</b>      | <b>\$ 11,522,625</b>          | <b>\$ 937,768</b> | <b>8.86%</b>  |
| Capital: (1)                                        |                           |                               |                   |               |
| City Administration                                 | \$ 500,000                | \$ 470,000                    | \$ (30,000)       | -6.00%        |
| Community Development                               | 100,000                   | 125,000                       | 25,000            | 25.00%        |
| Public Works                                        | 4,493,271                 | 5,396,524                     | 903,253           | 20.10%        |
| Public Safety                                       | 1,661,123                 | 2,402,173                     | 741,050           | 44.61%        |
| Recreation and Parks                                | 1,896,500                 | 1,151,000                     | (745,500)         | -39.31%       |
| Information Technology                              | 720,000                   | 505,000                       | (215,000)         | -29.86%       |
| Other Uses:                                         |                           |                               |                   |               |
| Non-Allocated (Future Capital/One-time Initiatives) | 1,213,963                 | 1,472,928                     | 258,965           | 21.33%        |
| <b>Total Expenditures (All Uses):</b>               | <b>\$ 10,584,857</b>      | <b>\$ 11,522,625</b>          | <b>\$ 937,768</b> | <b>8.86%</b>  |

## Notes:

(1) Please refer to the *Capital Initiatives* section of this document for detailed descriptions of the FY 2018 capital initiatives.

EXCERPT

## City of Alpharetta Stormwater Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                                     | FY 2017<br>Adopted Budget | FY 2018<br>Recommended Budget | \$<br>Variance      | %<br>Variance  |
|-----------------------------------------------------|---------------------------|-------------------------------|---------------------|----------------|
| Other Financing Sources:                            |                           |                               |                     |                |
| General Fund Transfer                               | \$ 1,675,000              | \$ 1,255,000                  | \$ (420,000)        | -25.07%        |
| Budgeted Fund Balance                               | -                         | -                             | -                   | 0.00%          |
| <b>Total Revenues (All Sources):</b>                | <b>\$ 1,675,000</b>       | <b>\$ 1,255,000</b>           | <b>\$ (420,000)</b> | <b>-25.07%</b> |
| Capital: (1)                                        |                           |                               |                     |                |
| Public Works                                        | \$ 1,550,000              | \$ 1,255,000                  | \$ (295,000)        | -19.03%        |
| Recreation and Parks                                | 125,000                   | -                             | (125,000)           | -100.00%       |
| Other Uses:                                         |                           |                               |                     |                |
| Non-Allocated (Future Capital/One-time Initiatives) | -                         | -                             | -                   | -              |
| <b>Total Expenditures (All Uses):</b>               | <b>\$ 1,675,000</b>       | <b>\$ 1,255,000</b>           | <b>\$ (420,000)</b> | <b>-25.07%</b> |

## Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.



## City of Alpharetta T-SPLOST Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                                     | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance       | %<br>Variance  |
|-----------------------------------------------------|---------------------------|-------------------------------|----------------------|----------------|
| Taxes: (1)                                          |                           |                               |                      |                |
| T-SPLOST                                            | \$ 3,000,000              | \$ 13,000,000                 | \$ 10,000,000        | 333.33%        |
| Other Financing Sources:                            |                           |                               |                      |                |
| Budgeted Fund Balance                               | -                         | 1,650,901                     | 1,650,901            | 0.00%          |
| <b>Total Revenues (All Sources):</b>                | <b>\$ 3,000,000</b>       | <b>\$ 14,650,901</b>          | <b>\$ 11,650,901</b> | <b>388.36%</b> |
| Capital: (2)                                        |                           |                               |                      |                |
| Public Works                                        | \$ 1,349,099              | \$ 13,650,901                 | \$ 12,301,802        | 911.85%        |
| Other Uses:                                         |                           |                               |                      |                |
| Non-Allocated (Future Capital/One-time Initiatives) | 1,650,901                 | 1,000,000                     | (650,901)            | -39.43%        |
| <b>Total Expenditures (All Uses):</b>               | <b>\$ 3,000,000</b>       | <b>\$ 14,650,901</b>          | <b>\$ 11,650,901</b> | <b>388.36%</b> |

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

(2) FY 2017 included only 3 months of collection (T-SPLOST tax went into effect on April 1, 2017).

# **ENTERPRISE FUND SUMMARY**

EXCERPT

## City of Alpharetta Solid Waste Fund Statement of Budgetary Comparisons (FY 2017-2018)

|                                           | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance      | %<br>Variance  |
|-------------------------------------------|---------------------------|-------------------------------|---------------------|----------------|
| Licenses and Permits:                     |                           |                               |                     |                |
| Solid Waste Permits (Penalties/Interest)  | \$ -                      | \$ -                          | \$ -                | 0.00%          |
| Charges for Services:                     |                           |                               |                     |                |
| Solid Waste Collection Fees               | 3,250,000                 | 3,240,000                     | (10,000)            | -0.31%         |
| Solid Waste Tag Fees                      | 500                       | 1,000                         | 500                 | 100.00%        |
| Solid Waste Commercial Hauler Fees        | 25,000                    | 25,000                        | -                   | 0.00%          |
| Solid Waste Fees (Penalties/Interest)     | 25,000                    | 30,000                        | 5,000               | 20.00%         |
| Bad Check Fees                            | 300                       | 300                           | -                   | 0.00%          |
| Interest                                  | 3,478                     | 7,706                         | 4,228               | 121.56%        |
| Other:                                    |                           |                               |                     |                |
| Miscellaneous Revenue                     | -                         | -                             | -                   | 0.00%          |
| Other Financing Sources:                  |                           |                               |                     |                |
| Budgeted Fund Balance                     | 593,989                   | -                             | (593,989)           | -100.00%       |
| <b>Total Revenues (All Sources): (1)</b>  | <b>\$ 3,898,267</b>       | <b>\$ 3,304,006</b>           | <b>\$ (594,261)</b> | <b>-15.24%</b> |
| Personnel Services:                       |                           |                               |                     |                |
| Salaries                                  | \$ 38,393                 | \$ 38,542                     | \$ 149              | 0.39%          |
| Benefits                                  | 25,274                    | 36,197                        | 10,923              | 43.22%         |
| Maintenance & Operations:                 |                           |                               |                     |                |
| Professional Fees                         | 3,188,360                 | 3,175,360                     | (13,000)            | -0.41%         |
| Miscellaneous                             | 52,251                    | 53,907                        | 1,656               | 3.17%          |
| Capital/Other Uses:                       |                           |                               |                     |                |
| Non-Allocated/Reserve (2)                 | 593,989                   | -                             | (593,989)           | -100.00%       |
| <b>Total Expenditures (All Uses): (1)</b> | <b>\$ 3,898,267</b>       | <b>\$ 3,304,006</b>           | <b>\$ (594,261)</b> | <b>-15.24%</b> |
| <i>Personnel (full-time-equivalent)</i>   | <i>1.0</i>                | <i>1.0</i>                    |                     |                |

**Notes:**

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. Operational budget growth is flat (0%) after adjusting for non-operating items.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

EXCERPT

# City of Alpharetta

## Solid Waste Fund

### Statement of Revenues, Expenditures, and changes in Fund Balance

|                                              | FY 2014<br>Actual   | FY 2015<br>Actual | FY 2016<br>Actual   | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|----------------------------------------------|---------------------|-------------------|---------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ 1,026,865        | \$ 1,013,493      | \$ 967,766          | \$ 1,123,991                 | \$ 1,123,991                     |
| <b>Revenues:</b>                             |                     |                   |                     |                              |                                  |
| Licenses and Permits                         | \$ 368              | \$ 763            | \$ 743              | \$ -                         | \$ -                             |
| Charges for Services                         | 3,194,401           | 3,214,475         | 3,224,290           | 3,300,800                    | 3,296,300                        |
| Interest                                     | 5,250               | 3,131             | 8,598               | 3,478                        | 7,706                            |
| Miscellaneous Revenue                        | -                   | -                 | -                   | -                            | -                                |
|                                              | \$ 3,200,019        | \$ 3,218,369      | \$ 3,233,631        | \$ 3,304,278                 | \$ 3,304,006                     |
| <b>Expenditures:</b>                         |                     |                   |                     |                              |                                  |
| Solid Waste Operations                       | \$ 3,213,391        | \$ 3,264,095      | \$ 3,077,407        | \$ 3,304,278                 | \$ 3,304,006                     |
|                                              | \$ 3,213,391        | \$ 3,264,095      | \$ 3,077,407        | \$ 3,304,278                 | \$ 3,304,006                     |
| <b>Other Financing Sources (Uses):</b>       |                     |                   |                     |                              |                                  |
| Interfund Transfer:                          |                     |                   |                     |                              |                                  |
| General Fund (subsidy/other)                 | \$ -                | \$ -              | \$ -                | \$ -                         | \$ -                             |
|                                              |                     |                   |                     | \$ -                         | \$ -                             |
| <b>Ending Fund Balance: (1)</b>              | <b>\$ 1,013,493</b> | <b>\$ 967,766</b> | <b>\$ 1,123,991</b> | <b>\$ 1,123,991</b>          | <b>\$ 1,123,991</b>              |
| <i>Changes in Fund Balance (actual/est.)</i> | \$ (13,372)         | \$ (45,727)       | \$ 156,224          | \$ -                         | \$ -                             |
| <i>Personnel (full-time-equivalent)</i>      | 1.0                 | 1.0               | 1.0                 | 1.0                          | 1.0                              |

**Notes:**

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts. The minor reductions in fund balance between FYs 2014-2015 is based on the acquisition and implementation of new billing software for sanitation (e.g. Munis billing software) and general operations.



EXCERPT



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# **INTERNAL SERVICE FUND SUMMARIES**

# City of Alpharetta

## Risk Management Fund

### Statement of Budgetary Comparisons (FY 2017-2018)

|                                          | FY 2017<br>Amended Budget | FY 2018<br>Recommended Budget | \$<br>Variance      | %<br>Variance |
|------------------------------------------|---------------------------|-------------------------------|---------------------|---------------|
| Charges for Services                     |                           |                               |                     |               |
| Risk Fund                                | \$ 1,310,000              | \$ 1,335,000                  | \$ 25,000           | 1.9%          |
| Interest Earnings                        | 2,200                     | 3,000                         | 800                 | 100.0%        |
| Other:                                   |                           |                               |                     |               |
| Budgeted Fund Balance                    | 589,041                   | -                             | (589,041)           | -100.0%       |
| <b>Total Revenues (All Sources):</b>     | <b>\$ 1,901,241</b>       | <b>\$ 1,338,000</b>           | <b>\$ (563,241)</b> | <b>-29.6%</b> |
| Maintenance & Operations: (1)            |                           |                               |                     |               |
| Professional Services                    | \$ 125,000                | \$ 125,000                    | \$ -                | 0.0%          |
| Vehicle Insurance                        | 137,000                   | 150,000                       | 13,000              | 9.5%          |
| Property and Equipment Insurance         | 88,000                    | 90,000                        | 2,000               | 2.3%          |
| General Liability Insurance              | 60,000                    | 60,000                        | -                   | 0.0%          |
| Law Enforcement Liability Insurance      | 100,000                   | 100,000                       | -                   | 0.0%          |
| Public Entity Liability Insurance        | 55,000                    | 60,000                        | 5,000               | 9.1%          |
| Workers Comp. Excess Liability Insurance | 90,000                    | 105,000                       | 15,000              | 16.7%         |
| Criminal Liability Insurance             | 4,200                     | 5,000                         | 800                 | 19.0%         |
| Cyber Liability Insurance                | 8,000                     | 8,000                         | -                   | 100.0%        |
| Umbrella Liability Insurance             | 60,000                    | 60,000                        | -                   | 0.0%          |
| Medical Services (PS Custody)            | 40,000                    | 30,000                        | (10,000)            | -25.0%        |
| Claims and Judgments                     | 545,000                   | 545,000                       | -                   | 0.0%          |
| Other Uses: (2),(3)                      |                           |                               |                     |               |
| Reserve                                  | 589,041                   | -                             | (589,041)           | -100.0%       |
| <b>Total Expenditures (All Uses):</b>    | <b>\$ 1,901,241</b>       | <b>\$ 1,338,000</b>           | <b>\$ (563,241)</b> | <b>-29.6%</b> |

## Notes:

(1) Variances are based on current year-to-date premium expenditures.

(2) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Reserve. The true operational budget variance after adjusting for non-operating accounts approximates 2%.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

**City of Alpharetta**  
**Risk Management Fund**  
**Statement of Revenues, Expenditures, and changes in Fund Balance <sup>(1)</sup>**

|                                                  | FY 2014<br>Actual          | FY 2015<br>Actual        | FY 2016<br>Actual        | FY 2017<br>Amended<br>Budget | FY 2018<br>Recommended<br>Budget |
|--------------------------------------------------|----------------------------|--------------------------|--------------------------|------------------------------|----------------------------------|
| <b>Beginning Fund Balance:</b>                   | \$ 646,622                 | \$ 334,110               | \$ 367,912               | \$ 589,042                   | \$ 589,042                       |
| <b>Revenues:</b>                                 |                            |                          |                          |                              |                                  |
| Charges for Services                             | \$ 1,075,800               | \$ 1,115,000             | \$ 1,262,000             | \$ 1,310,000                 | \$ 1,335,000                     |
| Interest Earnings                                | 2,815                      | 1,724                    | 3,984                    | 2,200                        | 3,000                            |
| Other:                                           |                            |                          |                          |                              |                                  |
| Insurance Proceeds                               | 105,618                    | 89,298                   | 25,537                   | -                            | -                                |
|                                                  | <u>\$ 1,184,232</u>        | <u>\$ 1,206,021</u>      | <u>\$ 1,291,522</u>      | <u>\$ 1,312,200</u>          | <u>\$ 1,338,000</u>              |
| <b>Expenditures:</b>                             |                            |                          |                          |                              |                                  |
| Maintenance & Operations:                        |                            |                          |                          |                              |                                  |
| Workers Comp. Administration                     | \$ -                       | \$ -                     | \$ -                     | \$ -                         | \$ -                             |
| Professional Services                            | 116,273                    | 122,141                  | 93,457                   | 125,000                      | 125,000                          |
| Vehicle Insurance                                | 109,997                    | 128,809                  | 135,169                  | 137,000                      | 150,000                          |
| Property and Equipment Insurance                 | 65,384                     | 62,856                   | 84,628                   | 88,000                       | 90,000                           |
| General Liability Insurance                      | 71,942                     | 52,315                   | 54,387                   | 60,000                       | 60,000                           |
| Law Enforcement Liability Insurance              | 93,996                     | 91,350                   | 93,429                   | 100,000                      | 100,000                          |
| Public Entity Liability Insurance                | 55,175                     | 48,825                   | 49,295                   | 55,000                       | 60,000                           |
| Workers Comp. Excess Liability Insurance         | 74,829                     | 79,485                   | 87,050                   | 90,000                       | 105,000                          |
| Employee Benefits Liability Insurance            | -                          | -                        | -                        | -                            | -                                |
| Criminal Liability Insurance                     | 4,075                      | 4,075                    | 4,075                    | 4,200                        | 5,000                            |
| Cyber Liability Insurance                        | -                          | -                        | 6,584                    | 8,000                        | 8,000                            |
| Umbrella Liability Insurance                     | 59,393                     | 52,115                   | 53,602                   | 60,000                       | 60,000                           |
| Medical Services (PS Custody)                    | 25,336                     | 19,210                   | 6,608                    | 40,000                       | 30,000                           |
| Claims and Judgments                             | 820,343                    | 511,038                  | 402,107                  | 545,000                      | 545,000                          |
|                                                  | <u>\$ 1,496,745</u>        | <u>\$ 1,172,219</u>      | <u>\$ 1,070,391</u>      | <u>\$ 1,312,200</u>          | <u>\$ 1,338,000</u>              |
| <b>Other Financing Sources (Uses):</b>           |                            |                          |                          |                              |                                  |
| Interfund Transfer:                              |                            |                          |                          |                              |                                  |
| General Fund                                     | \$ -                       | \$ -                     | \$ -                     | \$ -                         | \$ -                             |
|                                                  | <u>\$ -</u>                | <u>\$ -</u>              | <u>\$ -</u>              | <u>\$ -</u>                  | <u>\$ -</u>                      |
| <b>Ending Fund Balance: (1)</b>                  | <u><b>\$ 334,110</b></u>   | <u><b>\$ 367,912</b></u> | <u><b>\$ 589,042</b></u> | <u><b>\$ 589,042</b></u>     | <u><b>\$ 589,042</b></u>         |
| <b>Changes in Fund Balance (actual/est.) (2)</b> | <u><b>\$ (312,512)</b></u> | <u><b>\$ 33,802</b></u>  | <u><b>\$ 221,131</b></u> | <u><b>\$ -</b></u>           | <u><b>\$ -</b></u>               |

## Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY 2014 to supplement the reserve for claims and judgments.



# City of Alpharetta

## Medical Insurance Fund

### Statement of Budgetary Comparisons (FY 2017-2018)

|                                       | FY 2017<br>Amended Budget | FY 2018<br>Adopted Budget | \$<br>Variance        | %<br>Variance |
|---------------------------------------|---------------------------|---------------------------|-----------------------|---------------|
| Charges for Services:                 |                           |                           |                       |               |
| Medical Insurance Premiums            |                           |                           |                       |               |
| Employer Contribution                 | \$ 6,520,032              | \$ 6,289,453              | \$ (230,579)          | -3.5%         |
| Employee Contribution                 | 724,448                   | 702,209                   | (22,239)              | -3.1%         |
| Interest                              | -                         | -                         | -                     | 0.0%          |
| Other Financing Sources:              |                           |                           |                       |               |
| Budgeted Fund Balance                 | 867,483                   | -                         | (867,483)             | 100.0%        |
| <b>Total Revenues (All Sources):</b>  | <b>\$ 8,111,963</b>       | <b>\$ 6,991,662</b>       | <b>\$ (1,120,301)</b> | <b>-13.8%</b> |
| Maintenance and Operations            |                           |                           |                       |               |
| Medical Premiums                      | \$ 1,441,673              | \$ 1,501,694              | \$ 60,021             | 4.2%          |
| Other                                 |                           |                           |                       |               |
| Medical Claims                        | 5,714,666                 | 5,408,414                 | (306,252)             | -5.4%         |
| Reserve                               | 955,624                   | 81,554                    | (874,070)             | -91.5%        |
| <b>Total Expenditures (All Uses):</b> | <b>\$ 8,111,963</b>       | <b>\$ 6,991,662</b>       | <b>\$ (1,120,301)</b> | <b>-13.8%</b> |

Notes:

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$7 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

**City of Alpharetta**  
**Medical Insurance Fund**  
**Statement of Revenues, Expenditures, and changes in Fund Balance**

|                                              | FY 2014<br>Actual | FY 2015<br>Actual | FY 2016<br>Actual | FY 2016<br>Amended<br>Budget | FY 2017<br>Adopted<br>Budget |
|----------------------------------------------|-------------------|-------------------|-------------------|------------------------------|------------------------------|
| <b>Beginning Fund Balance:</b>               | \$ -              | \$ -              | \$ -              | \$ 665,623                   | \$ 753,764                   |
| <b>Revenues:</b>                             |                   |                   |                   |                              |                              |
| Charges for Services                         | \$ -              | \$ -              | \$ 6,538,496      | \$ 7,244,480                 | \$ 6,991,662                 |
| Interest                                     | -                 | -                 | 116               | -                            | -                            |
|                                              | \$ -              | \$ -              | \$ 6,538,612      | \$ 7,244,480                 | \$ 6,991,662                 |
| <b>Expenditures:</b>                         |                   |                   |                   |                              |                              |
| Medical Premiums                             | \$ -              | \$ -              | \$ 1,334,740      | \$ 1,441,673                 | \$ 1,501,694                 |
| Medical Claims                               | -                 | -                 | 4,538,250         | 5,714,666                    | 5,408,414                    |
|                                              | \$ -              | \$ -              | \$ 5,872,990      | \$ 7,156,339                 | \$ 6,910,108                 |
| <b>Other Financing Sources (Uses):</b>       |                   |                   |                   |                              |                              |
| Interfund Transfer:                          |                   |                   |                   |                              |                              |
| Debt Service Fund                            | \$ -              | \$ -              | \$ -              | \$ -                         | \$ -                         |
|                                              | \$ -              | \$ -              | \$ -              | \$ -                         | \$ -                         |
| <b>Ending Fund Balance:</b>                  | \$ -              | \$ -              | \$ 665,623        | \$ 753,764                   | \$ 835,318                   |
| <i>Changes in Fund Balance (actual/est.)</i> | \$ -              | \$ -              | \$ 665,623        | \$ 88,141                    | \$ 81,554                    |