



PLANNING COMMISSION MEETING SEPTEMBER 5, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. Approve Meeting Minutes from 8-1-2024.
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. Announcement of Public Hearing Procedure
 - b. **Z-24-13 DRB Group/12265 Charlotte Drive**

Consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive**

Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **CLUP-24-04/MP-24-07/Z-24-12 Epic Design & Build Upper Hembree Townhomes**

Consideration of a comprehensive land use plan amendment, master plan amendment, and rezoning to allow 8 'For-Sale' townhome units on 1.127 acres. A master plan amendment is requested to the George Oswald Jr. Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached, Residential). The property is located at 0 Upper Hembree Road and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.
 - e. **CU-24-07 Between the Trees District** **This request has been deferred by the applicant and will not be considered at the September 5, 2024 Planning Commission meeting.**

Consideration of a conditional use to allow a 'Special Event Facility' on 1.76 acres in the Downtown. A conditional use is requested to allow a 'Special Event Facility' for Between the Trees District which includes the construction of a 2-story, 7,500 square foot event building, re-use of 2 historic structures, an outdoor amphitheater, and an additional restaurant building. The property is located at 48 Old Roswell Street and 54 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT



PLANNING COMMISSION MEETING

UNOFFICIAL MINUTES

AUGUST 1, 2024

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

1. CALL TO ORDER
2. ROLL CALL
 - A. Commissioners Present
 - o Francis Kung'u, Chair
 - o Martine Zurinskas, Vice-Chair
 - o D.C. Aiken
 - o William Perkins
 - o Jeremy Scott
 - o Valerie Manley
 - B. Commissioners Absent
 - o Todd Stratton
 - o Jill Reynolds
 - C. Staff present:
 - o Kathi Cook, Director of Community Development & Economic Development
 - o Michael Woodman, Planning + Development Services Manager
 - o Elle Taylor Planning & Zoning Coordinator
 - o George Doyle, Traffic Engineer
3. APPROVAL OF MEETING MINUTES
 - a. Approve Meeting Minutes from July 11, 2024
 - ❖ Vice-Chair Zurinskas offered a motion to approve.
 - Commissioner Perkins seconded the motion.
 - Motion carried (5-1) (Manley)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

b. Z-24-13 DRB Group/12265 Charlotte Drive

This request was deferred by the applicant and was not considered.

Consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

c. CU-24-09 Wills Park Vet

Michael Woodman, Planning & Development Manager, presented consideration of a conditional use to allow an 'Animal Hospital, Small Animal (Veterinarian)' on 8.24 acres in the Downtown. A conditional use is requested to allow 'Animal Hospital, Small Animal (Veterinarian)' for Wills Park Vet in the Alpharetta Crossing shopping center. The property is located at 11770 Haynes Bridge Road, Suite 703 & 704 and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

- The property is currently zoned C-2.
- Wills Park Vet is a new general practice veterinary clinic providing services to small animals, such as cats and dogs. The business will not provide boarding services and overnight stays will be limited to pets under observation after surgery or other treatment. Hours of operation will be Monday – Friday from 7:30 AM to 5:30 PM and some Saturdays within the same timeframe. The applicant estimates the business will have six (6) to seven (7) employees. Noise attenuation measures are proposed within the proposed suite. In addition, a pet waste station is recommended near the storefront and animal hospital staff should provide routine maintenance of the waste station, including replenishing waste bags and daily trash removal. Wills Park Vet staff and customers will also have access to a pet relief area at the back of the building. The area will be maintained by the business's staff.
 - There are ten (10) animal hospitals operating in the City. The applicant's business would be approximately 0.14 miles away from the nearest animal hospital, which is Country Place Animal Hospital.
 - Conditional Review Criteria.
 - Citizen Participation Plan.
 - Community Zoning Information Meeting.

Staff's recommendation is:

Approve CU-24-09 Wills Park Vet, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use at 11770 Haynes Bridge Road, Suites 703 & 704 and limited to no more than 3,600 square feet.
2. Conditional use approval shall be limited to Wills Park Vet; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
3. Business shall be permitted to operate Monday – Saturday 7:30 AM – 5:30 PM.
4. Boarding of animals is limited to short-term care incidental to the hospital use.
5. A pet waste station with waste bags and trash shall be installed in the landscape area near the front door of the suite. The applicant shall be responsible to maintain the pet relief area and waste station, including daily removal of trash and regular cleaning and replenishing of waste bags.
6. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures, as approved by Staff.
7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from the public right-of-way.

Dr. Drew Keller, 3550 Valley Way Road, Cumming, Ga., gave a presentation about the proposed business.

- 30 years of experience.
- Returning to Alpharetta.

Public Comment:

In Favor:

1. Mary Farr, 192 Manning Drive, Alpharetta, GA 30009

There was discussion from the Commission:

- Hours of Operation.
- Pet Relief Area.
- Pedestrian Safety.
- Sanitation.

- ❖ Commissioner Perkins offered a motion to approve with the conditions as noted by Staff
- Commissioner Manley seconded the motion.
- Motion carried (6-0)

d. CU-24-11 Salons by JC Alpharetta Crossings

Michael Woodman, Planning & Development Manager, presented consideration of a

conditional use to allow 'Spa Services' on 8.24 acres in the Downtown. A conditional use is requested to allow 'Spa Services' for Salons by JC in the Alpharetta Crossing shopping center. The property is located at 11770 Haynes Bridge Road, Suite 401 and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

- The property is zoned C-2 (General Commercial). Surrounding properties are zoned C-2 to the north, east and west, DT-MU (Downtown Mixed-Use) to the south, and O-I (Office-Institutional) and R-4A (Dwelling, 'For-Sale', Attached Residential) to the east. Haynes Park and an undeveloped office property are located to the east, Mammoth Car Wash, Country Place Animal Hospital, and Regions Bank are located to the north, Dogwood Square is located to the west, and the Maxwell is located to the south.
- Floor Plan.
- Salons by JC leases suites to cosmetologists, hair stylists, estheticians, and other similar personal service providers. The business has 48 rooms for lease and has been operating at the Alpharetta Crossing shopping center since it opened. Salons by JC is approved to offer a variety of beauty and wellness personal services that do not require a customer to disrobe. Hours of operation for the business are Monday – Sunday 9:00 AM – 6:00 PM.
- Conditional Use Criteria.

Staff's recommendation is to approve CU-24-11 Salons by JC/Alpharetta Crossing, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 11770 Haynes Bridge Road, Suite 401 and limited to no more than 4,000 square feet.
2. Conditional use approval shall be limited to Salons by JC; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
3. 'Spa Services' shall be limited to waxing and massage services.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 6:00 PM.
5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

Marci Soran gave a presentation about the proposed business.

New Owner.

Landlord to 48 Beauty Professionals.

Monitors licensing.

Do not currently have a license for SPA Services.

There was no public comment.

There was discussion from the Commission:

- Licensing.
 - Revising Condition # 2 by striking "no additional 'Spa Services' use or subleasing shall be permitted within the approved space."
- ❖ Vice-Chair Zurinkas offered a motion to approve, subject to the following conditions as presented by Staff with a change on Condition #2 after "Salons by JC". Strike the remainder of that sentence.
- Commissioner Manley seconded the motion.
 - Motion carried (6-0)
1. 'Spa Services' shall be added as a conditional use at 11770 Haynes Bridge Road, Suite 401 and limited to no more than 4,000 square feet.
 2. Conditional use approval shall be limited to Salons by JC.
 3. 'Spa Services' shall be limited to waxing and massage services.
 4. Hours of operation shall be Monday – Sunday 9:00 AM – 6:00 PM.
 5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 6:58 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-24-13 DRB GROUP OF GEORGIA/12265 CHARLOTTE DRIVE

PLANNING COMMISSION: SEPTEMBER 5, 2024

CITY COUNCIL: SEPTEMBER 30, 2024

II. RECOMMENDATION:

Approve Z-24-13 DRB GROUP OF GEORGIA/12265 Charlotte Drive, subject to the following conditions:

1. The site, consisting of approximately 36.78 acres, shall be zoned R-22 and developed substantially similar to site plan prepared by Christopher Planning & Engineering, revised 8/26/24, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Home architecture and materials shall be developed substantially similar the submitted renderings, dated 4/30/2024. 70% of the homes shall have a primary exterior finish material of brick or stone. Homes shall have 3-sided architecture and materials, as approved by Staff.
3. Lots abutting Charlotte Drive shall have a minimum 65' front setback and homes shall face Charlotte Drive with access from an internal street, except that Lots 1, 2, and 5 may have a driveway off Charlotte Drive if the driveways do not encroach upon the CRZ of required tree saves, as approved by Staff.
4. Minimum 10' decorative landscape strip shall be provided along Charlotte Drive consisting of trees, shrubs, grasses and/or ground cover, as approved by Staff. Fencing utilized along Charlotte Drive shall be limited to 4 board black horse fencing and shall be located behind the landscape strip.
5. Project entrance shall include decorative wall and/or monument, and ornamental landscaping, as approved by Staff.
6. Main entrance street into the subdivision shall be named to reflect the family history of the property.
7. Developer shall dedicate right-of-way, if necessary, and improve the Charlotte Drive streetscape with curb and gutter, minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
8. Developer shall improve new local streets with a minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. Developer shall post 'No Parking' signs on both sides of the street, as approved by Staff.
9. Common area with mail kiosk and stormwater pond shall be developed with decorative landscaping, hardscape, pedestrian lighting, seating and 4 on-street parallel parking spaces, as approved by Staff.
10. Unfinished wood fences and decks shall not be visible from Charlotte Drive.
11. Trees shall be preserved as depicted on the tree protection site plan prepared by Mondo, revised 7/23/24.
12. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant area where sparse, as approved by Staff.
13. Limits of disturbance shall be substantially as depicted on the tree protection site plan prepared by Mondo, revised 7/23/24. Minimum 5' landscape strip along the south, east and north property lines shall be planted with a mix of evergreen and deciduous landscape material, as approved by Staff. Detention facilities shall not encroach upon the perimeter landscape strip.

14. Utility structures, headwalls, etc. shall be finished with decorative stone or brick, if visible from adjacent properties.
15. Stormwater ponds shall be developed as aesthetically pleasing neighborhood amenities, such as walking trails, seating areas, or parks, as approved by Staff. Detention ponds shall have an earthen bank on at least one side and pond walls shall be decorative where visible from the street or adjacent properties, as approved by Staff. Dragonfly attracting plants shall be utilized around stormwater ponds as a means of mosquito control. At a minimum, an aesthetically pleasing stormwater pond shall include:
 - a. A variety of water loving vegetation planted in and around the pond;
 - b. A pond design that is attractive when empty, no muddy areas that would promote mosquitos and unpleasant smells; and
 - c. A natural or organic shape to the pond (not including the existing pond).
16. To the maximum extent practicable, all impervious improvements on individual lots shall drain to the stormwater treatment provided for the neighborhood, as approved by Staff. Individual lots at the edge of the neighborhood shall be designed to not increase runoff onto property outside of the development.
17. To the maximum extent practicable, lots along stream buffers and/or wetlands shall direct stormwater flow from impervious areas to the front yards or directly to stormwater management facilities through berms, swales, walls, pipes, or other means to collect water for stormwater treatment and attenuation, as approved by Staff.
18. Developer shall implement the recommendations identified within the submitted traffic impact study, dated July 8, 2024, for the full-access site driveway at Charlotte Drive, with final approval by Staff.
19. Developer shall provide and confirm adequate sight distances are met for all proposed full-access residential driveways proposed along Charlotte Drive using speed data collected and provided within the submitted traffic impact study, dated July 8, 2024, with final approval by Staff.
20. Developer shall provide and confirm adequate driveway spacing distances are met for all proposed full-access residential driveways located along Charlotte Drive prior to LDP approval, with final approval by Staff.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, DRB Group of Georgia, is requesting a rezoning to allow for the construction of a 42-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The proposed density is 1.14 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential). The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 42-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The proposed density is 1.14 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential). The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

The property is developed with a one (1) story, 900 square foot home with the balance of the property previously used as a pasture for livestock. Surrounding properties are zoned AG and R-15 (Dwelling, 'For-Sale', Residential) to the north, R-15 to the east, AG, R-12 (Dwelling, 'For-Sale', Residential) and R-15 to the south, and R-22 to the west. Charlotte Estates and two (2) unplatted lots are located to the north, Jennifer Oaks is located to the east, The Oaks on Charlotte Drive and The Preserve on Charlotte Drive are located to the west and unplatted lots and Laurelwood Farm are located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the zoning proposal.

SITE PLAN

The submitted site plan depicts 42 single-family detached lots on 36.78 acres. Access to the property is depicted from Charlotte Drive. Lots along Charlotte Drive are oriented to that street with all remaining lots oriented to new local streets within the subdivision. Six-foot (6') planter and five-foot (5') sidewalks are depicted along both sides of new local streets, as well as along the Charlotte Drive frontage.

Lots in the subdivision range in size from 22,023 square feet to 35,465 square feet with an average lot size of 25,926 square feet. The minimum lot width is 100', which is similar to the minimum lot width required in adjacent subdivisions. A 65' setback is proposed for lots fronting on Charlotte Drive with interior lots having a 35' front setback along local streets. Side setbacks are depicted to be 25' and rear setbacks are 30'. Ten-foot (10') landscape strips are called out along Charlotte Drive and new local streets, as well as a 5' perimeter landscape strip.

Common area is depicted running through the middle of the subdivision, which includes a stream and buffers, wetlands and two (2) stormwater ponds near the existing pond on the south end of the property. In addition, a mail kiosk area and stormwater pond are depicted between Lots 19 and 20 on the east side of the subdivision. Two (2) on-street parallel parking spaces are proposed to serve the mail kiosk.

Trees are primarily concentrated on the north end of the subject property. The applicant submitted a tree protection plan depicting tree saves primarily around the perimeter of the property, although some trees will be saved in the stream buffers running down the middle of the property. Approximately 63 trees, including 33 specimen trees, are proposed to be saved, which does not include over 200 smaller boundary trees that will also be saved. Four (4) detention ponds are depicted on the site plan, including the existing pond on the south end of the property. Two (2) smaller ponds are depicted on either side of the existing pond and a pond is proposed near the mail kiosk on the east side of the property.

TRAFFIC

The applicant provided a traffic study and trip generation for the 42-lot single-family detached subdivision. As shown in the table below, the trip generation estimates that the subdivision would generate 34 AM Peak Hour trips and 44 PM Peak Hour trips.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 210 – Single-Family Detached Housing	42 units	8	26	34	28	16	44	454

SCHOOLS

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

FULTON COUNTY SCHOOLS – 42 Single-Family Detached Homes

School	Single Family Average #
Crabapple Crossing Elementary School	4 to 17 students
Northwestern Middle School	0 to 7 students
Milton High School	2 to 14 students
TOTAL	6 to 38 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 38 school age children. Numbers provided by Fulton County Schools show that Milton High School is approaching maximum capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed. The R-22 zoning district has a minimum lot size that is equal to or larger than surrounding subdivisions.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are similarly developed. The R-22 zoning district has a minimum lot size that is equal to or larger than surrounding subdivisions.

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

Response: The applicant's proposal would not have significant impacts on the natural environment. The applicant's site plan respects on-site stream buffers and tree saves are depicted on the site plan.

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

Response: The future land use designation of the property would support a rezoning to R-22. The surrounding development pattern consists of properties zoned R-15 and R-22, except for two (2) adjacent residential lots that are zoned R-12. The zoning proposal would generally be less dense than surrounding subdivisions.

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

Response: The applicant's proposal limits the demand on public facilities and services by proposing a density (1.14 dwelling units/acre) that is less than the maximum (2 dwelling units/acre) allowed under the future land use designation of the property.

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

Response: The zoning proposal is supported by the future land use designation of the property, which is 'Very Low Density Residential'.

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

Response: The zoning proposal reflects a reasonable balance. The future land use designation of the property would support a rezoning to R-22. The surrounding development pattern consists of properties zoned R-15 and R-22, except for two (2) adjacent residential lots that are zoned R-12. The zoning proposal would generally be less dense than surrounding subdivisions.

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

Response: The future land use designation of the property would support a rezoning to R-22. The surrounding development pattern consists of properties zoned R-15 and R-22, except for two (2) adjacent residential lots zoned R-12. The zoning proposal would generally be less dense than surrounding subdivisions.

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

Response: The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the proposed zoning, density and use.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposed rezoning is consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties which are similarly developed. The zoning proposal would result in lots that are typically larger than surrounding subdivisions.

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 the applicant held a virtual meeting on June 17, 2024.

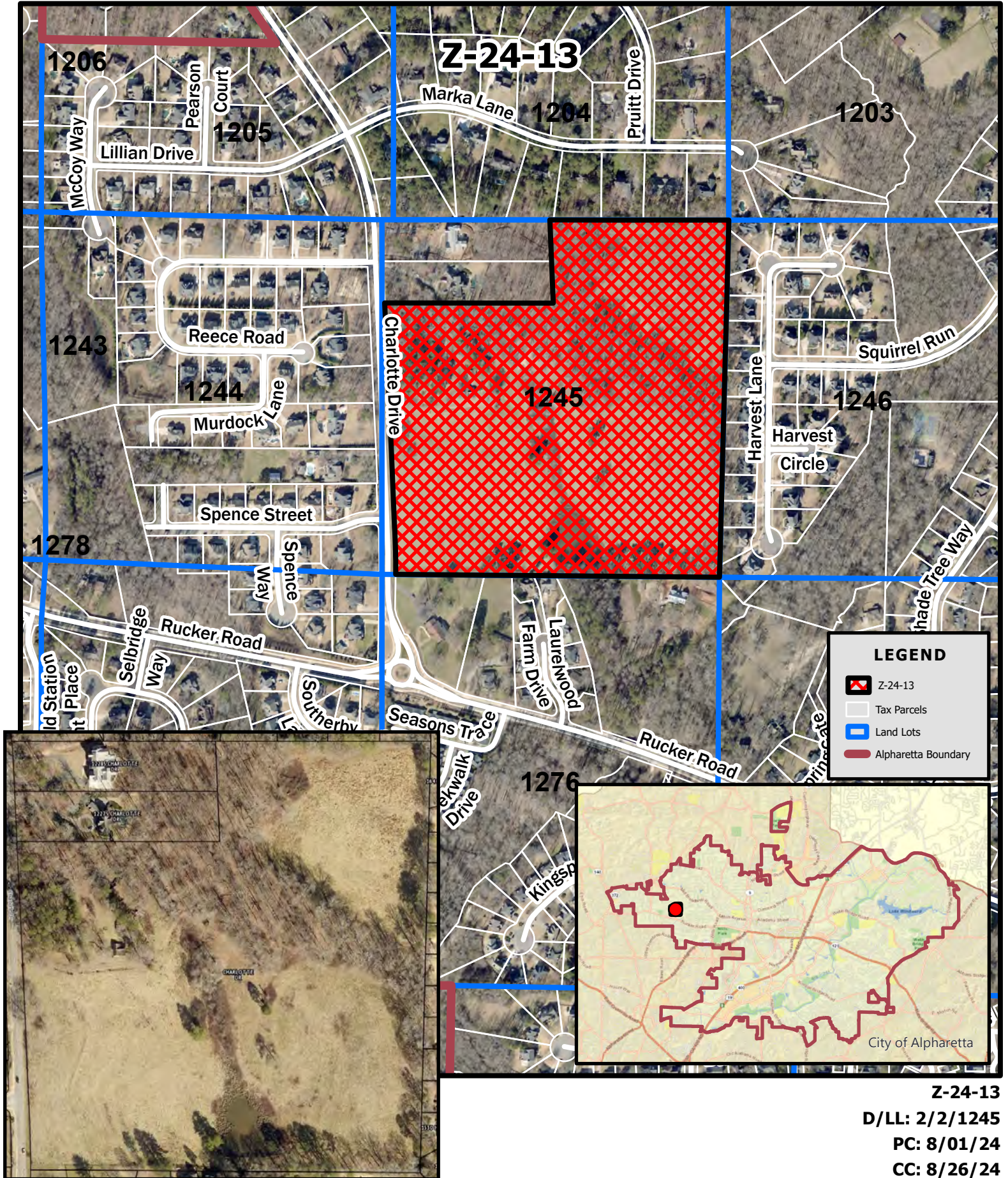
According to the applicant, questions and comments received at the meeting related to 1) stormwater management and impact on downstream properties, 2) whether there would be multiple surveys, 3) density, 4) who commissioned the traffic study, the length of the study and whether there would be another study, 5) perimeter buffer, and 6) fencing along Charlotte Drive and abutting properties. The applicant also received several emails with questions and concerns over traffic, size of homes, tree removal, will existing wire fencing be removed, and stormwater.

COMMUNITY ZONING INFORMATION MEETING

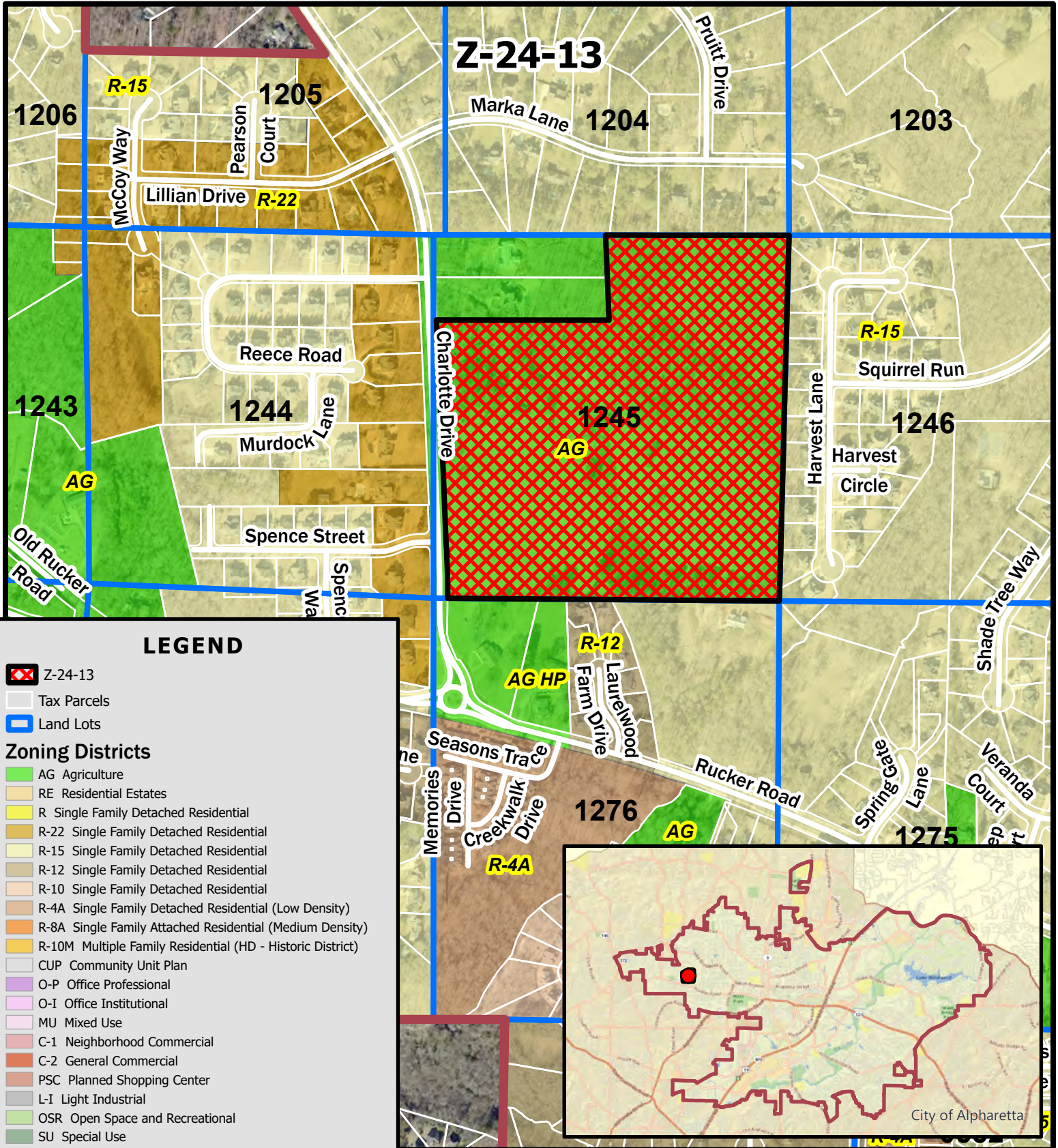
The CZIM was held on July 10, 2024. There were several public comments with questions regarding tree removal, stormwater runoff, traffic, wildlife, and price points.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Home Elevations & Arborist Information
- CZIM
- Citizen Part B
- Public Comments
- Application



Z-24-13
D/LL: 2/2/1245
PC: 8/01/24
CC: 8/26/24



LEGEND



Z-24-13



Tax Parcels



Land Lots

Zoning Districts



AG Agriculture



RE Residential Estates



R Single Family Detached Residential



R-22 Single Family Detached Residential



R-15 Single Family Detached Residential



R-12 Single Family Detached Residential



R-10 Single Family Detached Residential



R-4A Single Family Detached Residential (Low Density)



R-8A Single Family Attached Residential (Medium Density)



R-10M Multiple Family Residential (HD - Historic District)



CUP Community Unit Plan



O-P Office Professional



O-I Office Institutional



MU Mixed Use



C-1 Neighborhood Commercial



C-2 General Commercial



PSC Planned Shopping Center



L-I Light Industrial



OSR Open Space and Recreational



SU Special Use



R-8D Single Family Detached Residential



R-4D Single Family Detached Residential (Medium Density)



R-8A/D Single Family Attached/Detached Residential



DT-C Downtown Core



DT-MU Downtown Mixed-Use



DT-LW Downtown Live-Work

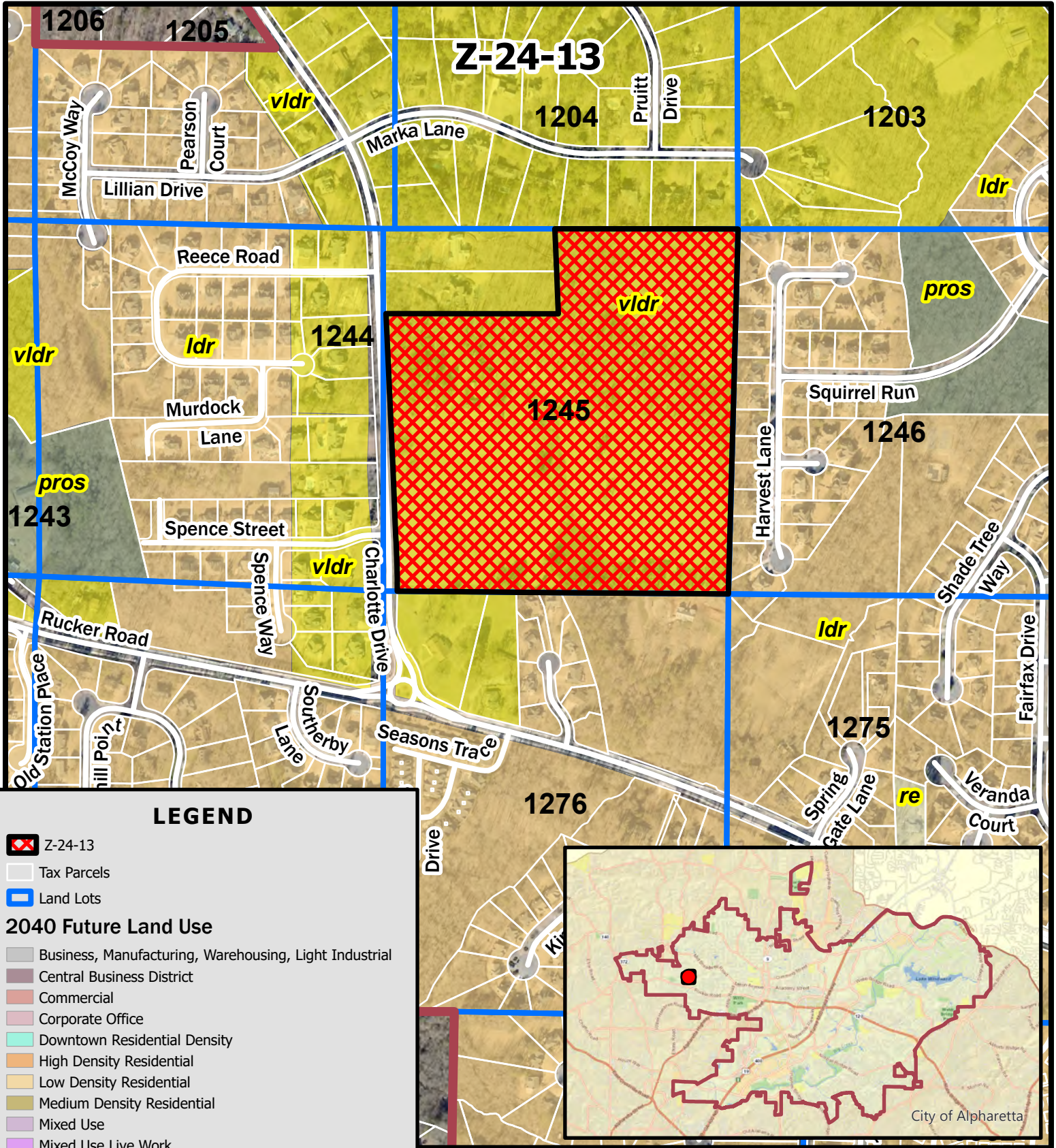


DT-R Downtown Residential

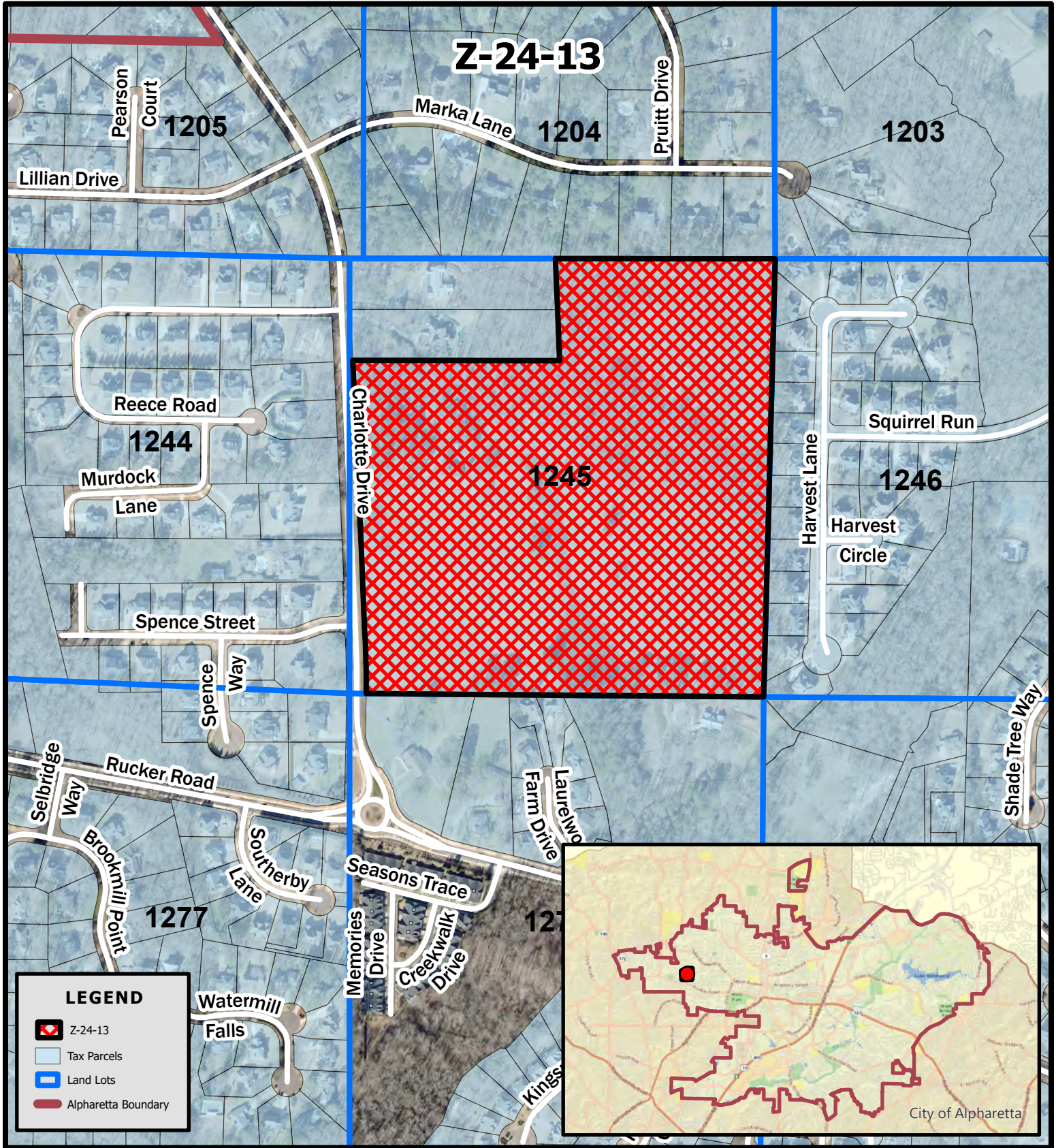


Zoning Map DRB Group of Georgia 12265 Charlotte Drive

Z-24-13
D/LL: 2/2/1245
PC: 8/01/24
CC: 8/26/24



Z-24-13
D/LL: 2/2/1245
PC: 8/01/24
CC: 8/26/24

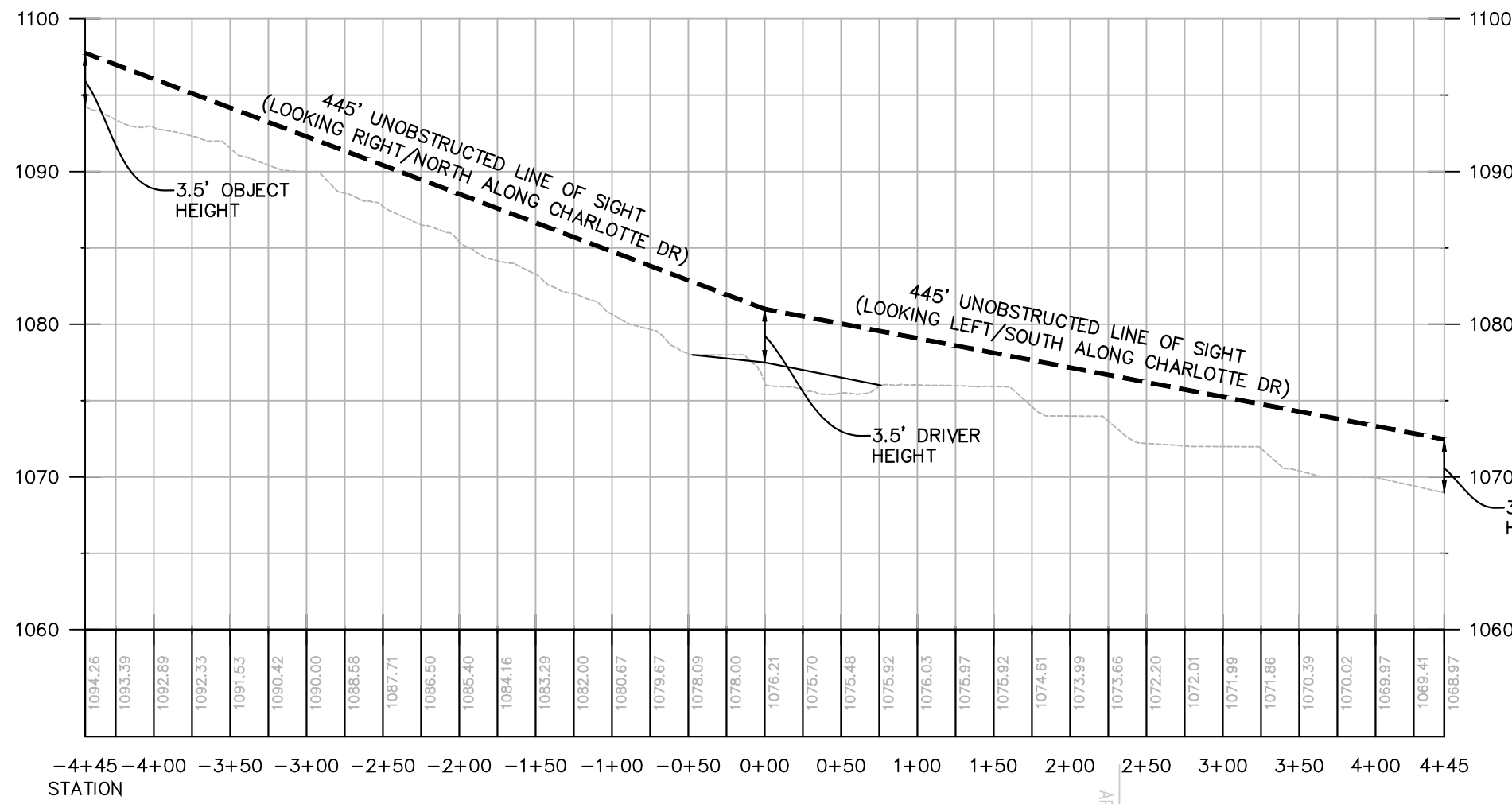


Z-24-13
D/LL: 2/2/1245
PC: 9/5/24
CC: 9/30/24

Location Map
DRB Group of Georgia
12265 Charlotte Drive

Location Map Provided by:
Community Development - GIS
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LINE OF SIGHT PROFILE PROPOSED ENTRANCE

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

445' UNOBSTRUCTED LINE OF SIGHT
(LOOKING RIGHT/NORTH)

PROPOSED DRIVEWAY

N02°48'42"W
400.95'

PROPOSED 10' FRONTAGE
LANDSCAPE STRIP WITH
4-BOARD HORSE FENCING

PROPOSED DIVIDED
ENTRANCE

CHARLOTTE DRIVE
PER EXEMPTION #8
(DB 3435, PG 218)

N02°30'50"W
414.50'

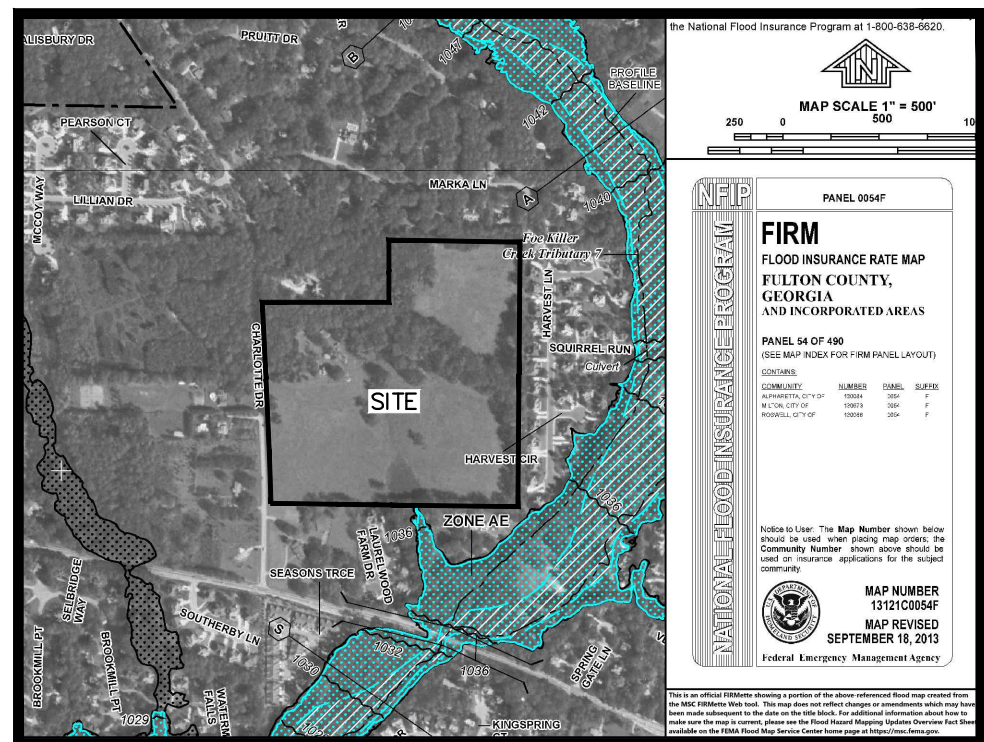
PROPOSED 10' FRONTAGE
LANDSCAPE STRIP WITH
4-BOARD HORSE FENCING

445' UNOBSTRUCTED LINE OF SIGHT
(LOOKING LEFT/SOUTH)

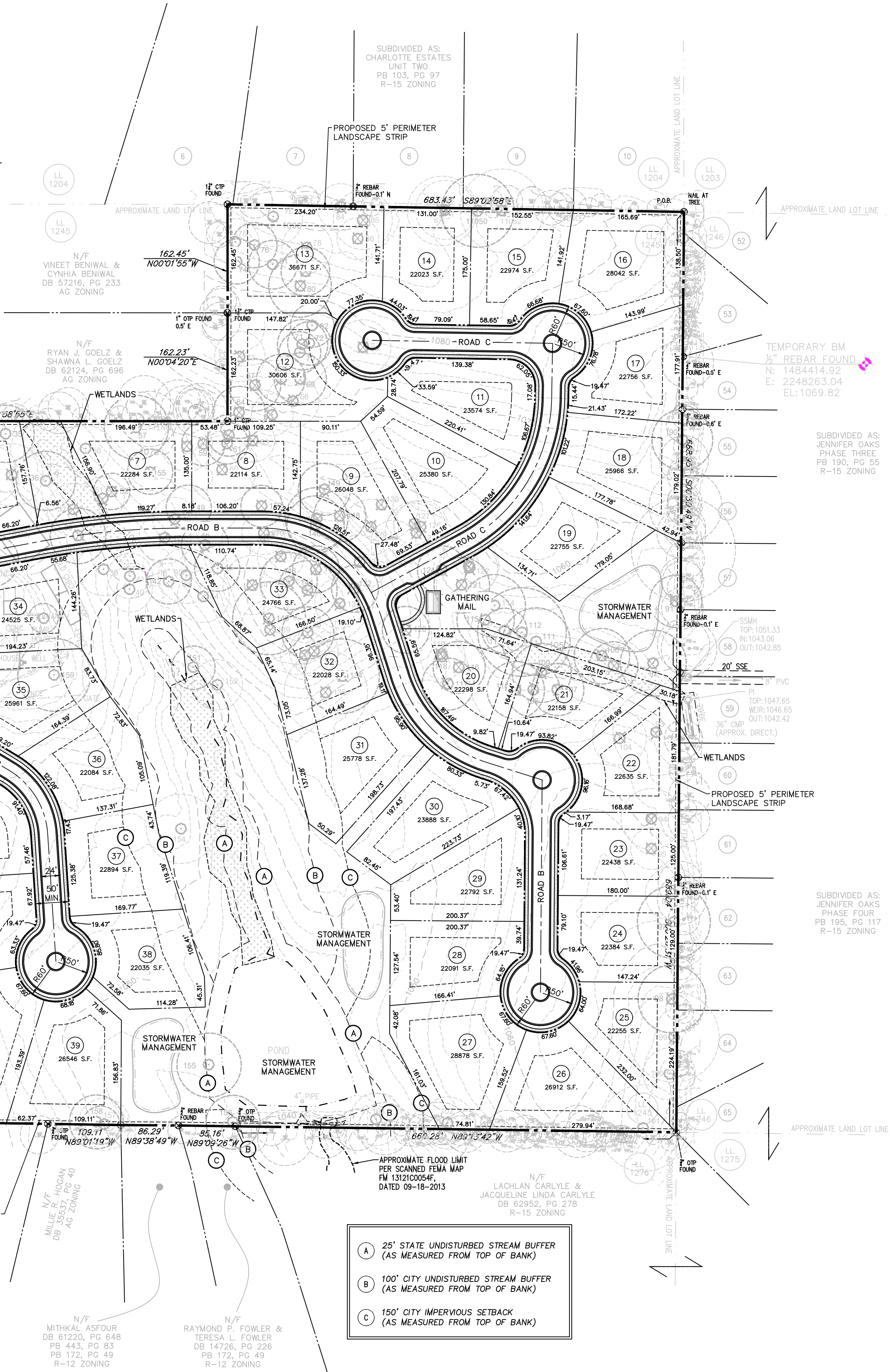
SPENCE ST.

A- 232.89'
R- 9751.16'

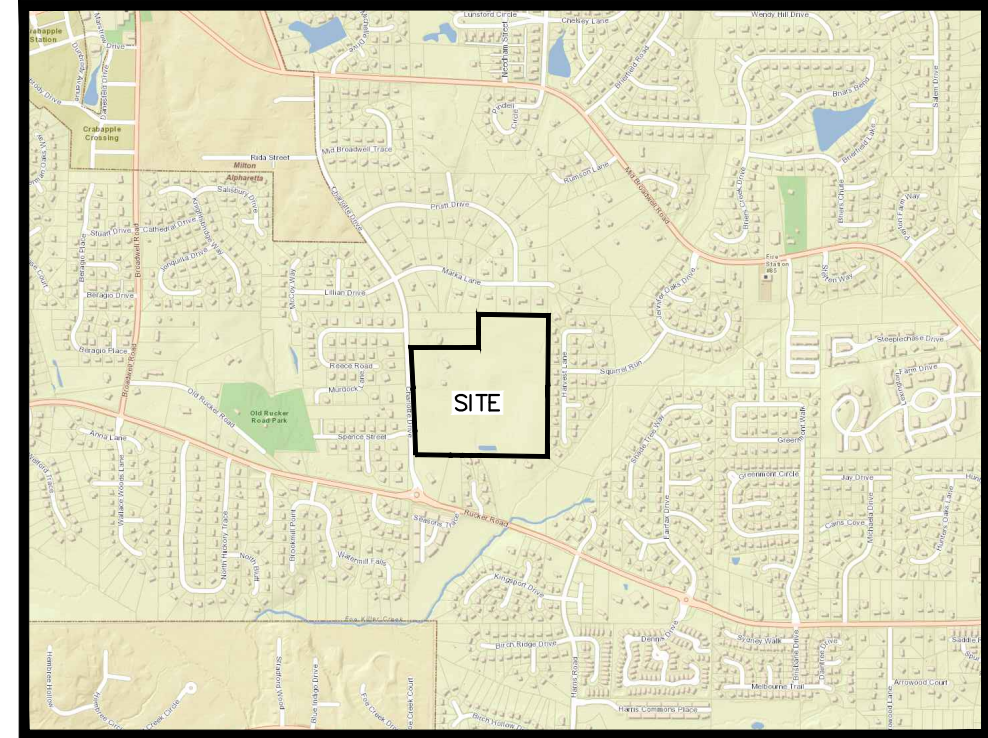
C- 232.88'
N01°49'47"W



FEMA MAP
SCALE: 1" = 1000'



- (A) 25' STATE UNDISTURBED STREAM BUFFER
(AS MEASURED FROM TOP OF BANK)
- (B) 100' CITY UNDISTURBED STREAM BUFFER
(AS MEASURED FROM TOP OF BANK)
- (C) 150' CITY IMPERVIOUS SETBACK
(AS MEASURED FROM TOP OF BANK)



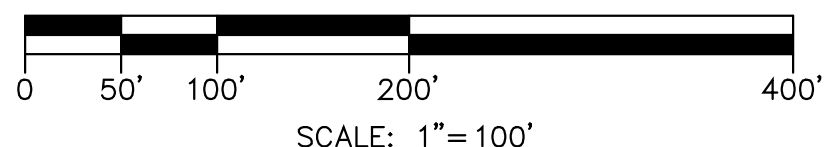
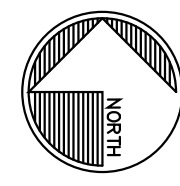
VICINITY MAP
SCALE: 1" = 2000'

PLAN NOTES

- SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP FOR DRB GROUP, GEORGIA, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 23, 2024. TEMPORARY BENCHMARK PROVIDED BY AS SHOWN ON PLANS AT 1/2" REBAR AT SE PROPERTY CORNER - VERTICAL DATUM NAVD 88/HORIZONTAL DATUM IS NAD 83/GA WEST ZONE).
- PROPERTY IS LOCATED ON CHARLOTTE DRIVE IN LAND LOTS 1245, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
- TOTAL SITE AREA = 36.782 ACRES±
- APPLICANT/DEVELOPER: DRB GROUP, LLC
55 IVAN ALLEN JR. BLVD, SUITE 400
ATLANTA, GA 30313
CONTACT: MS. CARI SMITH 404.886.1466
- ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTIR J. CHRISTOPHER, P.E.
770.331.7303
- EXISTING ZONING: AG
PROPOSED ZONING: R-22
- PROPOSED ROADWAYS TO BE PUBLIC WITH 24' BOC & 50' R/W PER ALPHARETTA STANDARD DETAIL 101 (TWO LANE STREET NO ON STREET PARKING). ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF ALPHARETTA COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED INTERNAL ROADWAYS (6' PLANTER + 5' SIDEWALK) PER DETAIL 101. SIDEWALK TO BE PROVIDED ALONG CHARLOTTE DRIVE FRONTAGE (6' PLANTER + 5' SIDEWALK). STREET TREES TO BE PROVIDED ALONG INTERNAL STREETS (TO BE COORDINATED WITH CITY ARBORIST & UTILITY PROVIDERS DURING LDP DESIGN/PERMITTING).
- JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON THE PLAN.
- WATER & GRAVITY SEWER TO BE PROVIDED BY FULTON COUNTY. PROPOSED DEVELOPMENT TO TIE TO EXISTING WATER MAIN ALONG CHARLOTTE DRIVE AND TIE TO EXISTING SEWER MAINS AT EASTERN AND SOUTHERN PROPERTY LINE.
- A PORTION OF THIS SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0054F LAST REVISED 9/18/2013 (SOUTHERN PROPERTY LINE AS SHOWN ON THE PLAN).
- PROPOSED ENTRANCE MEETS MINIMUM INTERSECTION SIGHT DISTANCE OF 390 FEET (35 MPH) IN BOTH DIRECTIONS. SIGHT DISTANCE PROFILE SHOWN FOR THE ACTUAL SPEED OF 40 MPH (445 FEET). ACTUAL SPEED PROVIDED BY A&R ENGINEERING (AVERAGE SPEED OF 35 MPH & 85TH PERCENTILE OF 40 MPH).

SITE ANALYSIS

SITE AREA	36.782 ACRES±
LOTS PROPOSED	42 LOTS
DENSITY PROPOSED	1.14 UNITS/AC
R-22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA	
MINIMUM LOT AREA	22,000 S.F.
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT FRONTAGE	35 FEET
BUILDING SETBACKS	FRONT (CHARLOTTE DRIVE) 65 FEET FRONT (LOCAL STREET) 35 FEET SIDE 25 FEET REAR 30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING	25%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM HEATED S.F.	1,500 S.F.
PROPOSED LANDSCAPE STRIPS	CHARLOTTE DRIVE FRONTAGE 10 FEET INTERNAL ROAD FRONTAGE 10 FEET OVERALL PERIMETER 5 FEET ADJACENT TO STORMWATER PONDS 5 FEET



CP&E

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

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

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ZONING SITE PLAN

FOR:

CHARLOTTE DRIVE TRACT

LAND LOT 1245
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DRB DRB GROUP

55 IVAN ALLEN JR. BLVD
SUITE 400
ATLANTA, GA 30313

REVISIONS

05.21.2024	CITY/CLIENT COMMENTS
07.08.2024	CITY COMMENTS
08.26.2024	CITY COMMENTS

DATE:
APRIL 30, 2024

CP&E DRAWING NO:
202411021.dwg

ZONING SITE PLAN

SHEET NO.

Z.1



Division Office:

55 Ivan Allen Jr. Blvd, Ste 400
Atlanta, GA 30308

Corporate Office:

2099 Gaither Road, Ste 600
Rockville, MD 20850

CHARLOTTE DRIVE
Alpharetta, GA

April 30, 2024



Concept Elevation A



Concept Elevation B



Concept Elevation C



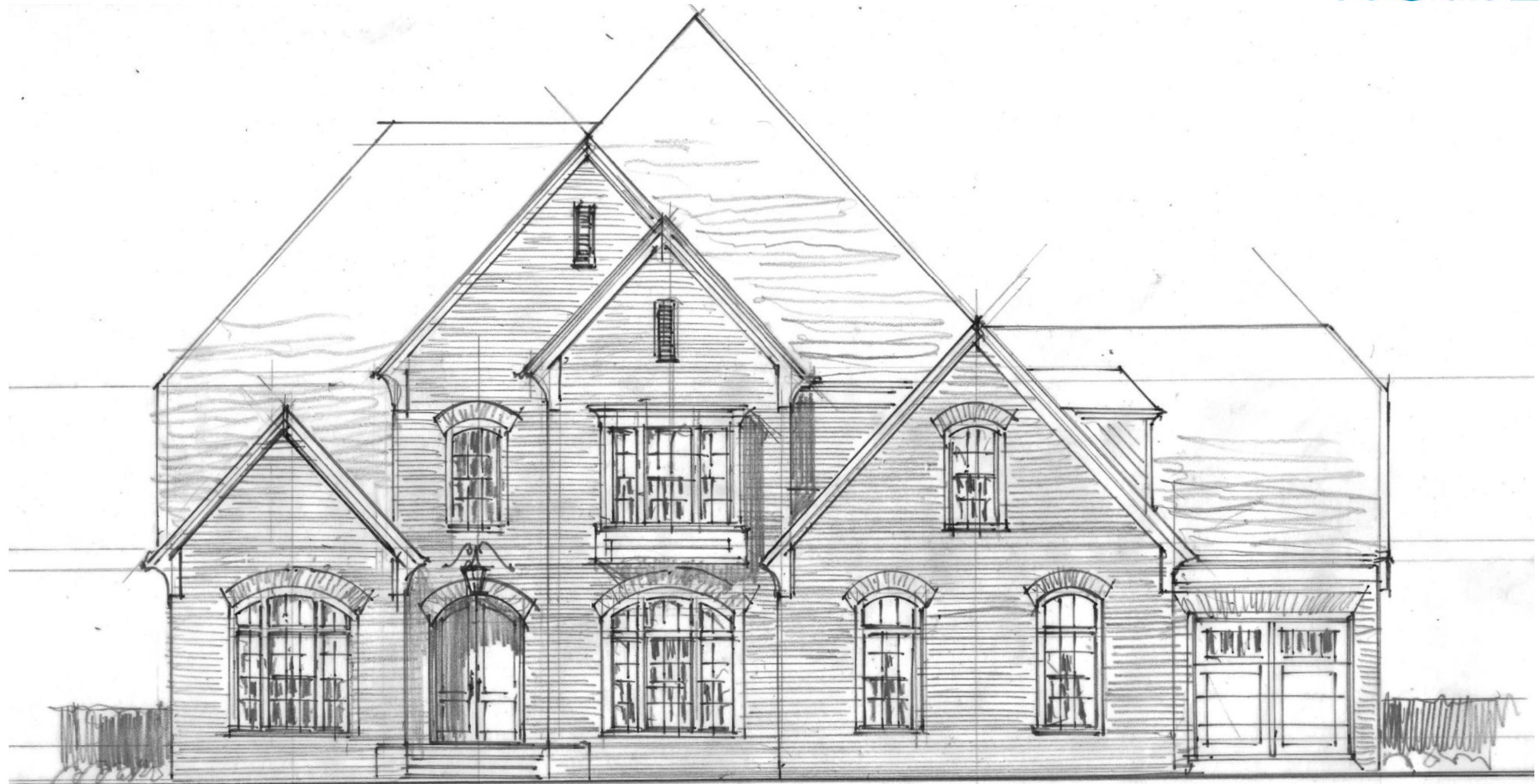
Concept Elevation D



Concept Elevation E



Concept Elevation F



Concept Elevation H



Concept Elevation I



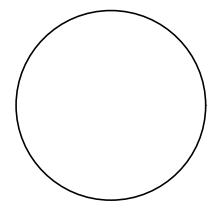
Concept Elevation J



Concept Elevation K

Note: Arborist report regarding existing specimen sized trees will be provided as part of Plan submittal.

- A 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM TOP OF BANK)
B 100' CITY UNDISTURBED STREAM BUFFER (AS MEASURED FROM TOP OF BANK)
C 150' CITY IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)



CRZ (CRITICAL ROOT ZONE)



SPECIMEN SIZE TREE PROPOSED TO BE REMOVED



SPECIMEN SIZE TREE PROPOSED TO BE IMPACTED, BUT RETAINED unless Determined to be Hazardous after Clearing.



TREE ANALYSIS BY:

E. Tyrone Casteel

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning and Design, LLC

N/F
VINEET BENIWAL &
CYNTHIA BENIWAL
DB 57216, PG. 233
AG ZONING

N/F
RYAN J. GOELZ &
SHAWN L. GOELZ
DB 62124, PG. 696
AG ZONING

SEE SHEET TS-3 FOR SPECIMEN AND BOUNDARY TREE DATA CHARTS

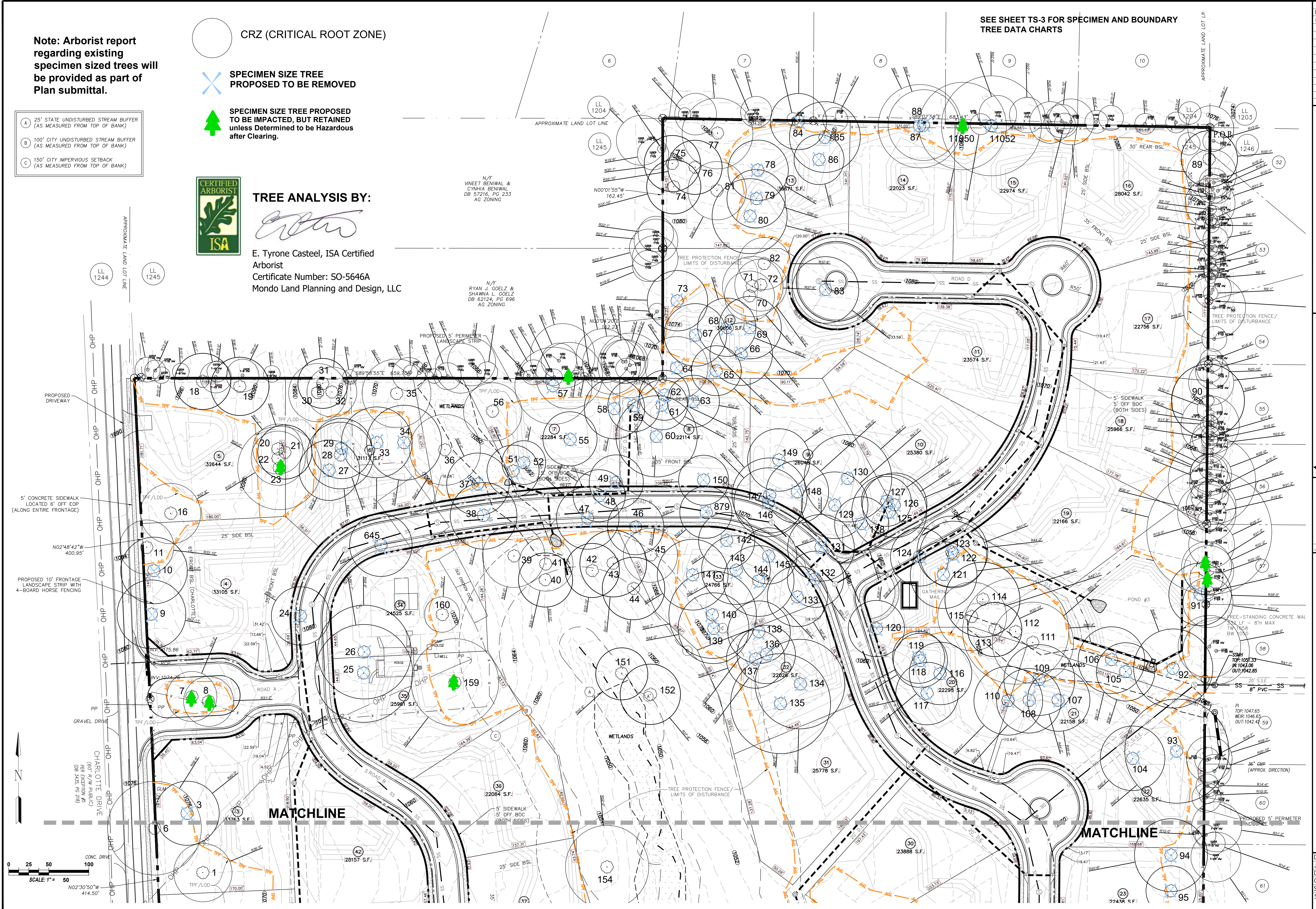
REVISIONS	DATE	DESCRIPTION
1	7.23.24	TREE CANOPY CALC

CLIENT / OWNER
DRB GROUP
55 IVAN ALLEN JR BLVD, SUITE 400
ATLANTA, GA 30308
24 HR. CONTACT: DOUG RANSOM
PHONE: 404.859.7887

LAND PLANNING AND DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
TEL: 770.334.0203

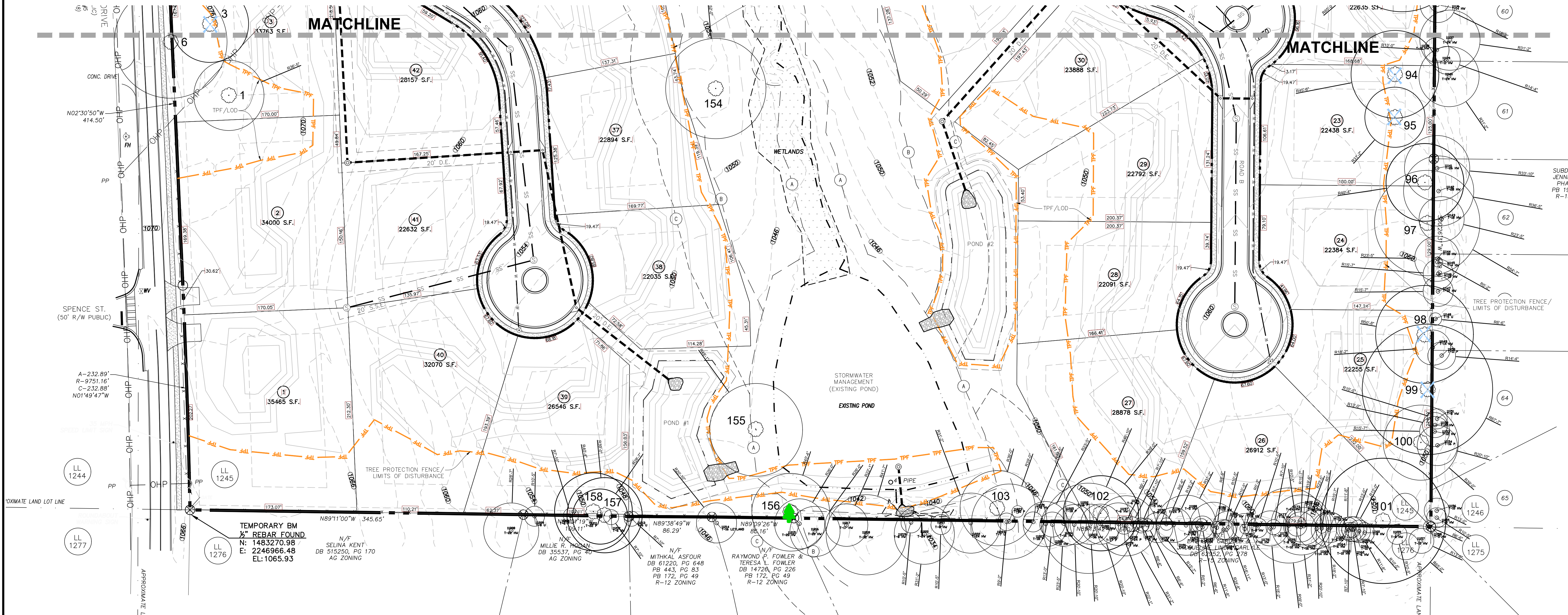
TREE PROTECTION SITE PLAN - Zoning
FOR
CHARLOTTE DRIVE TRACT
CHARLOTTE DRIVE
LL 1245, 2ND DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, GEORGIA

DATE 6.19.24
JOB NO. MOTP2422
DRAWN MRC
CHECKED ETC
SCALE 1"=50'
SHEET: TS-1



SEE SHEET TS-3 FOR SPECIMEN AND BOUNDARY
TREE DATA CHARTS

REVISIONS	DATE	DESCRIPTION
1	7.23.24	TREE CANOPY CALC.



TEMPORARY BM
1/2" REBAR FOUND
N: 1483270.98
E: 2246966.48
EL: 1065.93

MILLIE R. HODAN
DB 35537, PG 20
AG ZONING

N/F
MITHKAL ASFOUR
DB 61220, PG 648
PB 443, PG 83
PB 172, PG 49
R-12 ZONING

N/F
RAYMOND P. FOWLER &
TERESA L. FOWLER
DB 14720, PG 226
PB 172, PG 49
R-12 ZONING

- CRZ (CRITICAL ROOT ZONE)
- SPECIMEN SIZE TREE PROPOSED TO BE REMOVED
- SPECIMEN SIZE TREE PROPOSED TO BE IMPACTED, BUT RETAINED unless Determined to be Hazardous after Clearing.



TREE ANALYSIS BY:

E. Tyrone Casteel, ISA Certified
Arborist
Certificate Number: SO-5646A
Mondo Land Planning and Design, LLC



CLIENT / OWNER
DRB GROUP
55 IVAN ALLEN JR BLVD, SUITE 400
ATLANTA, GA 30308
24 HR. CONTACT: DOUG RANSOM
PHONE: 404.859.7887

mondo
LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
PH: 1.866.334.0203

TREE PROTECTION SITE PLAN - Zoning
FOR
CHARLOTTE DRIVE TRACT
CHARLOTTE DRIVE
LL 1245, 2ND DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, GEORGIA

DATE	6.19.24
JOB NO.	MOTP2422
DRAWN	MRC
CHECKED	ETC
SCALE	1"=50'
SHEET:	TS-2

SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
1	28	CHESTNUT	POOR		4.9%-SAVE
3	30	CHESTNUT	POOR		Remove
6	45	OAK	POOR		6.5%-SAVE
7	24	OAK	GOOD		Impact - Entry Design Adjust to Save
					Impact - Entry Design Adjust to Save
					Remove
					13.7%-SAVE
8	24	OAK	GOOD		14.7%-SAVE
9	33	OAK	POOR		SAVE
10	32	OAK	POOR		SAVE
11	26	OAK	POOR		3.2%-SAVE
16	29	OAK	POOR		5.2%-SAVE
18	27	OAK	GOOD		
19	28	OAK	POOR		
20	24	OAK	GOOD	Tree Grouping	
21	40	OAK	GOOD	Tree Grouping	
22	26	OAK	POOR		
23	40	OAK	GOOD	Tree Grouping	
24	28	OAK	POOR		Impact 21.9%
25	47	OAK	POOR		Remove
26	45	OAK	POOR		Remove
27	29	OAK	POOR		Remove
28	32	OAK	POOR		Remove
29	29	OAK	GOOD		Remove
30	28	OAK	GOOD		1.7%-SAVE
31	24	OAK	GOOD		SAVE
32	24	BEECH	GOOD	Tree Quality	1.3%-SAVE
33	34	OAK	POOR		Remove
34	36	OAK	POOR		Remove
35	33	OAK	GOOD		12.6%-SAVE
36	34	OAK	POOR		1.6%-SAVE
37	30	MAPLE	POOR		SAVE
38	32	POPLAR	GOOD		SAVE
39	30	POPLAR	POOR		17.1%-SAVE
40	26	MAPLE	POOR		SAVE
41	26	MAPLE	POOR		5%-SAVE
42	26	OAK	GOOD		SAVE
43	32	BEECH	POOR		SAVE
44	30	OAK	POOR		SAVE
45	26	OAK	GOOD		4%-SAVE
46	27	OAK	GOOD		Remove
47	30	OAK	POOR		Remove
48	25	OAK	POOR		Remove
49	26	OAK	GOOD		Remove
51	25	OAK	POOR		Remove
52	21	BEECH	GOOD		Remove
55	26	OAK	GOOD		Remove
56	28	OAK	POOR		14.2%-SAVE
57	37	POPLAR	GOOD		Remove

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
58	29	OAK	FAIR		Remove
59	25	OAK	GOOD		Remove
60	39	OAK	POOR		Remove
61	24	OAK	GOOD		Remove
62	24	OAK	GOOD		Remove
63	25	OAK	POOR		Remove
64	30	SWEETGUM	GOOD		Remove
65	24	OAK	POOR		Remove
66	30	POPLAR	POOR		Remove
67	30	POPLAR	GOOD		Remove
68	28	OAK	GOOD		Remove
69	30	OAK	GOOD		Remove
70	24	OAK	GOOD	Tree Grouping	9.1%-SAVE
71	29	OAK	GOOD	Tree Grouping	6.4%-SAVE
72	25	OAK	GOOD	Tree Grouping	5.6%-SAVE
73	29	POPLAR	POOR		Remove
74	26	HICKORY	GOOD		SAVE
75	27	OAK	POOR		SAVE
76	26	OAK	GOOD		SAVE
77	34	OAK	POOR		12.5%-SAVE
78	29	OAK	POOR		Remove
79	28	OAK	GOOD		Remove
80	36	POPLAR	GOOD		Remove
81	28	OAK	GOOD	Tree Quality	4.8%-SAVE
82	25	OAK	GOOD	Tree Grouping	4%-SAVE
83	32	OAK	POOR		Remove
84	27	OAK	POOR		Remove
85	34	POPLAR	POOR		Remove
86	24	OAK	POOR		Remove
87	40	OAK	POOR		Remove
88	34	OAK	POOR		Remove
89	27	OAK	POOR		SAVE
90	35	OAK	GOOD		SAVE
91	30	PINE	GOOD		Remove
92	38	POPLAR	GOOD		Remove
93	50	POPLAR	POOR		Remove
94	35	OAK	FAIR		Remove
95	24	MAPLE	POOR		Remove
96	31	OAK	POOR		SAVE
97	42	OAK	GOOD		5.9%-SAVE
98	39	POPLAR	GOOD		Remove
99	52	OAK	FAIR		Remove
100	30	POPLAR	POOR		4.9%-SAVE
101	50	OAK	POOR		SAVE
102	30	PINE	POOR		SAVE

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
103	30	ELM	POOR		2.6%-SAVE
104	31	POPLAR	POOR		Remove
105	28	OAK	FAIR		Remove
106	32	POPLAR	GOOD		Remove
107	30	POPLAR	GOOD		Remove
108	31	POPLAR	GOOD		Remove
109	34	POPLAR	GOOD		Remove
110	33	POPLAR	GOOD		Remove
111	39	POPLAR	GOOD		5.3%-SAVE
112	51	OAK	GOOD	Tree Quality	3.7%-SAVE
113	26	OAK	GOOD		SAVE
114	36	OAK	POOR		SAVE
115	33	POPLAR	GOOD		6.2%-SAVE
116	30	SWEETGUM	GOOD		Remove
117	30	SWEETGUM	GOOD		Remove
118	26	OAK	GOOD		Remove
119	25	OAK	POOR		Remove
120	27	OAK	GOOD		Remove
121	32	POPLAR	GOOD		Remove
122	32	POPLAR	POOR		Remove
123	34	OAK	POOR		Remove
124	28	MAPLE	GOOD		Remove
125	36	SWEETGUM	POOR		Remove
126	31	MAPLE	POOR		Remove
127	24	MAPLE	POOR		Remove
128	26	MAPLE	POOR		Remove
129	32	POPLAR	POOR		Remove
130	42	MAPLE	POOR		Remove
131	32	OAK	POOR		Remove
132	27	OAK	GOOD		Remove
133	29	OAK	POOR		Remove
134	43	MAPLE	GOOD	Tree Quality	Remove
135	48	MAPLE	POOR		Remove
136	28	OAK	POOR		Remove
137	28	OAK	POOR		Remove
138	30	OAK	GOOD		Remove
139	34	OAK	POOR		Remove
140	42	OAK	GOOD	Tree Quality	Remove
141	34	OAK	POOR		Remove
142	27	OAK	FAIR		Remove
143	33	OAK	GOOD		Remove
144	34	OAK	GOOD		Remove
145	27	OAK	GOOD		Remove
146	33	OAK	GOOD		Remove
147	36	POPLAR	GOOD		Remove

BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Proposed Impact
11000	16	OAK	FAIR	SAVE
11001	7	CHERRY	POOR	SAVE
11002	7	SWEETGUM	GOOD	SAVE
11003	13	SWEETGUM	POOR	SAVE
11004	24	BEECH	GOOD	SAVE
11005	23	HICKORY	FAIR	SAVE
11006	10	HW	POOR	SAVE
11007	5	HW	GOOD	SAVE
11008	12	HW	POOR	SAVE
11009	8	SOURWOOD	GOOD	SAVE
11010	17	OAK	POOR	SAVE
11011	31	POPLAR	GOOD	SAVE
11012	32	POPLAR	FAIR	11.1%-Boundary Agreement Necessary
11013	5	SWEETGUM	FAIR	SAVE
11014	4	SWEETGUM	POOR	SAVE
11015	4	SOURWOOD	GOOD	SAVE
11016	26	POPLAR	GOOD	SAVE
11017	28	POPLAR	GOOD	SAVE
11018	21	POPLAR	GOOD	SAVE
11019	10	HW	POOR	SAVE
11020	21	POPLAR	GOOD	SAVE
11021	31	POPLAR	GOOD	3.40%
11023	8	HICKORY	GOOD	SAVE
11024	15	OAK	POOR	SAVE
11025	22	OAK	POOR	SAVE
11026	18	OAK	POOR	SAVE
11027	21	OAK	GOOD	SAVE
11028	17	OAK	FAIR	SAVE
11029	15	OAK	FAIR	SAVE
11030	4	CHERRY	GOOD	SAVE
11031	24	HW	POOR	SAVE
11032	6	BEECH	GOOD	SAVE
11033	20	PINE	GOOD	SAVE
11034	6	CHERRY	FAIR	SAVE
11035	15	OAK	FAIR	SAVE
11036	6	HW	FAIR	SAVE
11038	12	PINE	POOR	SAVE
11051	10	PINE	POOR	SAVE
11053	18	PINE	GOOD	SAVE
11055	17	PINE	GOOD	SAVE
11057	20	PINE	FAIR	4.10%
11058	16	HICKORY	FAIR	SAVE
11059	10	CHERRY	POOR	SAVE
11060	22	OAK	FAIR	4.90%
11061	11	OAK	POOR	SAVE
11063	12	OAK	GOOD	SAVE
11066	10	CHERRY	FAIR	SAVE
11068	10	CHERRY	POOR	SAVE
11069	22	SWEETGUM	GOOD	SAVE
11070	10	PINE	POOR	SAVE
11071	24	PINE	GOOD	SAVE
11072	14	OAK	POOR	SAVE
11073	14	PINE	POOR	SAVE
11074	12	OAK	GOOD	SAVE
11075	4	SWEETGUM	GOOD	SAVE
11076	4	SWEETGUM	POOR	SAVE
11077	24	OAK	POOR	2%

Tree #	DBH (Inches)	Species	Recommended Condition	Proposed Impact
11078	4	HW	GOOD	SAVE
11079	10	HW	GOOD	SAVE
11080	6	HW	GOOD	SAVE
11081	5	HW	GOOD	SAVE
11082	7	SWEETGUM	GOOD	SAVE
11083	18	HW	GOOD	SAVE
11084	12	OAK	GOOD	SAVE
11085	8	OAK	GOOD	SAVE
11086	6	HW	POOR	SAVE
11087	12	OAK	GOOD	SAVE
11088	5	CHERRY	GOOD	SAVE
11089	5	CHERRY	GOOD	SAVE
11090	7	OAK	GOOD	SAVE
11091	7	OAK	GOOD	SAVE
11092	5	OAK	GOOD	SAVE
11093	5	OAK	GOOD	SAVE
11094	18	POPLAR	DEAD	SAVE
11095	7	OAK	GOOD	SAVE
11096	30	OAK	POOR	3.60%
11097	12	CEDAR	GOOD	SAVE
11099	11	SWEETGUM	GOOD	SAVE
11100	12	PINE	POOR	SAVE
11101	16	PINE	POOR	SAVE
11102	14	OAK	GOOD	SAVE
11103	12	OAK	POOR	SAVE
11104	28	HW	GOOD	SAVE
11105	7	CHERRY	POOR	SAVE
11106	9	HW	POOR	SAVE
11107	9	OAK	GOOD	SAVE
11108	16	OAK	POOR	SAVE
11109	8	OAK	POOR	SAVE
11110	18	OAK	POOR	SAVE
11111	11	HW	GOOD	SAVE
11112	18	HW	POOR	SAVE
11113	20	PINE	POOR	SAVE
11114	42	OAK	GOOD	SAVE
11115	12	OAK	GOOD	SAVE
11116	12	HW	DEAD	SAVE
11117	18	HW	POOR	SAVE
11118	24	HW	POOR	SAVE
11119	28	PINE	GOOD	SAVE
11120	15	HW	POOR	SAVE
11121	10	SWEETGUM	GOOD	SAVE
11122	60	OAK	POOR	4%
11123	22	OAK	POOR	SAVE
11124	24	PINE	GOOD	8.6% in SPP - Remove-Boundary Agreement Necessary
11125	24	PINE	POOR	9.20%
11126	16	PINE	POOR	13.5%-Boundary Agreement Necessary
11127	14	PINE	GOOD	SAVE
11128	24	PINE	GOOD	8.50%
11129	30	OAK	POOR	8%
11130	32	POPLAR	POOR	2.60%
11131	12	OAK	GOOD	SAVE
11132	22	OAK	GOOD	1%
11133	16	POPLAR	GOOD	SAVE
11134	11	SWEETGUM	GOOD	SAVE
11135	8	MAPLE	GOOD	SAVE
11136	14	SWEETGUM	GOOD	SAVE
11137	24	POPLAR	GOOD	SAVE
11138	10	SWEETGUM	POOR	SAVE

Tree #	DBH (Inches)	Species	Recommended Condition	Proposed Impact
11139	11	SWEETGUM	GOOD	SAVE
11140	24	OAK	GOOD	SAVE
11141	26	OAK	GOOD	SAVE
11142	28	POPLAR	GOOD	SAVE
11143	18	OAK	POOR	SAVE
11144	18	OAK	POOR	SAVE
11145	4	OAK	GOOD	SAVE
11146	12	HW	POOR	SAVE
11147	12	WILLOW	GOOD	SAVE
11148	5	HW	GOOD	SAVE
11149	14	HW	GOOD	SAVE
11150	11	PINE	GOOD	SAVE
11151	8	OAK	GOOD	SAVE
11152	10	SWEETGUM	GOOD	SAVE
11153	12	OAK	GOOD	SAVE
11154	16	PINE	GOOD	SAVE
11155	8	HW	GOOD	SAVE
11156	10	HICKORY	GOOD	SAVE
11157	10	SWEETGUM	POOR	SAVE
11158	5	MAPLE	GOOD	SAVE
11159	8	CHERRY	GOOD	SAVE
11160	8	SWEETGUM	GOOD	SAVE
11161	10	PINE	GOOD	SAVE
11162	6	SWEETGUM	GOOD	SAVE
11163	10	SWEETGUM	POOR	SAVE
11164	6	OAK	GOOD	SAVE
11165	9	HW	GOOD	SAVE
11166	9	OAK	FAIR	SAVE
11167	12	OAK	GOOD	SAVE

SITE TREE CANOPY

SITE ACREAGE = 36.782

EXISTING TREE CANOPY = 15.23 Acres Approx.

PROPOSED POST-DEVELOPMENT CANOPY = 6.29 Acres Approx.

TREE GROUPING RETENTION

6.29 / 15.23 = 41.3% of Existing Canopy Area

Pre-Development Canopy

Post-Development Canopy

CRZ (CRITICAL ROOT ZONE)



SPECIMEN SIZE TREE PROPOSED TO BE IMPACTED, BUT RETAINED unless Determined to be Hazardous after Clearing.

SEE SHEET TS-3 FOR SPECIMEN AND BOUNDARY TREE DATA CHARTS



TREE ANALYSIS BY:

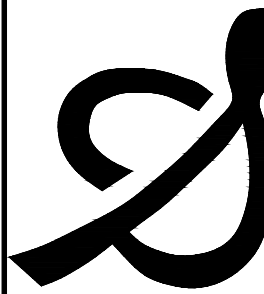
E. Tyrone Casteel

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning and Design, LLC

REVISIONS	DATE	DESCRIPTION
1	7.23.24	TREE CANOPY CALC

CLIENT / OWNER
DRB GROUP
55 IVAN ALLEN JR BLVD, SUITE 400
ATLANTA, GA 30308
24 HR. CONTACT: DOUG RANSOM
PHONE: 404.857.7887

LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
PH: 1.866.334.0203



TREE PROTECTION SITE PLAN - Tree Save
FOR
CHARLOTTE DRIVE TRACT
CHARLOTTE DRIVE
LL 1245, 2ND DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, GEORGIA

DATE	7.23.24
JOB NO.	MOTP2422
DRAWN	MRC
CHECKED	ETC
SCALE	1"=80'
SHEET:	TS-4



Community Zoning Information Meeting (CZIM)

July 10, 2024

Please sign-in and leave your comments and/or concerns.

Z-24-13 / DRB Group of Georgia/12265 Charlotte Drive

NAME	ADDRESS	COMMENTS	Email / Phone Number
Barry & LaWanna Joyner	1640 Harvest Lane		bjoyner@mindspring.com 404-290-4612
D.J. Postles Antoinette Postles	1590 Harvest Lane		djpostles@gmail.com 470-701-8510 antoinettepostles@gmail.com 917- 863 ⁸⁶³ -6544
Susie Ulrich	31 Church St.		Susie E ansley re. com

Community Zoning Information Meeting (CZIM)

July 10, 2024

Please sign-in and leave your comments and/or concerns.

Z-24-13 / DRB Group of Georgia/12265 Charlotte Drive

NAME	ADDRESS	COMMENTS	Email / Phone Number
Ryan Boelz	12275 Charlotte		
Kent Davis	1095 Marka Ln	Trees send Tree Plan	KentDavis@ gmail.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: 12265 Charlotte Drive - Application Z-24-13

Contact Name: DRB Group Georgia, LLC

Telephone: (229) 218-7789 ext. 6595

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

A virtual meeting was held on June 17th with the property owners within 500 feet of the subject property. Attached hereto is the May 31, 2024 letter advertising the meeting and the certificate of mailing confirming the parties notified. The questions and issues raised at the meeting related to the following: (i) stormwater management and impact on downstream properties; (ii) whether there would be multiple surveys; (iii) density; (iv) who commissioned the traffic study, the length of the study and whether there would be multiple studies; (v) buffer between adjoining residences; and (vi) fencing proposed on Charlotte Drive and abutting adjoining homes. Also attached are subsequent emails from the parties notified.

A second letter was mailed on June 14, 2024 notifying the property owners within 500 feet of the property of the public meetings regarding the application. Attached are the letter and the certificate of mailing.

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

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

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

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

Signature of Authorized Agent: _____



Date: _____

7/3/24

Print Form

**MAY 31, 2024 LETTER
and
CERTIFICATE OF MAILING**

May 31, 2024

You are receiving this letter if you own property within the 500' of the subject property on Charlotte Drive

RE: DRB Group Georgia LLC
Proposed Rezoning of 12265 Charlotte Drive (Parcel 22-4340-1245-023-0) – City of
Alpharetta, GA

Dear Property Owner,

DRB Group Georgia, LLC invites you to join a virtual meeting via Zoom to discuss our rezoning proposal for the property located at 12265 Charlotte Drive in the City of Alpharetta. The rezoning request is to rezone the property from Agriculture (“AG”) to R-22 dwelling, ‘For Sale’, Residential (“R-22”) to accommodate a redevelopment of the property into a single family detached residential subdivision consisting of 42 units.

We would like to engage you all now to begin the discussion and review our application. Should you have any interest in participating in the discussion, we look forward to seeing you at the Zoom meeting scheduled on June 17th at 6:00pm. Please follow the link below.

Join Zoom Meeting

<https://drbgrou.zoom.us/j/83140722536?pwd=b1jlzEKVMQU5DbbJQT0lGlEgCJgDDe.1>

Meeting ID: 831 4072 2536

Passcode: 32711737

One tap mobile

+16469313860,,83140722536#,,,,*32711737# US

Dial by your location

• +1 646 876 9923

Meeting ID: 831 4072 2536

Passcode: 32711737

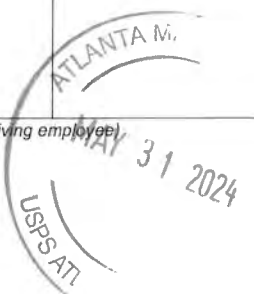
Sincerely,

Cari Smith

Cari Smith
DRB Group Georgia
Land Acquisitions Manager
carismith@drbgrou.com



Certificate of Mailing — Firm

Name and Address of Sender Jessica Hill, Esq. Troutman Pepper Ham 600 Peachtree Street NE Atlanta, Georgia 30308	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
			

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1.	DASHEVSKY STELLA 12135 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
2.	WILLIAMS HAROLD R & CAROL W 230 PRUITT DR ALPHARETTA GA 30004-1418				
3.	ANBILD LISA S & ARTUR H 1605 HARVEST LN ALPHARETTA GA 30004				
4.	OLIVER RICHARD A SR & ANDERSON MAR JORIE H 12125 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
5.	GONZALEZ VICTOR A & SHELLEY L 1125 MARKA LN ALPHARETTA GA 30004				
6.	RAINONE JOE & ANDREA 1615 HARVEST LN ALPHARETTA GA 30004				



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Jessica Hill, Esq.
Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, Georgia 30308

Name of receiving employee)



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2.	JOHNSON CHRISTOPHER & ANNE 1550 HARVEST LANE ALPHARETTA GA 30004				
3.	PUTRELLO KIRSTIE E & ERIC J 1540 HARVEST LANE ALPHARETTA GA 30004				
4.	SPRATT BRIAN G & DEBORAH M 1530 HARVEST LN ALPHARETTA GA 30004				
5.	MCCLURE JOHN J & MCCLURE KATHERINE E 1060 REECE RD ALPHARETTA GA 30004				
6.	NISAR MUSTAFA 1075 REECE RD ALPHARETTA GA 30004				



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1.	SHVARTSMAN JOSIF & TABAKHOVA LARISA 12115 LAURELWOOD FARM DR ALPHARETTA GA 30004				
2.	PAULUS RICHARD & AUDREY 1115 MARKA LN ALPHARETTA GA 30004-1413				
3.	REED ALTON REED LARICIA NICHOLE 1625 HARVEST LN ALPHARETTA GA 30004				
4.	SHVARTSMAN IOSIF & TABAKHOVA LARISA 12115 LAURELWOOD FARM DR ALPHARETTA GA 30004				
5.	SOLOMICH DALE D & DIANE O 1105 MARKA LN ALPHARETTA GA 30004-1413				
6.	CADE KENDRA 1675 HARVEST LANE ALPHARETTA GA 30004				



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1.	MERRIMAN EUGENE R 1620 HARVEST LN ALPHARETTA GA 30004				
2.	COLE JOSHUA W & COLE ASHLEY TWIST 1630 HARVEST LANE ALPHARETTA GA 30004				
3.	JOYNER BARRY N & LAWANNA L 1640 HARVEST LN ALPHARETTA GA 30004				
4.	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004				
5.	VOIN KONSTANTIN & MARYNA 1610 HARVEST LN ALPHARETTA GA 30004				
6.	PROCTOR SAMUEL & BETH M 1520 HARVEST LN ALPHARETTA GA 30004				



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1.	BRAMBLETT MICHAEL E & PEGGY B 220 PRUITT DR ALPHARETTA GA 30004-1418				
2.	THOMPSON MARK & HODGSON JONI 915 REECE RD ALPHARETTA GA 30004				
3.	LANDY & ASSOCIATES REALTY SERVICES LLC 1175 MARKA LANE ALPHARETTA GA 30004				
4.	SUDHAKAR REDDY PAREDDY & KARNATI P RASHANTHI 1065 REECE RD ALPHARETTA GA 30004				
5.	COUNTER STEVEN G 1100 MARKA LANE ALPHARETTA GA 30004				
6.	DAVIS KENT C & REBECCA W 1095 MARKA LN ALPHARETTA GA 30004-1411				



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1.	ALLEN RAYMOND M & ALLEN JENNIFER L 925 REECE RD ALPHARETTA GA 30004				
2.	POTENCIANO JOANNE & CHRISTIAN 12310 CHARLOTTE DR ALPHARETTA GA 30004				
3.	BAILEY MARK L & KAREN G 1085 MARKA LN ALPHARETTA GA 30004				
4.	VENKATRAMAN MANIKANDAN & VENKATRAM AN VIJAYA 1055 REECE RD ALPHARETTA GA 30004				
5.	COGSWELL ALEXANDRA 1135 MARKA LANE ALPHARETTA GA 30004				
6.	ANDERSON ROBERT P & LUCRECIA F 1600 HARVEST LN ALPHARETTA GA 30004				



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1.	MC SWEEN JOHN C 1330 SQUIRREL RUN ALPHARETTA GA 30004				
2.	ANDERSON ERIC A & JENNIFER LEIGH 1580 HARVEST LN ALPHARETTA GA 30004				
3.	FOLEY JOHN J III & LORI A 1340 SQUIRREL RUN ALPHARETTA GA 30004				
4.	MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M 1570 HARVEST LANE ALPHARETTA GA 30004				
5.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
6.	VO STEVEN HOANG & KATHRYN E 1070 REECE RD ALPHARETTA GA 30004				



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2.	BARGE WILLIAM J JR 1090 MARKA LANE ALPHARETTA GA 30004				
3.	NALLAPATI VENKATESH & SWATHI 1720 HARVEST CIR ALPHARETTA GA 30004				
4.	NORRIS JOHN W & MARY J 215 PRUITT DR ALPHARETTA GA 30004-1417				
5.	BIJLANI RAVINDRA A 1055 LILLIAN DR ALPHARETTA GA 30004				
6.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				



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1.	MAYUGA ONOFRE L & LOURDES M 1575 HARVEST LANE ALPHARETTA GA 30004				
2.	ALIU ADAMS A ALIU RUKIAT M 1565 HARVEST LANE ALPHARETTA GA 30004				
3.	SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004				
4.	2018 1 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS TX 75201				
5.	BERTHELOT J ASHLEY & SUSAN K 1710 HARVEST CIR ALPHARETTA GA 30004				
6.	HILGERT SCOTT A 1715 HARVEST CIR ALPHARETTA GA 30004				



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1.	MERRIAM-MATTHEW & MARY E 1185 MARKA LN ALPHARETTA GA 30004				
2.	MARTIN JOHN N & SHERILYN J 12305 CHARLOTTE DR ALPHARETTA GA 30004-1405				
3.	BYERS CARROLL E 265 MILTON AVE ALPHARETTA GA 30004-1511				
4.	BLAIR JACK D & BRINKLEY M 1080 MARKA LN ALPHARETTA GA 30004-1412				
5.	BLAIR LINDSEY & BRENT B 12315 CHARLOTTE DR ALPHARETTA GA 30004				
6.	LERIT BRUCE M ET AL 930 REECE RD ALPHARETTA GA 30004-1420				



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1.	BOARMAN MATTHEW E & BOARMAN KAREN B 12110 SPENCE WAY ALPHARETTA GA 30004				
2.	RYAN PATRICK & RYAN MAUREEN FARRELL 12120 SPENCE WAY ALPHARETTA GA 30004				
3.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004				
4.	PENDYALA KIRANPAL R & PENDYALA GEE THA 1065 SPENCE ST ALPHARETTA GA 30004				
5.	WDWILLIAMS LIVING TRUST THE 12160 CHARLOTTE DR ALPHARETTA GA 30004				
6.	BARRY & DENISE LIVING TRUST THE 12190 CHARLOTTE DR ALPHARETTA GA 30004				



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1.	KENT SELINA S 12145 CHARLOTTE DR ALPHARETTA GA 30004-1401				
2.	SAINI SUJALA & MINAMPALLY RANJEET S 800 MURDOCK LANE ALPHARETTA GA 30004				
3.	CARLYLE LACHLAN & JACQUELINE LINDA 1200 RUCKER RD ALPHARETTA GA 30004-4053				
4.	POULOS MARIA & HOBBS DARRELL 1220 RUCKER RD ALPHARETTA GA 30004				
5.	PRESERVE ON CHARLOTTE DRIVE HOMEOW NERS ASSOCIATION 1100 NORTHMEADOW PKWY STE 114 ROSWELL GA 30076				
6.	CINDY RUFF HOGAN LIVING TRUST THE 1080 RUCKER RD ALPHARETTA GA 30004				



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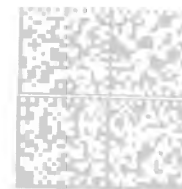
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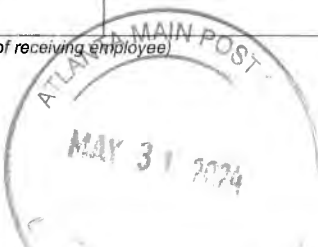
Jessica Hill, Esq.
Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, Georgia 30308

Signature of receiving employee



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1.	SHARIF RAMLA & SADIK ZUBAIR 12105 SPENCE WAY ALPHARETTA GA 30004				
2.	AVERY BARBARA DOHMAN & AVERY PAUL CHARLES 12115 SPENCE WAY ALPHARETTA GA 30004				
3.	RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004				
4.	LEA TRUST THE 12180 CHARLOTTE DR ALPHARETTA GA 30004				
5.	ARCHER JAMES K JR & ARCHER JENNIFE R L 1050 SPENCE ST ALPHARETTA GA 30004				
6.	YEAGER RUSSELL 1040 SPENCE ST ALPHARETTA GA 30004				



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2.	SMITH PRESTON 12140 CHARLOTTE DR ALPHARETTA GA 30004				
3.	GOLLA MURALI K & GOLLA RADHA R 1045 SPENCE ST ALPHARETTA GA 30004				
4.	SUDA RADHIKA 920 REECE RD ALPHARETTA GA 30004				
5.	MALIK TABREZ & SHAISTA 900 REECE RD ALPHARETTA GA 30004				
6.	BRADFORD JAMES & JOLYNN 910 REECE RD ALPHARETTA GA 30004				



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Atlanta, Georgia 30308

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2.	ALI MOHAMED TAWFIQ & ALI SAMIA TAHER 1028 SOUTHERBY LANE ALPHARETTA GA 30004				
3.	BENIWAL VINEET & BENIWAL CYNTHIA 12285 CHARLOTTE DR ALPHARETTA GA 30004				
4.	LAWRENCE MICHELLE P & HENRY LOUIS R 1008 SOUTHERBY LANE ALPHARETTA GA 30004				
5.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
6.	CUMMINGS MICHAEL F & ROBIN LYNN 1325 SQUIRREL RUN ALPHARETTA GA 30004				



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1.	DAO STEPHEN C & SHEILA X 978 SOUTHERBY LN ALPHARETTA GA 30004				
2.	ASFOUR MITHKAL 12130 LAURELWOOD FARM DR ALPHARETTA GA 30004				
3.	ROLLINS TIMOTHY CURTIS JR & KIRSTE N L 1335 SQUIRREL RUN ALPHARETTA GA 30004				
4.	FIGUEIREDO HARRING FEITOSA 1165 MARKA LANE ALPHARETTA GA 30004				
5.	FOWLER RAYMOND P & TERESA L 12145 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
6.	SINHA ATUL & BINITA 16025 54TH AVE NE PLYMOUTH MN 55446				



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1.	LOCKLEAR BRYAN C & BOZOK SVETLANA 1685 HARVEST LANE ALPHARETTA GA 30004				
2.	SPARTZ JACK F & JENNY B 1670 HARVEST LN ALPHARETTA GA 30004				
3.	HENRICH DANIEL & HENRICH MARIA A C AMPANELLA 1680 HARVEST LN ALPHARETTA GA 30004				
4.	TERAWAKI BARRERA KENJIA & BAHARAN YL HASANI K 1690 HARVEST LN ALPHARETTA GA 30004				
5.	THOMAS MICHAEL D & MARTHA L 1660 HARVEST LN ALPHARETTA GA 30004				
6.	RICH OLIVER & RICH VALERIE 1650 HARVEST LN ALPHARETTA GA 30004-6739				



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Atlanta, Georgia 30308



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2.	SMALLWOOD CHRISTINE J & RUSSELL 1065 MARKA LANE ALPHARETTA GA 30004				
3.	COHEN DAVID E 1075 MARKA LN ALPHARETTA GA 30004				
4.	MORGAN LAURA A & MORGAN BRITTANY N 12100 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
5.	THAI KRISTY T 1048 SOUTHERBY LN ALPHARETTA GA 30004				
6.	GOELZ RYAN J & SHAWNA L 12275 CHARLOTTE DR ALPHARETTA GA 30004				



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3.	POSTLES DONALD R JR & ANTOINETTE P 1590 HARVEST LANE ALPHARETTA GA 30004				
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5.	PERALTA JUAN M GARCIA & REYES GARCIA IA KARLA L 1065 LILLIAN DR ALPHARETTA GA 30004				
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2.	MIQUELARENA TERESA & SALDANA MARIA NO 810 MURDOCK LN ALPHARETTA GA 30004				
3.					
4.					
5.					
6.					

EMAILS

Hill, Jessica L.

From: Cari Smith <carismith@drbgroup.com>
Sent: Wednesday, June 5, 2024 12:11 PM
To: Marge Anderson
Subject: RE: 12265 Charlotte Drive

Marge,

Thank you for your interest in the proposed development on Charlotte Drive and for reaching out. Nothing has been finalized yet, as we just submitted our rezoning application. We are aiming to deliver homes that align with and maintain the character of the homes in surrounding subdivisions and will present additional details to the community as they become available in coming weeks and months.

We will be hosting a community meeting on June 17th at 6pm via Zoom, where we will be presenting the community information regarding the site plan, proposed number of units, and elevations of the style of homes that are being contemplated. I have provided the Zoom link below for ease of access.

We hope you can join us on the 17th and appreciate your engagement as we proceed through the rezoning process through the City of Alpharetta.

Join Zoom Meeting

<https://drbgroup.zoom.us/j/83140722536?pwd=b1jlzEKVMQU5DbbJQT0lGlEgCJgDDe.1>

Meeting ID: 831 4072 2536
Passcode: 32711737

One tap mobile

+16468769923,,83140722536#,,,,*32711737# US (New York)

+16469313860,,83140722536#,,,,*32711737# US

Thanks very much,
Cari



CARI SMITH

Land Acquisition Manager | Atlanta



mobile: 424-394-5600

office: 229-218-7789 Ext: 6595



carismith@drbgroup.com



55 Ivan Allen Jr. Blvd, Ste 400, Atlanta, Ga 30308

This email may contain confidential and/or private information.
If you received this email in error, please delete and notify the sender.

From: Marge Anderson [REDACTED]
Sent: Monday, June 3, 2024 1:30 PM

To: Cari Smith <carismith@drbgroup.com>

Subject: 12265 Charlotte Drive

*****Caution: External Email*****

How different is your plan from the previous builder? The traffic is so bad in this area already. What size houses are you trying to build?

Thanks,
Marge Anderson

From: Cari Smith <carismith@drbgroup.com>
Sent: Friday, June 21, 2024 9:12 AM
To: Shelley Gonzalez
Subject: RE: Proposed rezoning of 12265 Charlotte Drive

Good morning Shelley,

Thank you for your email. Responses to your questions are below in green. We will be coordinating additional on-site and virtual meetings in coming weeks, and will be sure to include you in future correspondence related to these.

- 1) Will this proposed development be cutting down border trees that are deemed in "poor" condition?

The City requires boundary trees be surveyed and impact considered to evaluate recommended action per tree. We would expect the City Arborist will ask for boundary tree evaluation at various points during and after development to ascertain if any tree is a candidate for removal (and only as it relates to the development work).

I would not expect poor quality boundary trees, NOT impacted by the development, to be removed just because they are considered poor.

As for a tree crossing the boundary line and actually being owned by both parties there may be further surveying necessary to confirm this. At this point our evaluation of what is boundary tree vs. onsite tree is per the surveyed points provided. If an adjacent owner feels the tree is shared we would recommend they allow access to all sides of the tree and a surveyor pick up all points necessary to determine the trunk girth and points of termination of the trunk. Our landscape engineers would have to confirm their approach to where they take the trunk point during field survey.

- 2) Will the specimen border trees be saved and will there be efforts to avoid disrupting the root system?

It is hard to determined what is meant by 'specimen border' trees as the City classifies trees as specimen or boundary (some boundary trees may be large enough to be a specimen however).

The site plan has aimed to minimize impact to trees overall I have reached out to our engineer for further details on the strategies he has been working on specifically to minimize tree impacts. We are working in coordination with the City Arborist and our engineers to identify boundary trees with over 10% impact to try to reduce that. As for specimen size trees near the border which are located onsite, proposed impact varies and we can provide additional information as we progress through site design on how engineering of the site has been approached in regards to impact.

- 2) If a border tree is killed by construction, who pays for the cost of removal?

If a tree is shown with impact on the plans and must be removed during construction, DRB would pay for that. If a tree declines later, and there is minimal or no impact to the root zone of said tree

per the plans the party responsible will need to be determined on a case-by-case basis dependent on all apparent variables affecting the tree. The initial evaluation of the trees in the reports do not include internal coring, climbing or testing of the trees so there could be further existing preconditions, not visually evident externally, which could now be impacting the trees and actually be the reason for failure vs. development impact. That is one such factor that would have to be evaluated and considered at that time.

3) Will there be heavy trimming of trees that are leaning onto the area of development?

DRB will ultimately determine that need during construction and adhere to the approved guidelines of the City. Most likely, pruning would not be completed without prior discussion and approval of the City Arborist as there would be limited percent of removal that would be recommended per tree. If DRB desires to prune a boundary tree then we would need to coordinate that with both the City and adjacent owners.

4) Will the current wire fencing be removed?

It is likely that the current fencing will be removed and/or replaced, but needs to be further validated as the process unfolds and we would prefer to coordinate with you and your neighbors around the scope and parameters of any removal and/or replacement. Feel free to weigh in on your preference!

Please reach out with any additional questions anytime. Have a great weekend!



CARI SMITH

Land Acquisition Manager | Atlanta

mobile: 424-394-5600

office: 229-218-7789 Ext: 6595

carismith@drbgroup.com

55 Ivan Allen Jr. Blvd, Ste 400, Atlanta, Ga 30308

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From: Shelley Gonzalez [REDACTED]
Sent: Wednesday, June 19, 2024 1:15 PM
To: Cari Smith <carismith@drbgroup.com>
Subject: Proposed rezoning of 12265 Charlotte Drive

Caution: External Email

Hello,

We have several trees that sit on the border of this proposed development. They are located on the property line with half on one side and half on the other (approx.)

- 1) Will this proposed development be cutting down border trees that are deemed in "poor" condition?
- 2) Will the specimen border trees be saved and will there be efforts to avoid disrupting the root system?
- 3) If a border tree is killed by construction, who pays for the cost of removal?
- 4) Will there be heavy trimming of trees that are leaning onto the area of development?
- 5) Will the current wire fencing be removed?

Thanks for you time,
Shelley Gonzalez

Hill, Jessica L.

From: Cari Smith <carismith@drbgroup.com>
Sent: Friday, June 21, 2024 9:19 AM
To: Jacqui Carlyle
Subject: RE: 12265 charlotte drive

Good morning, Jacqui.

Thanks so much for following up. I will be in touch in the next couple of days regarding the next meeting with our engineer to discuss the stormwater detention/management, so please keep an eye out for future correspondence.

Talk soon,
Cari

CARI SMITH
Land Acquisition Manager | Atlanta
office: 229-218-7789 Ext: 6595
carismith@drbgroup.com
55 Ivan Allen Jr. Blvd, Ste 400, Atlanta, Ga 30308

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

From: Jacqui Carlyle [REDACTED]
Sent: Monday, June 17, 2024 7:09 PM
To: Cari Smith <carismith@drbgroup.com>
Subject: 12265 charlotte drive

Caution: External Email

Please reach out to me, Jacqui Carlyle at 1200 Rucker Rd. I'd like to speak with civil engineers on this project as it relates to the storm water management on this proposed site as ALL of your storm water runs into my creek right through my property.

Best,
Jacqui Carlyle
970-379-8830
Sent from my iPhone

**JUNE 14, 2024 LETTER
and
CERTIFICATE OF MAILING**



June 14, 2024

You are receiving this letter if you own property within the 500' of the subject property on Charlotte Drive

RE: DRB Group Georgia LLC
Proposed Rezoning of 12265 Charlotte Drive (Parcel 22-4340-1245-023-0)
City of Alpharetta Application Z-24-13

Dear Property Owner,

This letter is a public notice regarding consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, July 10, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, August 1, 2024, and City Council on Monday, August 26, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please contact me at your convenience. I can be reached at (229) 218-7789 (ext. 6595) or carismith@drbgroup.com

Sincerely,

Cari Smith

Cari Smith
DRB Group Georgia
Land Acquisitions Manager



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2.	SHARIF RAMLA & SADIK ZUBAIR 12105 SPENCE WAY ALPHARETTA GA 30004 LEA TRUST THE 12180 CHARLOTTE DR ALPHARETTA GA 30004					
3.	RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004					
4.	RADFORD JAMES & JOLYNN 110 REECE RD ALPHARETTA GA 30004					
5.	MALIK TABREZ & SHAISTA 100 REECE RD ALPHARETTA GA 30004					
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2.	BARRY & DENISE LIVING TRUST THE 2190 CHARLOTTE DR ALPHARETTA GA 30004				
3.	YEAGER RUSSELL 1040 SPENCE ST ALPHARETTA GA 30004				
4.	TOUPS JON J & TOUPS DAWN W 12220 CHARLOTTE DR ALPHARETTA GA 30004				
5.	MIQUELARENA TERESA & SALDANA MARIA NO 810 MURDOCK LN ALPHARETTA GA 30004				
6.	ARCHER JAMES K JR & ARCHER JENNIFE R L 1050 SPENCE ST ALPHARETTA GA 30004				



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2.	RYAN PATRICK & RYAN MAUREEN FARRELL 12120 SPENCE WAY ALPHARETTA GA 30004					
3.	BOARMAN MATTHEW E & BOARMAN KAREN B 12110 SPENCE WAY ALPHARETTA GA 30004					
4.	PENDYALA KIRANPAL R & PENDYALA GEE 1065 SPENCE ST ALPHARETTA GA 30004					
5.	VANDWILLIAMS LIVING TRUST THE 12160 CHARLOTTE DR ALPHARETTA GA 30004					
6.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004					



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1.	BUSCH GARY V & BUSCH JOYCE C 1320 SQUIRREL RUN ALPHARETTA GA 30004 LANDY & ASSOCIATES REALTY SERVICES LLC 1175 MARKA LANE ALPHARETTA GA 30004					
2.	DAVIS KENT C & REBECCA W 1095 MARKA LN ALPHARETTA GA 30004-1411					
3.	BAILEY MARK L & KAREN G 1085 MARKA LN ALPHARETTA GA 30004					
4.	ANDERSON ROBERT P & LUCRECIA F 1600 HARVEST LN ALPHARETTA GA 30004					
5.	POSTLES DONALD R JR & ANTOINETTE P 1590 HARVEST LANE ALPHARETTA GA 30004					
6.						



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2.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458					
3.	BYERS CARROLL E 265 MILTON AVE ALPHARETTA GA 30004-1511					
4.	LERIT BRUCE M ET AL 930 REECE RD ALPHARETTA GA 30004-1420					
5.	POTENCIANO JOANNE & CHRISTIAN 12310 CHARLOTTE DR ALPHARETTA GA 30004					
6.	COGSWELL ALEXANDRA 1135 MARKA LANE ALPHARETTA GA 30004					



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3.	BARGE WILLIAM J JR 1090 MARKA LANE ALPHARETTA GA 30004					
4.	BIJLANI RAVINDRA A 1055 LILLIAN DR ALPHARETTA GA 30004					
5.	MARTIN JOHN N & SHERILYN J 12305 CHARLOTTE DR ALPHARETTA GA 30004-1405					
6.	BLAIR LINDSEY & BRENT B 12315 CHARLOTTE DR ALPHARETTA GA 30004					



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	BRAMBLETT MICHAEL E & PEGGY B 220 PRUITT DR ALPHARETTA GA 30004-1418				
2.					
3.	BLAIR JACK D & BRINKLEY M 1080 MARKA LN ALPHARETTA GA 30004-1412				
4.	MERRIAM MATTHEW & MARY E 1185 MARKA LN ALPHARETTA GA 30004				
5.	NORRIS JOHN W & MARY J 215 PRUITT DR ALPHARETTA GA 30004-1417				
6.	ADIDHELA JOSEPH EBENEZER & GUDDU S HARON SAMUEL 1050 REECE RD ALPHARETTA GA 30004				



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3.	VENKATRAMAN MANIKANDAN & VENKATRAM AN VIJAYA 1055 REECE RD ALPHARETTA GA 30004				
4.	ALLEN RAYMOND M & ALLEN JENNIFER L 925 REECE RD ALPHARETTA GA 30004				
5.	SUDHAKAR REDDY PAREDDY & KARNATI P RASHANTHI 1065 REECE RD ALPHARETTA GA 30004				
6.	THOMPSON MARK & HODGSON JONI 915 REECE RD ALPHARETTA GA 30004				

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1.	DASHEVSKY STELLA 12135 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
2.	WILLIAMS HAROLD R & CAROL W 230 PRUITT DR ALPHARETTA GA 30004-1418				
3.	ANBILD LISA S & ARTUR H 1605 HARVEST LN ALPHARETTA GA 30004				
4.	OLIVER RICHARD A SR & ANDERSON MAR JORIE H 12125 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
5.	GONZALEZ VICTOR A & SHELLEY L 1125 MARKA LN ALPHARETTA GA 30004				
6.	RAINONE JOE & ANDREA 1615 HARVEST LN ALPHARETTA GA 30004				



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2.	PAULUS RICHARD & AUDREY 1115 MARKA LN ALPHARETTA GA 30004-1413				
3.	REED ALTON REED LARICIA NICHOLE 1625 HARVEST LN ALPHARETTA GA 30004				
4.	SHVARTSMAN IOSIF & TABAKHOVA LARISA 12115 LAURELWOOD FARM DR ALPHARETTA GA 30004				
5.	SOLOMICH DALE D & DIANE O 1105 MARKA LN ALPHARETTA GA 30004-1413				
6.	CADE KENDRA 1675 HARVEST LANE ALPHARETTA GA 30004				



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1.		LOCKLEAR BRYAN C & BOZOK SVETLANA 1685 HARVEST LANE ALPHARETTA GA 30004					
2.		GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004					
3.		SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004					
4.		TERAWAKI BARRERA KENJI A & BAHARAN YL HASANI K 1690 HARVEST LN ALPHARETTA GA 30004					
5.		FOLEY JOHN J III & LORI A 1340 SQUIRREL RUN ALPHARETTA GA 30004					
6.		ALIU ADAMS A ALIU RUKIAT M 1565 HARVEST LANE ALPHARETTA GA 30004					



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1.	HENRICH DANIEL & HENRICH MARIA A C AMPANELLA 1680 HARVEST LN ALPHARETTA GA 30004					
2.	MC SWEEN JOHN C 1330 SQUIRREL RUN ALPHARETTA GA 30004					
3.	MAYUGA ONOFRE L & LOURDES M 1575 HARVEST LANE ALPHARETTA GA 30004					
4.	SPARTZ JACK F & JENNY B 1670 HARVEST LN ALPHARETTA GA 30004					
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2.	RICH OLIVER & RICH VALERIE 1650 HARVEST LN ALPHARETTA GA 30004-6739				
3.	JOYNER BARRY N & LAWANNA L 1640 HARVEST LN ALPHARETTA GA 30004				
4.	COLE JOSHUA W & COLE ASHLEY TWIST 1630 HARVEST LANE ALPHARETTA GA 30004				
5.	MERRIMAN EUGENE R 1620 HARVEST LN ALPHARETTA GA 30004				
6.	VOIN KONSTANTIN & MARYNA 1610 HARVEST LN ALPHARETTA GA 30004				



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Name and Address of Sender Jessica Lee Hill, Esq. Troutman Pepper 600 Peachtree Street NE, Suite 3000 Atlanta, GA 30308	TOTAL NO. of Pieces Listed by Sender Postmaster, per (name of receiving employee)	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.  quadiant CORRECTION IMI \$012.00 06/14/2024 ZIP 30308 043M31244940 US POSTAGE			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M 1570 HARVEST LANE ALPHARETTA GA 30004					
2.	HACKETT JOHN H & GINGER M 1560 HARVEST LN ALPHARETTA GA 30004					
3.	JOHNSON CHRISTOPHER & ANNE 1550 HARVEST LANE ALPHARETTA GA 30004					
4.	PUTRELLO KIRSTIE E & ERIC J 1540 HARVEST LANE ALPHARETTA GA 30004					
5.	SPRATT BRIAN G & DEBORAH M 1530 HARVEST LN ALPHARETTA GA 30004					
6.						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	BERTHELOT J ASHLEY & SUSAN K 1710 HARVEST CIR ALPHARETTA GA 30004				
2.	2018 1 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS TX 75201				
3.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
4.	VO STEVEN HOANG & KATHRYN E 1070 REECE RD ALPHARETTA GA 30004				
5.	MCCLURE JOHN J & MCCLURE KATHERINE E 1060 REECE RD ALPHARETTA GA 30004				
6.	NISAR MUSTAFA 1075 REECE RD ALPHARETTA GA 30004				



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Jessica Lee Hill, Esq. Troutman Pepper 600 Peachtree Street NE, Suite 3000 Atlanta, GA 30308	Postmaster, per (name of receiving employee)		 

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	NAJARIAN ZAVEN & ANUSH 12110 LAURELWOOD FARM DR ALPHARETTA GA 30004				
2.	ALI MOHAMED TAWFIQ & ALI SAMIA TAH ER 1028 SOUTHERBY LANE ALPHARETTA GA 30004				
3.	BENIWAL VINEET & BENIWAL CYNTHIA 12285 CHARLOTTE DR ALPHARETTA GA 30004				
4.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
5.	LAWRENCE MICHELLE P & HENRY LOUIS R 1008 SOUTHERBY LANE ALPHARETTA GA 30004				
6.	CUMMINGS MICHAEL F & ROBIN LYNN 1325 SQUIRREL RUN ALPHARETTA GA 30004				



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	CARROLL MICHAEL E & MICHELE 540 SPRING GATE LN ALPHARETTA GA 30004				
2.	SMALLWOOD CHRISTINE J & RUSSELL 1065 MARKA LANE ALPHARETTA GA 30004				
3.	COHEN DAVID E 1075 MARKA LN ALPHARETTA GA 30004				
4.	MORGAN LAURA A & MORGAN BRITTANY N 12100 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
5.	THAI KRISTY T 1048 SOUTHERBY LN ALPHARETTA GA 30004				
6.	GOELZ RYAN J & SHAWNA L 12275 CHARLOTTE DR ALPHARETTA GA 30004				



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	CINDY RUFF HOGAN LIVING TRUST THE 1080 RUCKER RD ALPHARETTA GA 30004				
	KENT SELINA S 12145 CHARLOTTE DR ALPHARETTA GA 30004-1401				
2.	SAINI SUJALA & MINAMPALLY RANJEET S 800 MURDOCK LANE ALPHARETTA GA 30004				
3.	PRESERVE ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION 1100 NORTHMEADOW PKWY STE 114 ROSWELL GA 30076				
4.	KO CAROL H & FRANK J 12150 CHARLOTTE DR ALPHARETTA GA 30004				
5.					
	SMITH PRESTON 12140 CHARLOTTE DR ALPHARETTA GA 30004				
6.					



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	POULOS MARIA & HOBBS DARRELL 1220 RUCKER RD ALPHARETTA GA 30004				
2.	CARLYLE LACHLAN & JACQUELINE LINDA 1200 RUCKER RD ALPHARETTA GA 30004-4053				
3.					
4.					
5.					
6.					

From: [Woodman, Michael](#)
To: [Mia Hobbs](#)
Cc: [Taylor, Elicia](#)
Subject: RE: Rezoning of 12265 Charlotte Dr
Date: Friday, July 19, 2024 9:05:19 AM
Attachments: [image001.png](#)

Good morning, Maria.

Thank you for your comments on this public hearing request. We will include your comments with this application as it moves through the process.

Best regards,



Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Mia Hobbs [REDACTED]
Sent: Friday, July 19, 2024 9:02 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Rezoning of 12265 Charlotte Dr

Hi Mr. Woodman,

I am reaching out to express my concern with the rezoning of 12265 Charlotte Dr from agricultural to 42 single-family dwellings. I live at 1220 Rucker Road, a house that is surrounded by 2 creeks, Killer Creek and Big Creek, the latter being the one that would go behind this proposed development.

My main concern would be water management. There are already many communities draining to these creeks and my pasture goes underwater with too much rain. I've even lost livestock to it before. I can't imagine the effects of ANOTHER community draining to them. Retention ponds

have no effect (as proven by Whispering Oaks recent evaluation of their retention pond built in the 1990s). I can share that with you if it helps.

To make things short, I am very against having so many houses built without forethought to downstream effects.

Thanks,

Maria Hobbs
Scrum Master | Lead Software Engineer
ADP HRO



From: [Woodman, Michael](#)
To: [Jacqui Carlyle](#)
Cc: [Lachlan Carlyle](#); [Taylor, Elicia](#)
Subject: RE: Charlotte Drive proposed development
Date: Friday, July 19, 2024 11:47:52 AM

That works, Jacqui. I just sent you a calendar invite. We'll see you next Friday. Have a nice weekend!

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

From: Jacqui Carlyle <jacquicarlyle@me.com>
Sent: Friday, July 19, 2024 11:39 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Lachlan Carlyle [REDACTED]; Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: Re: Charlotte Drive proposed development

Good morning! Can we do Friday at 10am?

Thanks so much.

Jacqui

Sent from my iPhone

> On Jul 19, 2024, at 11:35 AM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

>

> Good morning, Jacqui.

>

> Jill has the following availability to meet next week. Let me know what works for you.

>

> Wednesday, 7/24 - 2:30 PM

> Thursday, 7/25 - 3:00 PM

> Friday, 7/26 - 10:00 AM

>

> -----Original Message-----

> From: Jacqui Carlyle <jacquicarlyle@me.com>

> Sent: Thursday, July 18, 2024 5:05 PM

> To: Woodman, Michael <mwoodman@alpharetta.ga.us>

> Cc: Lachlan Carlyle [REDACTED]; Taylor, Elicia <etaylor@alpharetta.ga.us>

> Subject: Re: Charlotte Drive proposed development

>

> Thanks again! Yes, we would love that. Please let me know when she is available.

>

> Thanks,

> Jacqui

>

> Sent from my iPhone

>

>> On Jul 18, 2024, at 5:03 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

>>

>> Hello, Jacqui.

>>

>> Thank you for your comments. We will include your comments with this rezoning application as it moves through the process. Please let me know if you would like to meet with our Stormwater Engineer, Jill Bazinet.

>>

>> Best regards.

>>

>> -----Original Message-----

>> From: Jacqui Carlyle <jacquicarlyle@me.com>

>> Sent: Thursday, July 18, 2024 4:41 PM

>> To: Woodman, Michael <mwoodman@alpharetta.ga.us>

>> Cc: Lachlan Carlyle [REDACTED]

>> Subject: Charlotte Drive proposed development

>>

>> Good afternoon Mike,

>>

>> Thank you for taking my call earlier today regarding the proposed development adjacent to our property on 1200 Rucker Rd. As I mentioned, I met with Cari Smith, the land acquisitions manager from DRB Group, who heard my concerns relating to stormwater implications as a result of 42 homes. Again, we are very concerned with the proposed stormwater solution of runoff from the dam next to our house that serves Foe Killer Creek which runs through our property. We already have serious flooding from the dam as well as other existing stormwater solutions in neighboring developments. I would like to see further stormwater measures and how they can assure us that we will not be further impacted by water runoff. I understand the proposed development is within bounds of a low density housing development but with already existing water problems, I need more assurance.

>>

>> Thanks,

>> Jacqui Carlyle

>> Sent from my iPhone

>>

>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Ryan Goelz [REDACTED]

Sent: Tuesday, July 30, 2024 11:54 AM

To: Woodman, Michael <mwoodman@alpharetta.ga.us>

Subject: Community Feedback: Z-24-13 DRB Goup of Georgia/12265 Charlotte Drive: MEETING
AUGUST 1st

! This message could be suspicious

- This is an obscure personal email address.
- This is their first email to you.

[Mark as Safe](#) [Report this Email](#) [Powered by Mimecast](#)

Hi Mark, Thank you for the opportunity for community feedback on this proposal. We are hopeful that the city takes our concerns and together come to a reasonable agreement of mitigation. Overall, we are not concerned with the type (R-22) proposal as the builder has several times mentioned the proposed value of R-22 vs. R-15, etc...it is the scale of amount of homes proposed (42) that contributes to our 3 primary concerns below. We feel that decreasing the proposed amount of 42 homes to a lesser scale (20-25) would potentially mitigate all 3 concerns. The 20-25 number reflects more accurately on the 2 neighborhoods that are on Charlotte Drive extending from Rucker Road to Mid Broadwell, these 2 neighborhoods have only 1 exit access to Charlotte Drive, as this proposal would request as well, the rest of the homes are single family stand alone homes.

(1) Safety for Children: The traffic report reviewed did not indicate specific time period of counts taken to propose an addition of 42 homes would not have an adverse effect on traffic increases. We would address that from the hours of 7am-10am and 3pm-430pm there is already a considerable amount of stalled traffic heading from Charlotte to Mid Broadwell...as an example their is a picture attached to validate the current traffic issue, this picture was taken October 2, 2023 at 8AM, during peak traffic. This picture encompasses a total of 11 cars backed up from 12491 Charlotte Drive to Mid Broadwell, in this traffic range their are a total of (4) bus stops with school aged children waiting. This traffic pattern is accurately reflective daily from these hours, and frankly is worse/overloaded during inclement weather.

(2) Adverse effect to current student population: As recent as October 2022, North Fulton county evaluated the need of rezoning school districts specifically in the Alpharetta/Milton area due to over crowding. Specifically, schools effected were Crabapple Crossing, Northwestern Middle, Milton High School, all of which were over

populated and recommended to rezone students from all 3 schools. The amount of students over was fairly small, however the decision was made to move forward with rezoning (I believe you have the report with specific amount, if you could please validate) Ultimately with the support of parents from all 3 schools the re/zoning proposal was defeated and not moved forward, deferred to a later date...A build of an additional 42 homes with school aged children, all feeding into these 3 schools, that were already deemed "over crowded" ,will certainly immediately revisit this rezoning proposal again, decreasing the scale will mitigate this potential

(3) Buffer Zone Proposed 150ft: We would like to have this increased, specifically in areas of dense foilage to protect privacy of bordering home plots, if tree lines are more effective to be planted in neighboring lot lines we would be open to looking at that to maintain current status.

We greatly appreciate the city working thru this to an amendable resolution for all parties

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-24-13

PH #: PHA240028

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: DRB Group Georgia, LLC

Telephone: (229) 218-7789 ext. 6595

Address: 55 Ivan Allen Jr. Blvd.

Suite: 400

City Atlanta

State: GA

Zip: 30308

Fax: N/A

Mobile Tel: 424-394-5600

Email: carismith@drbgroup.com and jessica.hill@troutman.com

Subject Property Information:

Address: 12265 Charlotte Drive

Current Zoning: AG

District: 22

Section:

Land Lot: 1245

Parcel ID: 22 434012450230

Proposed Zoning: R-22

Current Use: Single family residential

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

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Exception

☐ Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

This application proposes to redevelop the property with 42 detached, for sale, single family homes with a minimum lot area of 22,000 square feet.

Applicant's Request (Please itemize the proposal):

The Applicant requests to rezone the property from AG to R-22.

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

This proposal requests a rezoning to allow the redevelopment of the 36.782 acre property with 42 detached, single family, for-sale homes. The lots will have a minimum square footage of 22,000 square feet. Vehicular access to the property will be provided from Charlotte Drive through a combination of a proposed internal road network and some individual lot curb cuts on Charlotte Drive.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The properties immediately abutting and surrounding the property are zoned R-12, R-15, R-22, R-4A and AG with the majority of the properties in the immediate area being zoned R-15. The predominant land use on the surrounding properties is detached, single family, for-sale homes. Rezoning the property to R-22 will be aligned with, and in many instances less intense than, the zoning of the surrounding properties. Further, the west side of Charlotte Drive within the city limits is zoned R-22. The proposal to rezone the property detached, single family, for-sale homes will be compatible with the use and intensity in the immediate and nearby area.

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

The surrounding properties are primarily developed with detached, single family, for-sale homes with a significant portion of the surrounding area being zoned R-15 which accommodates a smaller lot size than the proposed R-22 zoning. The proposal contemplates a use that is the same as the surrounding properties with a minimum lot size the exceeds many of the surrounding properties, providing an opportunity for larger estate lots within the neighborhood fabric. The proposal is expected to complement and elevate the existing use the value of the surrounding properties.

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

The property could be developed under the current AG zoning district with minimum lot sizes of five acres and lot width of 200 feet, however, the economic feasibility of that development is diminished by the hundreds of single family homes in the immediate area with much smaller lots. A rezoning to R-22 places the property in a economic condition more aligned with the economic market in the immediate area.

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

The proposal includes 42 new single family homes which would increase the population of Alpharetta by 41 households and moderately increase traffic. As indicated in the traffic study included in the application, the minimal increase in traffic from the new homes is not expected to have a significant impact on traffic in the area.

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

The rezoning will add 41 households to the area which will have some impact on schools, depending on the individuals and families that will live in the homes. The addition of 41 households is not expected to be overly burdensome on the school system. Further, all necessary utilities are available to the property. No negative impact on utilities is expected from the proposal.

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

The Alpharetta Comprehensive Plan designates the property as VLDR which is compatible with the proposed R-22 zoning district. The proposal specifically supports a goal of the Comprehensive Plan to diversify housing opportunities and protect established neighborhoods. The policies within the Comprehensive Development Plan provide for maintaining a balance of owner occupied and renter occupied units with a minimum of 68% owner occupied. This proposal adds 42 owner-occupied units to the existing residential units. The policies further provides for preservation of the character of distinct residential areas and design quality and long term value into residential development to maintain appearance and property values. The proposal is aligned with the character of the neighborhood and provides a level of design quality that will complement the area.

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

The properties in the immediate area have been rezoned over the years to more intensive residential categories than the current AG zoning. The Oaks and The Preserve properties immediately across Charlotte Drive from the property are zoned with R-22 along the frontage and R-15 at the rear. This proposal is less intense than those developments by incorporating all R-22 lots. Retention of the existing AG zoning on the property is not compatible with the trend in development in this area for over a decade.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers

Telephone: john@sas-cpa.com

Address: 265 Milton Ave

Suite: /

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: DRB Group Georgia, LLC and their counsel, Troutman Pepper Hamilton Sanders, LLP

Telephone: (229) 218-7789 ext. 6595

Address: 55 Ivan Allen Jr. Blvd.

Suite: 400

City Atlanta

State: GA

Zip: 30308

So Sworn and Attested:

Owner Signature:

[Handwritten Signature]

Date:

5/14/24

Notary:

Notary Signature:

Shelcryn Jamir Porter

Exp: 2-21-2028



Date:

5-14-2024

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:

JOHN JOSEPH SMITH AS EXECUTOR UNDER
LAST WILL AND TESTAMENT OF CARROLL E. BYERS

Subject Public Hearing Case:

Charlotte Drive

Campaign Contribution Information:

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

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

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

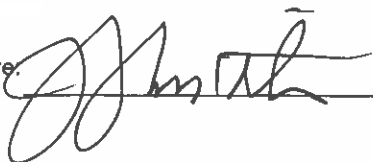
Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

5/14/24

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: DRB Group Georgia, LLC

Subject Public Hearing Case: Charlotte Drive

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: _____

None

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/9/24

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: 12265 Charlotte Drive

Contact Name: DRB Group Georgia, LLC Telephone: (770) 471-4751 ext. 6589

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

All property owners within 500 feet of the property will be	
notified by letter regarding the application and invited to a	
meeting to discuss the application proposal.	

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

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

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

The owners contacted will be invited to a meeting to discuss the proposal and will also be given contact information for the applicant to ask any questions about the proposal.

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

July 15, 2024

VIA EMAIL

City of Alpharetta
c/o Department of Community Development Department
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: Rezoning Application Z24-013 – 12265 Charlotte Drive (the “Application”)

Dear Michael:

Please add this letter to the file of the Application to preserve the rights of DRB Group Georgia, LLC (the “Applicant”) in connection with the Application.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant’s property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Alpharetta Mayor and City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant by the Alpharetta Mayor and City Council would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in the City of Alpharetta in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Sincerely yours,

A handwritten signature in blue ink that reads "Jessica L. Hill". The signature is written in a cursive style with a large, looped initial "J".

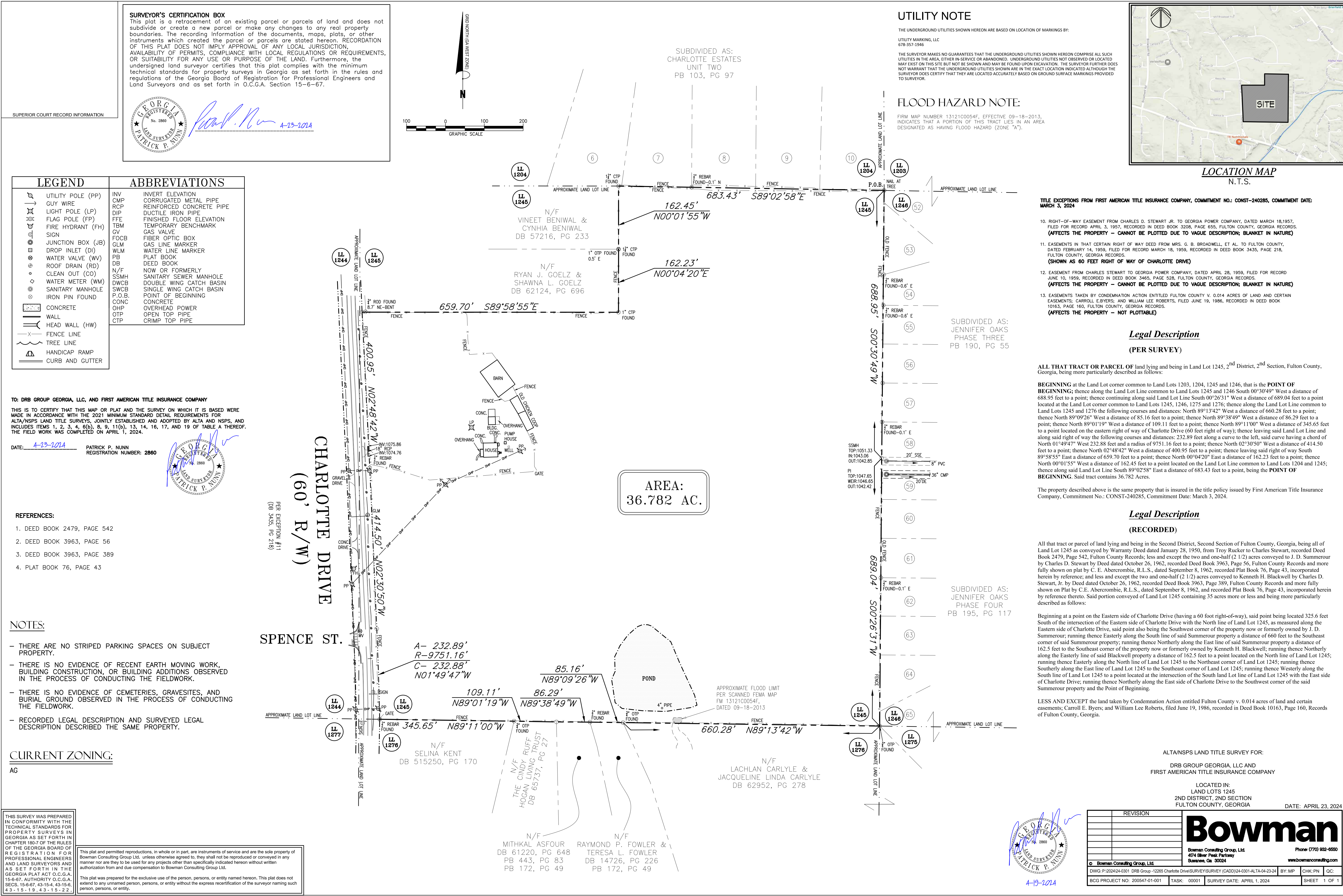
Jessica L. Hill

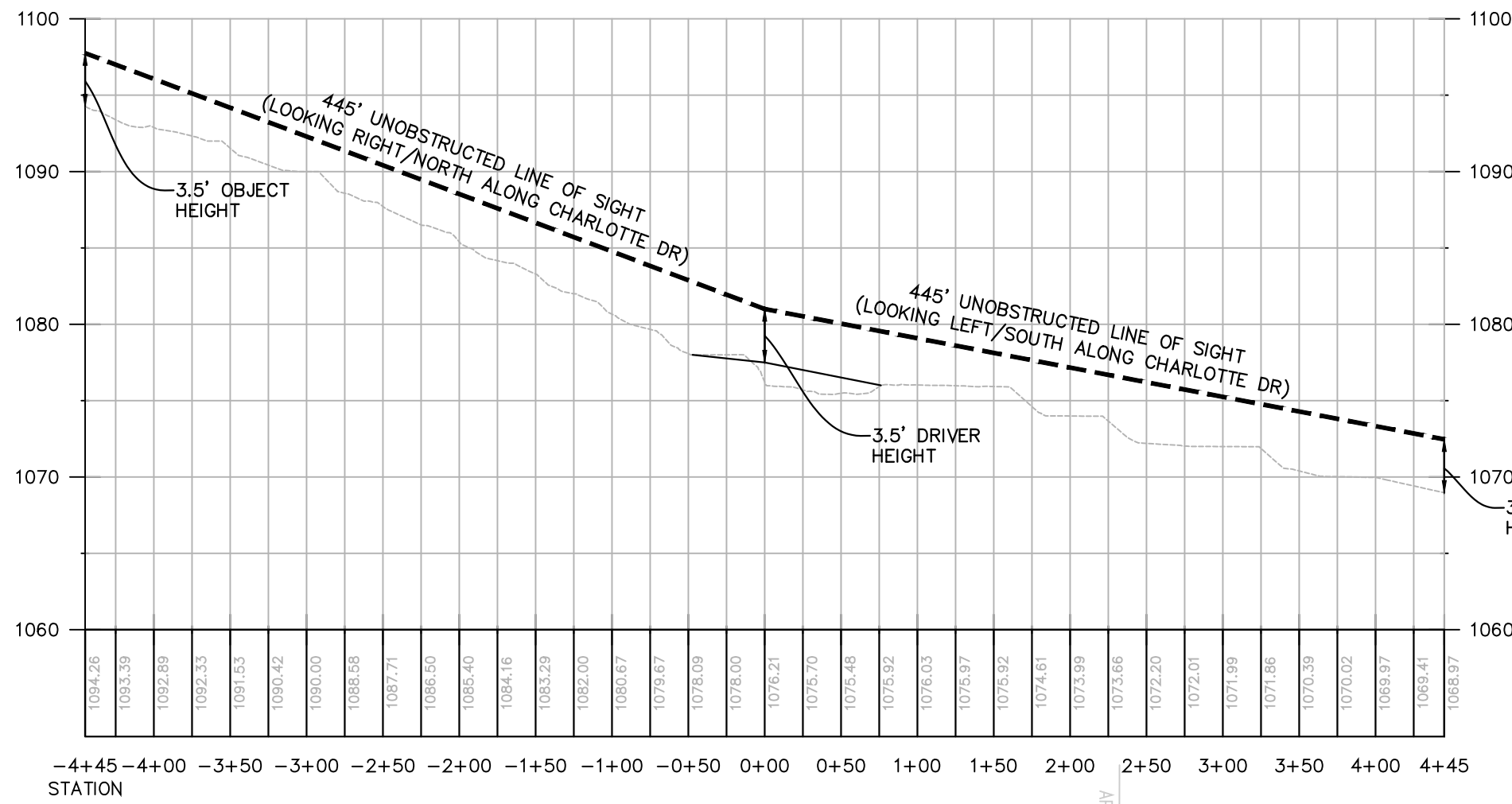
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1245, 2nd District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the **POINT OF BEGINNING**; thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689.04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 36.782 Acres.

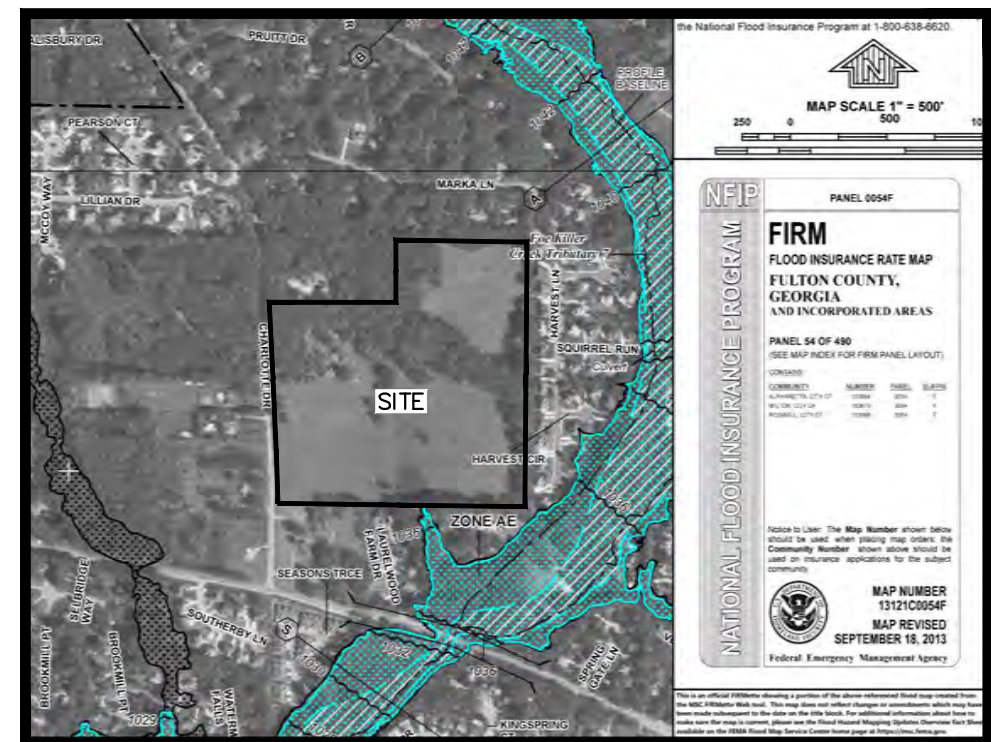
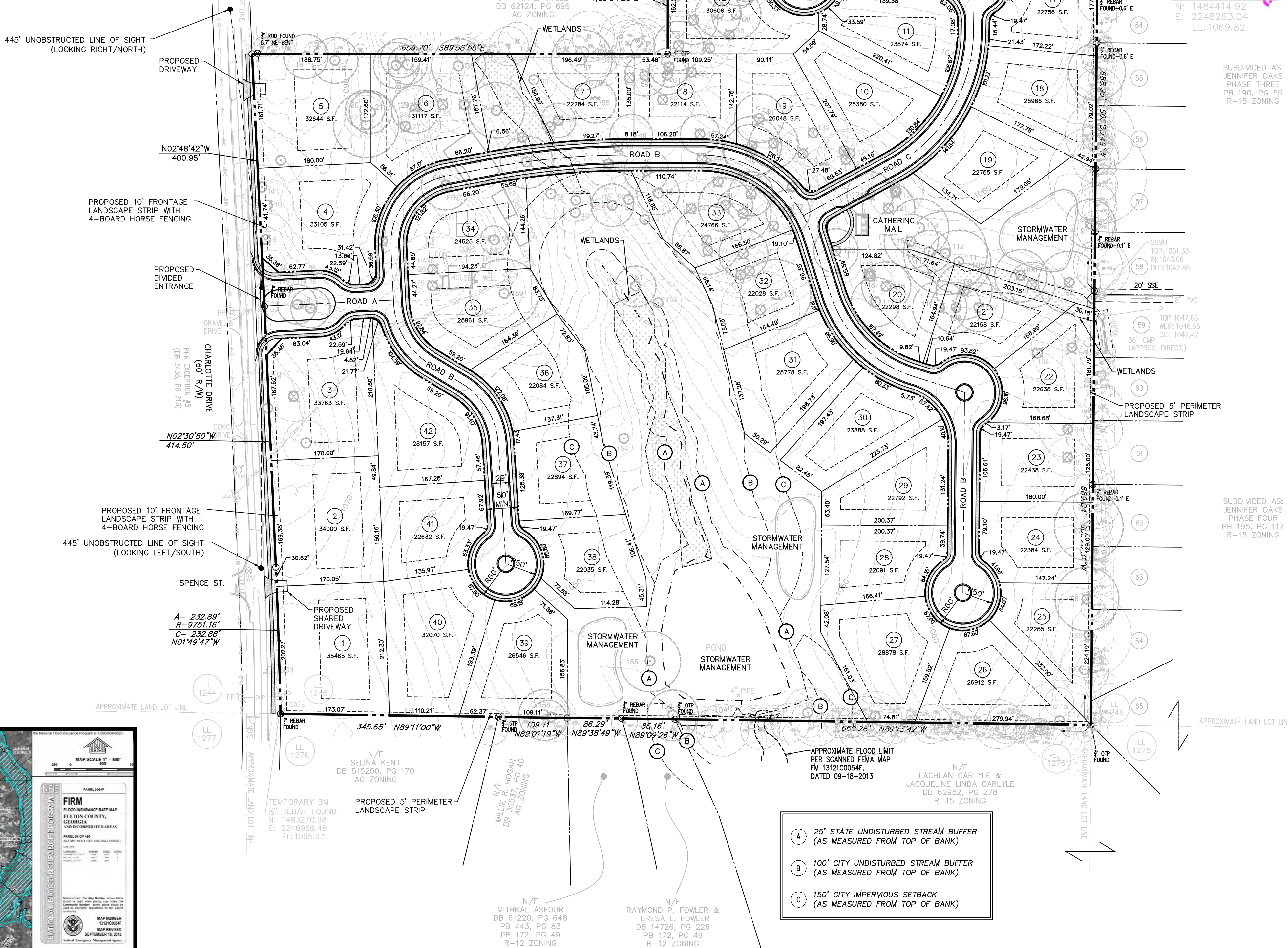
The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No: CONST-240285, Commitment Date: March 3, 2024.



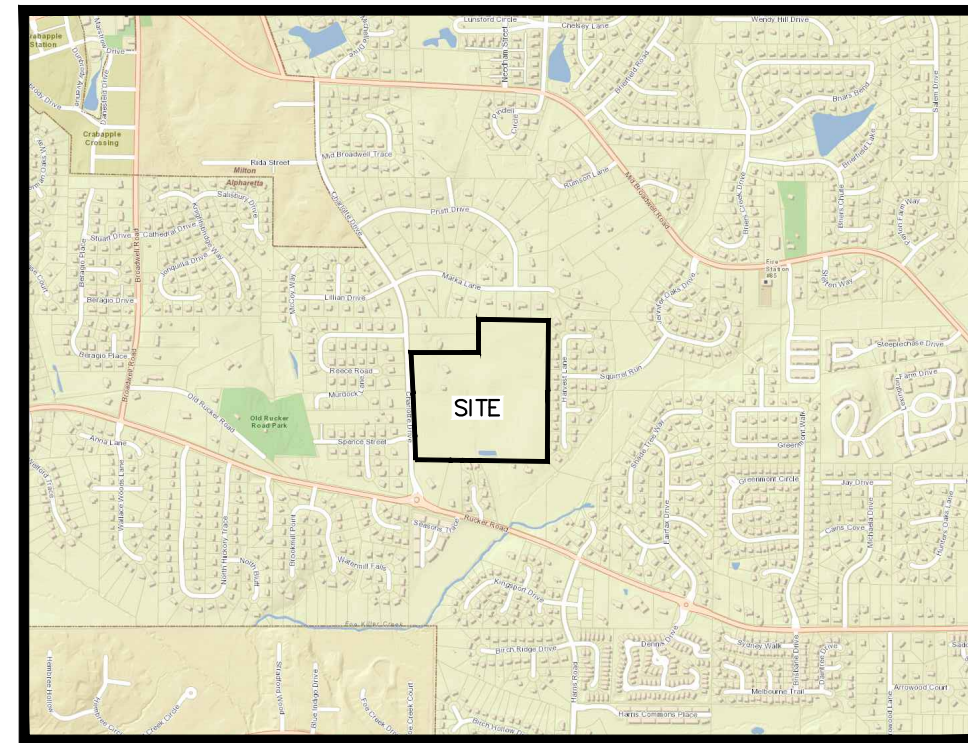


LINE OF SIGHT PROFILE PROPOSED ENTRANCE

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'



FEMA MAP
SCALE: 1" = 1000'

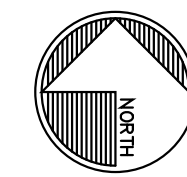


VICINITY MAP
SCALE: 1" = 2000'

- PLAN NOTES:**
- SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP FOR DRB GROUP, GEORGIA, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 23, 2024. TEMPORARY BENCHMARK PROVIDED BY AS SHOWN ON PLANS AT 1/2" REBAR AT SE PROPERTY CORNER - VERTICAL DATUM NAVD 88/HORIZONTAL DATUM IS NAD 83/GA WEST ZONE).
 - PROPERTY IS LOCATED ON CHARLOTTE DRIVE IN LAND LOTS 1245, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
 - TOTAL SITE AREA = 36.782 ACRES±
 - APPLICANT/DEVELOPER: DRB GROUP, LLC
55 IVAN ALLEN JR. BLVD, SUITE 400
ATLANTA, GA 30313
CONTACT: MS. CARI SMITH 404.886.1466
 - ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTIR J. CHRISTOPHER, P.E.
770.331.7303
 - EXISTING ZONING: AG
PROPOSED ZONING: R-22
 - PROPOSED ROADWAYS TO BE PUBLIC WITH 29' BOC & MINIMUM 50' R/W. ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF ALPHARETTA COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED INTERNAL ROADWAYS (6' PLANTER + 6' SIDEWALK). SIDEWALK TO BE PROVIDED ALONG CHARLOTTE DRIVE FRONTAGE (6' PLANTER + 6' SIDEWALK). STREET TREES TO BE PROVIDED ALONG INTERNAL STREETS (TO BE COORDINATED WITH CITY ARBORIST & UTILITY PROVIDERS DURING LDP DESIGN/PERMITTING).
 - JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON THE PLAN.
 - WATER & GRAVITY SEWER TO BE PROVIDED BY FULTON COUNTY. PROPOSED DEVELOPMENT TO TIE TO EXISTING WATER MAIN ALONG CHARLOTTE DRIVE AND TIE TO EXISTING SEWER MAINS AT EASTERN AND SOUTHERN PROPERTY LINE.
 - A PORTION OF THIS SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0054F LAST REVISED 9/18/2013 (SOUTHERN PROPERTY LINE AS SHOWN ON THE PLAN).
 - PROPOSED ENTRANCE MEETS MINIMUM INTERSECTION SIGHT DISTANCE OF 390 FEET (35 MPH) IN BOTH DIRECTIONS. SIGHT DISTANCE PROFILE SHOWN FOR THE ACTUAL SPEED OF 40 MPH (445 FEET). ACTUAL SPEED PROVIDED BY A&R ENGINEERING (AVERAGE SPEED OF 35 MPH & 85TH PERCENTILE OF 40 MPH).

SITE ANALYSIS

SITE AREA	36.782 ACRES±
LOTS PROPOSED	42 LOTS
DENSITY PROPOSED	1.14 UNITS/AC
R-22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA	
MINIMUM LOT AREA	22,000 S.F.
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT FRONTAGE	35 FEET
BUILDING SETBACKS	FRONT (CHARLOTTE DRIVE) 65 FEET FRONT (LOCAL STREET) 35 FEET SIDE 25 FEET REAR 30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING	25%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM HEATED S.F.	1,500 S.F.
PROPOSED LANDSCAPE STRIPS	CHARLOTTE DRIVE FRONTAGE 10 FEET INTERNAL ROAD FRONTAGE 10 FEET OVERALL PERIMETER 5 FEET ADJACENT TO STORMWATER PONDS 5 FEET



CP&E

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

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

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ZONING SITE PLAN

FOR:

CHARLOTTE DRIVE TRACT

LAND LOT 1245
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DRB DRB GROUP

55 IVAN ALLEN JR. BLVD
SUITE 400
ATLANTA, GA 30313

REVISIONS

05.21.2024	CITY/CLIENT COMMENTS
07.08.2024	CITY COMMENTS

DATE:
APRIL 30, 2024

CP&E DRAWING NO:
202411021.dwg

ZONING SITE PLAN

SHEET NO.

Z.1





May 31, 2024

RE: Letter of Intent
Proposed Rezoning of 12265 Charlotte Drive (Parcel 22-4340-1245-023-0)

Dear City of Alpharetta,

DRB Group Georgia, LLC is requesting a rezoning of the 36.782 acre property located at 12265 Charlotte Drive in the City of Alpharetta. The proposal is to rezone the entire property from AG to R-22 to allow the development of the property with 42 single family detached, for-sale homes in a residential subdivision.

Vehicular access to the subdivision would be provided from Charlotte Drive with three of the five proposed homes fronting on Charlotte Drive having individual driveways on Charlotte Drive. Each home will incorporate a minimum two car garage and two car width driveway for parking.

A minimum six-foot-wide sidewalk is proposed on the Charlotte Drive frontage of the property with a minimum six-foot grass planter strip. The internal roadway proposed in the project will include a streetscape on both sides of the proposed roadway consisting of a minimum five-foot sidewalk and a minimum five-foot grass planter strip. Private community amenities will include centralized mailbox units and a luxurious entrance monument.

The development will incorporate multiple different exterior elevations, incorporating Traditional and Georgian architectural elements. The facades of the homes will include a mix of masonry materials to include brick, shake, board/batten, stone and siding. The homes are intended to be estate style homes complementary to the surrounding area providing at least 4 bedrooms per unit and a minimum of 3,300 square feet of heated floor area.

We believe this planned community will fit well within the existing character of the neighboring uses, and we will engage with local community residents to generate buy-in and feedback as we proceed throughout this rezoning effort.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Busher", written over a light blue horizontal line.

Mike Busher
DRB Group Georgia, LLC

55 Ivan Allen Jr. Blvd. NW, Suite 400, Atlanta, Georgia 30308 | DRBgroup.com



Real Estate

View Bill	
As of	5/9/2024
Bill Year	2023
Bill	2315369
Owner	BYERS CARROLL E
Parcel ID	22 -4340-1245-023-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$7,667.05	\$7,667.05	\$0.00	\$0.00	\$0.00
TOTAL		\$7,667.05	\$7,667.05	\$0.00	\$0.00	\$0.00

Home

Citizen Self Service

Alcohol and Business License
Renewals

General Billing

Personal Property

Real Estate

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

Utility Billing

Filters

Code Enforcement

Filters Styling

Filter as map moves ⓘ



Type Description

- ☒ Code Enforcement-Complaints 71.69%
- ☒ Code Enforcement-Trees 23.49%
- ☒ Code Enforcement-Signs 3.01%
- ☒ Code Enforcement-Business License 1.81%

Location

Search 155 values

Number

Search 166 values

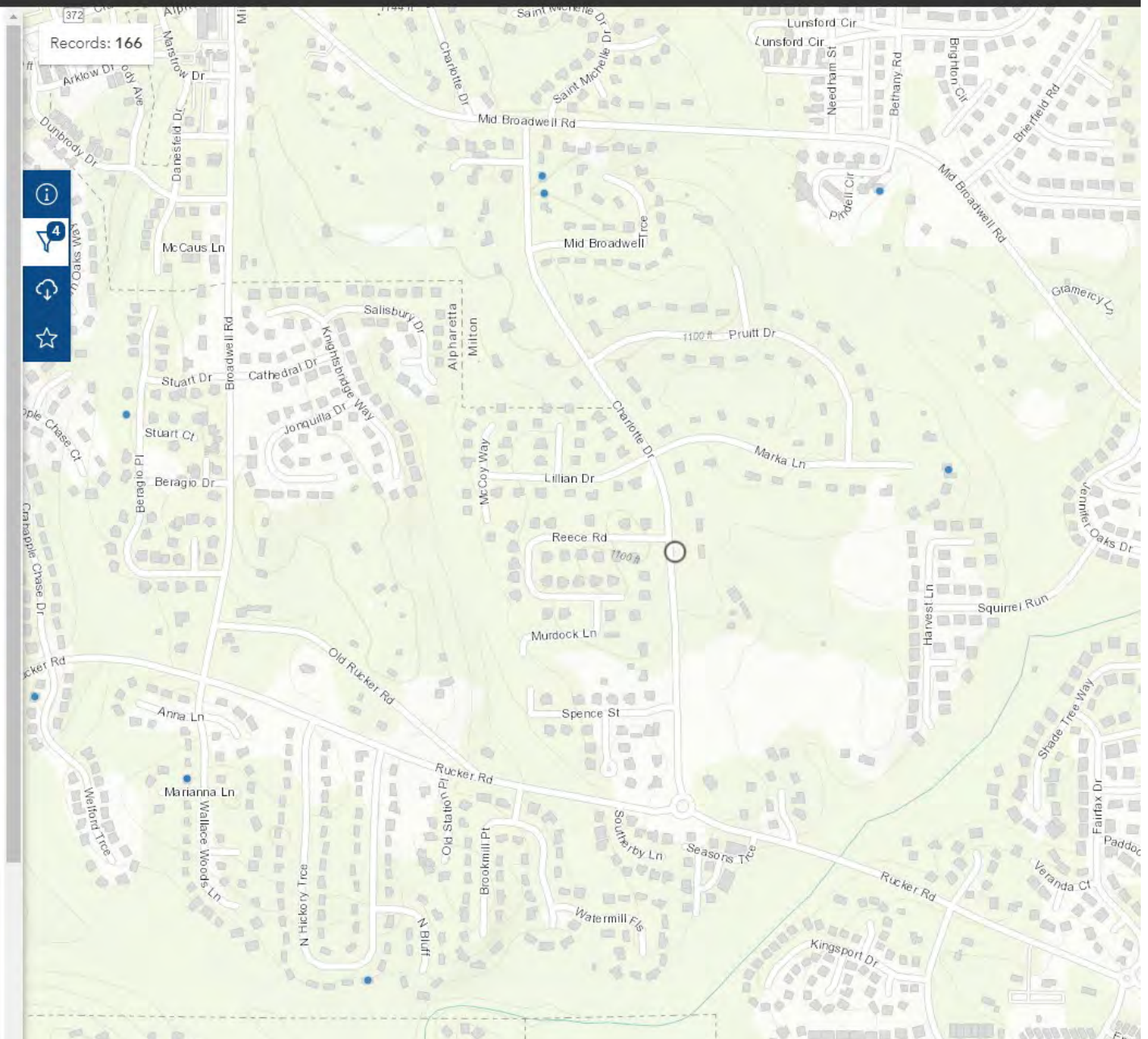
Tag

- ☐ High Grass and Weeds 9.70%
- ☐ Tree Removal Without Permit 4.85%
- ☐ Stop Work Order 4.85%
- ☐ Tree Removal w/o Permit 4.24%
- ☐ From-SR: COM DEV RESIDENTIAL 4.24%

Search 111 more values

Select attribute filters (13)

- ☒ Type Description 4 values
- ☒ Number 166 values



LEGEND	ABBREVIATIONS
	INV CMP
	RCP DIP
	DIP
	FFE
	TBM
	GV
	FOCB
	GLM
	WLM
	PB
	DB
	N/F
	SSMH
	DWCB
	SWCB
	P.O.B.
	CONC
	OHP
	OTP
	CTP
	INVERT ELEVATION
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	DUCTILE IRON PIPE
	FINISHED FLOOR ELEVATION
	TEMPORARY BENCHMARK
	GAS VALVE
	FIBER OPTIC BOX
	GAS LINE MARKER
	WATER LINE MARKER
	PLAT BOOK
	DEED BOOK
	NOW OR FORMERLY
	SANITARY SEWER MANHOLE
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	POINT OF BEGINNING
	CONCRETE
	OVERHEAD POWER
	OPEN TOP PIPE
	CRIMP TOP PIPE

- REFERENCES:
- DEED BOOK 2479, PAGE 542
 - DEED BOOK 3963, PAGE 56
 - DEED BOOK 3963, PAGE 389
 - PLAT BOOK 76, PAGE 43

NOTES:

- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- RECORDED LEGAL DESCRIPTION AND SURVEYED LEGAL DESCRIPTION DESCRIBED THE SAME PROPERTY.

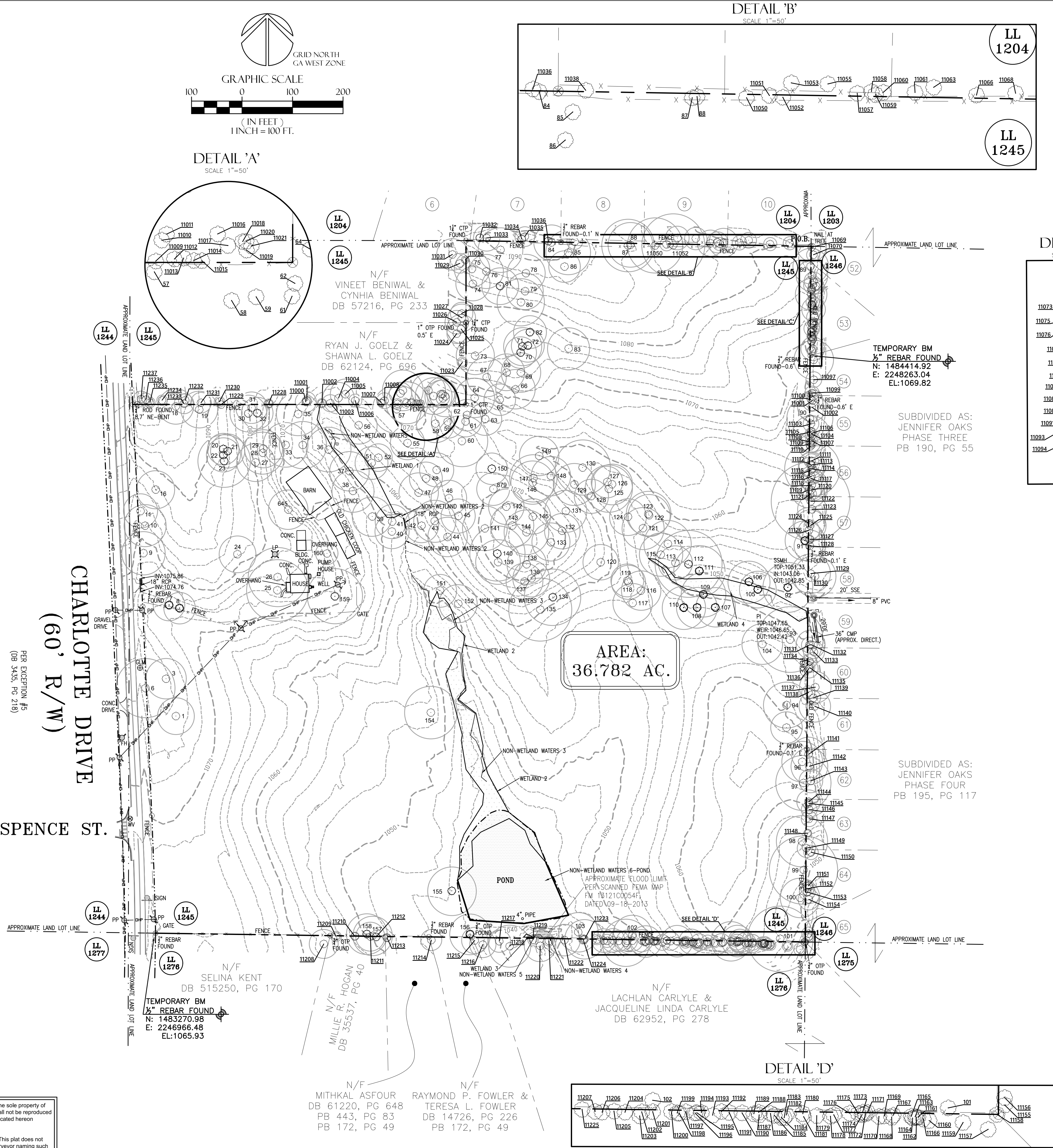
CURRENT ZONING:

AG

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.



BOUNDARY TREES

PROJECT: Charlotte Dr (Alpharetta) April 2024

Tree #	DBH (Inches)	Species	Recommended Condition
11000	16	OAK	FAIR
11001	7	CHERRY	POOR
11002	7	SWEETGUM	GOOD
11003	13	SWEETGUM	POOR
11004	24	BEECH	GOOD
11005	23	HICKORY	FAIR
11006	10	HW	POOR
11007	5	HW	GOOD
11008	12	HW	POOR
11009	8	SOURWOOD	GOOD
11010	17	OAK	POOR
11011	31	POPLAR	GOOD
11012	32	POPLAR	FAIR
11013	5	SWEETGUM	FAIR
11014	4	SWEETGUM	POOR
11015	4	SOURWOOD	GOOD
11016	26	POPLAR	GOOD
11017	28	POPLAR	GOOD
11018	21	POPLAR	GOOD
11019	10	HW	POOR
11020	21	POPLAR	GOOD
11021	31	POPLAR	GOOD
11023	8	HICKORY	GOOD
11024	15	OAK	POOR
11025	22	OAK	POOR
11026	18	OAK	POOR
11027	21	OAK	GOOD
11028	17	OAK	FAIR

Tree #	DBH (Inches)	Species	Recommended Condition
11029	15	OAK	FAIR
11030	4	CHERRY	GOOD
11031	24	HW	POOR
11032	6	BEECH	GOOD
11033	20	PINE	GOOD
11034	6	CHERRY	FAIR
11035	15	OAK	FAIR
11036	6	HW	FAIR
11038	12	PINE	POOR
11051	10	PINE	POOR
11053	18	PINE	GOOD
11055	17	PINE	GOOD
11057	20	PINE	FAIR
11058	16	HICKORY	FAIR
11059	10	CHERRY	POOR
11060	22	OAK	FAIR
11061	11	OAK	POOR
11063	12	OAK	GOOD
11066	10	CHERRY	FAIR
11068	10	CHERRY	POOR
11069	22	SWEETGUM	GOOD
11070	10	PINE	POOR
11071	24	PINE	GOOD
11072	14	OAK	POOR
11073	14	PINE	POOR
11074	12	OAK	GOOD
11075	4	SWEETGUM	GOOD
11076	4	SWEETGUM	POOR
11077	24	OAK	POOR
11078	4	HW	GOOD
11079	10	HW	GOOD
11080	6	HW	GOOD

Tree #	DBH (Inches)	Species	Recommended Condition
11081	5	HW	GOOD
11082	7	SWEETGUM	GOOD
11083	18	HW	GOOD
11084	12	OAK	GOOD
11085	8	OAK	GOOD
11086	6	HW	POOR
11087	12	OAK	GOOD
11088	5	CHERRY	GOOD
11089	5	CHERRY	GOOD
11090	7	OAK	GOOD
11091	7	OAK	GOOD
11092	5	OAK	GOOD
11093	5	OAK	GOOD
11094	18	POPLAR	DEAD
11095	7	OAK	GOOD
11096	30	OAK	POOR
11097	12	CEDAR	GOOD
11099	11	SWEETGUM	GOOD
11100	12	PINE	POOR
11101	16	PINE	POOR
11102	14	OAK	GOOD
11103	12	OAK	POOR
11104	28	HW	GOOD
11105	7	CHERRY	POOR
11106	9	HW	POOR
11107	9	OAK	GOOD
11108	16	OAK	POOR
11109	8	OAK	POOR
11110	18	OAK	POOR
11111	11	HW	GOOD
11112	18	HW	POOR

Tree #	DBH (Inches)	Species	Recommended Condition
11113	20	PINE	POOR
11114	42	OAK	GOOD
11115	12	OAK	GOOD
11116	12	HW	DEAD
11117	18	HW	POOR
11118	24	HW	POOR
11119	28	PINE	GOOD
11120	15	HW	POOR
11121	10	SWEETGUM	GOOD
11122	60	OAK	POOR
11123	22	OAK	POOR
11124	24	PINE	GOOD
11125	24	PINE	POOR
11126	16	PINE	POOR
11127	14	PINE	GOOD
11128	24	PINE	GOOD
11129	30	OAK	POOR
11130	32	POPLAR	POOR
11131	12	OAK	GOOD
11132	22	OAK	GOOD
11133	16	POPLAR	GOOD
11134	11	SWEETGUM	GOOD
11135	8	MAPLE	GOOD
11136	14	SWEETGUM	GOOD
11137	24	POPLAR	GOOD
11138	10	SWEETGUM	POOR
11139	11	SWEETGUM	GOOD
11140	24	OAK	GOOD
11141	26	OAK	GOOD
11142	28	POPLAR	GOOD
11143	18	OAK	POOR
11144	18	OAK	POOR

Tree #	DBH (Inches)	Species	Recommended Condition
11145	4	OAK	GOOD
11146	12	HW	POOR
11147	12	WILLOW	GOOD
11148	5	HW	GOOD
11149	14	HW	GOOD
11150	11	PINE	GOOD
11151	8	OAK	GOOD
11152	10	SWEETGUM	GOOD
11153	12	OAK	GOOD
11154	16	PINE	GOOD
11155	8	HW	GOOD
11156	10	HICKORY	GOOD
11157	10	SWEETGUM	POOR
11158	5	MAPLE	GOOD
11159	8	CHERRY	GOOD
11160	8	SWEETGUM	GOOD
11161	10	PINE	GOOD
11162	6	SWEETGUM	GOOD
11163	10	SWEETGUM	POOR
11164	6	OAK	GOOD
11165	9	HW	GOOD
11166	9	OAK	FAIR
11167	12	OAK	GOOD
11168	14	SWEETGUM	GOOD
11169	4	OAK	GOOD
11170	16	OAK	GOOD
11171	18	SWEETGUM	GOOD
11172	15	SWEETGUM	GOOD
11173	24	HW	GOOD
11174	12	SWEETGUM	GOOD
11175	8	SWEETGUM	GOOD
11176	30	POPLAR	POOR

Tree #	DBH (Inches)	Species	Recommended Condition
11177	6	SWEETGUM	GOOD
11178	14	OAK	GOOD
11179	8	OAK	GOOD
11180	10	OAK	GOOD
11181	4	OAK	GOOD
11182	13	HICKORY	GOOD
11183	8	OAK	GOOD
11184	8	OAK	GOOD
11185	5	OAK	GOOD
11186	19	OAK	GOOD
11187	9	HICKORY	GOOD
11188	5	HW	GOOD
11189	4	OAK	GOOD
11190	24	PINE	POOR
11191	14	SWEETGUM	GOOD
11192	5	OAK	GOOD
11193	12	OAK	GOOD
11194	5	OAK	GOOD
11195	5	OAK	GOOD
11196	6	OAK	GOOD
11197	6	OAK	GOOD
11198	24	PINE	GOOD
11199	7	OAK	GOOD
11200	17	PINE	GOOD
11201	16	HICKORY	GOOD
11202	16	PINE	GOOD
11203	36	HW	POOR
11204	16	SWEETGUM	POOR
11205	18	PINE	GOOD
11206	10	OAK	GOOD
11207	18	PINE	GOOD
11208	22	OAK	GOOD

Tree #	DBH (Inches)	Species	Recommended Condition
11209	8	MAPLE	GOOD
11210	6	PINE	POOR
11211	22	PINE	GOOD
11212	6	SWEETGUM	GOOD
11213	6	HW	GOOD
11214	16	LEYLAND CYPRESS	POOR
11215	20	HW	GOOD
11216	20	HW	GOOD
11217	17	HW	GOOD
11218	32	HW	GOOD
11219	8	HW	GOOD
11220	24	HW	GOOD
11221	8	HW	GOOD
11222	24	HW	GOOD
11223	30	PINE	POOR
11224	7	HW	GOOD
11225	8	SWEETGUM	GOOD
11228	7	HICKORY	GOOD
11230	8	OAK	GOOD
11231	8	OAK	GOOD
11232	10	HICKORY	GOOD
11233	15	HICKORY	GOOD
11234	8	OAK	POOR
11235	8	OAK	GOOD
11236	10	OAK	GOOD
11237	12	HICKORY	GOOD

SPECIMEN TREES/ TREES OF QUALITY

PROJECT: Charlotte Drive (Alpharetta) April 2024

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
1	28	CHESTNUT	POOR	
3	30	CHESTNUT	POOR	
6	45	OAK	POOR	
7	24	OAK	GOOD	
8	24	OAK	GOOD	
9	33	OAK	POOR	
10	32	OAK	POOR	
11	26	OAK	POOR	
16	29	OAK	POOR	
18	27	OAK	GOOD	
19	28	OAK	POOR	
20	24	OAK	GOOD	Tree Grouping
21	26	OAK	GOOD	Tree Grouping
22	26	OAK	POOR	
23	40	OAK	GOOD	Tree Grouping
24	28	OAK	POOR	
25	47	OAK	POOR	
26	45	OAK	POOR	
27	29	OAK	POOR	
28	32	OAK	POOR	
29	29	OAK	GOOD	
30	28	OAK	GOOD	
31	24	OAK	GOOD	
32	24	BEECH	GOOD	Tree Quality
33	34	OAK	POOR	
34	36	OAK	POOR	
35	33	OAK	GOOD	
36	34	OAK	POOR	
37	30	MAPLE	POOR	
38	32	POPLAR	GOOD	
39	30	POPLAR	POOR	

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
40	26	MAPLE	POOR	
41	26	MAPLE	POOR	
42	26	OAK	GOOD	
43	32	BEECH	POOR	
44	30	OAK	POOR	
45	26	OAK	GOOD	
46	27	OAK	GOOD	
47	30	OAK	POOR	
48	25	OAK	POOR	
49	26	OAK	GOOD	
51	25	OAK	POOR	
52	21	BEECH	GOOD	
55	26	OAK	GOOD	
56	28	OAK	POOR	
57	37	POPLAR	GOOD	
58	29	OAK	FAIR	
59	25	OAK	GOOD	
60	39	OAK	POOR	
61	24	OAK	GOOD	
62	24	OAK	GOOD	
63	25	OAK	POOR	
64	30	SWEETGUM	GOOD	
65	24	OAK	POOR	
66	30	POPLAR	POOR	
67	30	POPLAR	GOOD	
68	28	OAK	GOOD	
69	30	OAK	GOOD	
70	24	OAK	GOOD	Tree Grouping
71	29	OAK	GOOD	Tree Grouping
72	25	OAK	GOOD	Tree Grouping
73	29	POPLAR	POOR	
74	26	HICKORY	GOOD	
75	27	OAK	POOR	
76	26	OAK	GOOD	
77	34	OAK	POOR	

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
78	29	OAK	POOR	
79	28	OAK	GOOD	
80	36	POPLAR	GOOD	
81	28	OAK	GOOD	Tree Quality
82	25	OAK	GOOD	Tree Grouping
83	32	OAK	POOR	
84	27	OAK	POOR	
85	34	POPLAR	POOR	
86	24	OAK	POOR	
87	40	OAK	POOR	
88	34	OAK	POOR	
89	27	OAK	POOR	
90	35	OAK	GOOD	
91	30	PINE	GOOD	
92	38	POPLAR	GOOD	
93	50	POPLAR	POOR	
94	35	OAK	FAIR	
95	24	MAPLE	POOR	
96	31	OAK	POOR	
97	42	OAK	GOOD	
98	39	POPLAR	GOOD	
99	52	OAK	FAIR	
100	30	POPLAR	POOR	
101	50	OAK	POOR	
102	30	PINE	POOR	
103	30	ELM	POOR	
104	31	POPLAR	POOR	
105	28	OAK	FAIR	
106	32	POPLAR	GOOD	

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
107	30	POPLAR	GOOD	
108	31	POPLAR	GOOD	
109	34	POPLAR	GOOD	
110	33	POPLAR	GOOD	
111	39	POPLAR	GOOD	
112	51	OAK	GOOD	Tree Quality
113	26	OAK	GOOD	
114	36	OAK	POOR	
115	33	POPLAR	GOOD	
116	30	SWEETGUM	GOOD	
117	30	SWEETGUM	GOOD	
118	26	OAK	GOOD	
119	25	OAK	POOR	
120	27	OAK	GOOD	
121	32	POPLAR	GOOD	
122	32	POPLAR	POOR	
123	34	OAK	POOR	
124	28	MAPLE	GOOD	
125	36	SWEETGUM	POOR	
126	31	MAPLE	POOR	
127	24	MAPLE	POOR	
128	26	MAPLE	POOR	
129	32	POPLAR	POOR	
130	42	MAPLE	POOR	
131	32	OAK	POOR	
132	27	OAK	GOOD	
133	29	OAK	POOR	
134	43	MAPLE	GOOD	Tree Quality
135	48	MAPLE	POOR	
136	28	OAK	POOR	

Tree Inventory & Analysis

Project: CHARLOTTE DR

CITY OF ALPHARETTA

On-Site Evaluation

Date (s): **APRIL 2024**

Report Date: **APRIL 2024**



EVALUATION

Evaluation provided is a Level II and is based upon field observation and practical horticulture and arboriculture experience. No sub-grade, internal coring investigation, lab testing or aerial inspection was performed on the subject trees. Photos of damage or defect, are included. Note that some photo may have been lightened for increased visibility Only.

CONDITION DEFINED

SPECIMEN / GOOD: Tree is actively growing without any serious visible pathogenic problems. Tree exhibits a structural form that is typical of the species in its natural growing environment. Tree may have minor defects that do not reduce specimen status, such as minor structural defects or less than optimal form for the species in an urban or exposed environment. Existing growing conditions may be less than favorable, as well. A tree with these minor defects or conditions may not react favorably to additional stress, however if so and to what extent is not determined.

NONSPECIMEN / POOR: Tree is Poor, not of specimen quality per standards of jurisdictional code, Dead, Diseased, Dying and/or Hazardous per professional opinion of this Arborist. Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in this condition are not recoverable and could degrade into a state of advanced decline leading to death. Some Non-specimen / POOR trees are in severe decline.

OF RISK: Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by an Arborist or Forester.

DBH: Diameter of trunk in inches, measured at 4.5' above average soil level. Where split, tree is measured at narrowest point below split.

CODOMINANT: See Arborist note on last page of report.

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
1	28	CHESTNUT	POOR	
3	30	CHESTNUT	POOR	
6	45	OAK	POOR	
7	24	OAK	GOOD	
8	24	OAK	GOOD	
9	33	OAK	POOR	
10	32	OAK	POOR	
11	26	OAK	POOR	
16	29	OAK	POOR	
18	27	OAK	GOOD	
19	28	OAK	POOR	
20	24	OAK	GOOD	Tree Grouping
21	26	OAK	GOOD	Tree Grouping
22	26	OAK	POOR	
23	40	OAK	GOOD	Tree Grouping
24	28	OAK	POOR	
25	47	OAK	POOR	
26	45	OAK	POOR	
27	29	OAK	POOR	
28	32	OAK	POOR	
29	29	OAK	GOOD	
30	28	OAK	GOOD	
31	24	OAK	GOOD	
32	24	BEECH	GOOD	Tree Quality
33	34	OAK	POOR	
34	36	OAK	POOR	
35	33	OAK	GOOD	
36	34	OAK	POOR	
37	30	MAPLE	POOR	
38	32	POPLAR	GOOD	
39	30	POPLAR	POOR	

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
40	26	MAPLE	POOR	
41	26	MAPLE	POOR	
42	26	OAK	GOOD	
43	32	BEECH	POOR	
44	30	OAK	POOR	
45	26	OAK	GOOD	
46	27	OAK	GOOD	
47	30	OAK	POOR	
48	25	OAK	POOR	
49	26	OAK	GOOD	
51	25	OAK	POOR	
52	21	BEECH	GOOD	
55	26	OAK	GOOD	
56	28	OAK	POOR	
57	37	POPLAR	GOOD	
58	29	OAK	FAIR	
59	25	OAK	GOOD	
60	39	OAK	POOR	
61	24	OAK	GOOD	
62	24	OAK	GOOD	
63	25	OAK	POOR	
64	30	SWEETGUM	GOOD	
65	24	OAK	POOR	
66	30	POPLAR	POOR	
67	30	POPLAR	GOOD	
68	28	OAK	GOOD	
69	30	OAK	GOOD	
70	24	OAK	GOOD	Tree Grouping
71	29	OAK	GOOD	Tree Grouping
72	25	OAK	GOOD	Tree Grouping
73	29	POPLAR	POOR	
74	26	HICKORY	GOOD	
75	27	OAK	POOR	
76	26	OAK	GOOD	
77	34	OAK	POOR	

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
78	29	OAK	POOR	
79	28	OAK	GOOD	
80	36	POPLAR	GOOD	
81	28	OAK	GOOD	Tree Quality
82	25	OAK	GOOD	Tree Grouping
83	32	OAK	POOR	
84	27	OAK	POOR	
85	34	POPLAR	POOR	
86	24	OAK	POOR	
87	40	OAK	POOR	
88	34	OAK	POOR	
89	27	OAK	POOR	
90	35	OAK	GOOD	
91	30	PINE	GOOD	
92	38	POPLAR	GOOD	
93	50	POPLAR	POOR	
94	35	OAK	FAIR	
95	24	MAPLE	POOR	
96	31	OAK	POOR	
97	42	OAK	GOOD	
98	39	POPLAR	GOOD	
99	52	OAK	FAIR	
100	30	POPLAR	POOR	
101	50	OAK	POOR	
102	30	PINE	POOR	
103	30	ELM	POOR	
104	31	POPLAR	POOR	
105	28	OAK	FAIR	
106	32	POPLAR	GOOD	

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
107	30	POPLAR	GOOD	
108	31	POPLAR	GOOD	
109	34	POPLAR	GOOD	
110	33	POPLAR	GOOD	
111	39	POPLAR	GOOD	
112	51	OAK	GOOD	Tree Quality
113	26	OAK	GOOD	
114	36	OAK	POOR	
115	33	POPLAR	GOOD	
116	30	SWEETGUM	GOOD	
117	30	SWEETGUM	GOOD	
118	26	OAK	GOOD	
119	25	OAK	POOR	
120	27	OAK	GOOD	
121	32	POPLAR	GOOD	
122	32	POPLAR	POOR	
123	34	OAK	POOR	
124	28	MAPLE	GOOD	
125	36	SWEETGUM	POOR	
126	31	MAPLE	POOR	
127	24	MAPLE	POOR	
128	26	MAPLE	POOR	
129	32	POPLAR	POOR	
130	42	MAPLE	POOR	
131	32	OAK	POOR	
132	27	OAK	GOOD	
133	29	OAK	POOR	
134	43	MAPLE	GOOD	Tree Quality
135	48	MAPLE	POOR	
136	28	OAK	POOR	

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes
137	28	OAK	POOR	
138	30	OAK	GOOD	
139	34	OAK	POOR	
140	42	OAK	GOOD	Tree Quality
141	34	OAK	POOR	
142	27	OAK	FAIR	
143	33	OAK	GOOD	
144	34	OAK	GOOD	
145	27	OAK	GOOD	
146	33	OAK	GOOD	
147	36	POPLAR	GOOD	
148	30	POPLAR	GOOD	
149	30	SWEETGUM	GOOD	
150	24	BEECH	GOOD	Tree Quality
151	25	MAPLE	GOOD	
152	29	OAK	POOR	
154	40	PINE	POOR	
155	37	PINE	GOOD	Tree Quality
156	31	MAPLE	GOOD	
157	30	PINE	FAIR	
158	31	PINE	GOOD	
159	42	OAK	GOOD	Tree Quality
160	17	DOGWOOD	GOOD	
645	30	PINE	GOOD	
879	25	OAK	POOR	
11050	42	OAK	FAIR	
11052	48	OAK	POOR	

Tree Tag #: 1

Size (DBH): 28

Genus: CHESTNUT

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 3

Size (DBH): 30

Genus: CHESTNUT

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 9

Size (DBH): 33

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



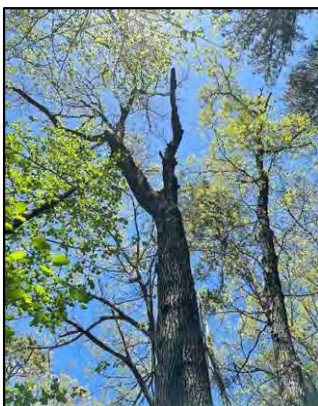
Tree Tag #: 10

Size (DBH): 32

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☒	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 11

Size (DBH): 26

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☒	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 16

Size (DBH): 29

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☒	Codominant ☐
Included Bark ☒	Existing CRZ Impact ☐	Decayed at Base ☒	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



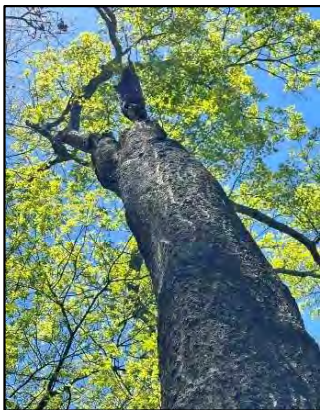
Tree Tag #: 19

Size (DBH): 28

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☒	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☒		Conk / Mushroom ☒	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 22

Size (DBH): 26

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☒	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: BROKEN LEADER



Tree Tag #: 24

Size (DBH): 28

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☒	Heartwood Decay	☐
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 25

Size (DBH): 47

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 26

Size (DBH): 45

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☒	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 27

Size (DBH): 29

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



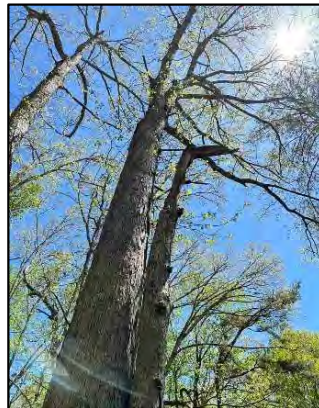
Tree Tag #: 28

Size (DBH): 32

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 33

Size (DBH): 34

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 34

Size (DBH): 36

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 36

Size (DBH): 34

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☒
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 37

Size (DBH): 30

Genus: MAPLE

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☒	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☒	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 39

Size (DBH): 30

Genus: POPLAR

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☒	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: ALTERNATE TAG 644



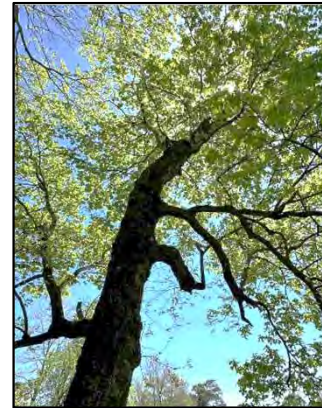
Tree Tag #: 40

Size (DBH): 26

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 41

Size (DBH): 26

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 43

Size (DBH): 32

Genus: BEECH

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☒	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☒
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 44

Size (DBH): 30

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 47

Size (DBH): 30

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: MISSING LEADER



Tree Tag #: 48

Size (DBH): 25

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☒	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 56

Size (DBH): 28

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 60

Size (DBH): 39

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☒	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 63

Size (DBH): 25

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 65

Size (DBH): 24

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☒
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 66

Size (DBH): 30

Genus: POPLAR

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 73

Size (DBH): 29

Genus: POPLAR

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☒	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



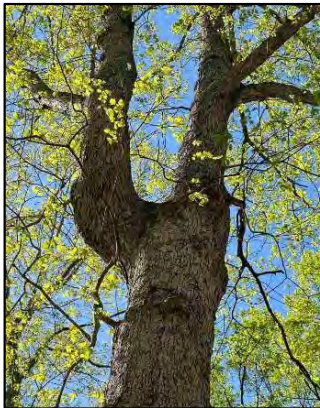
Tree Tag #: 75

Size (DBH): 27

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 77

Size (DBH): 34

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 78

Size (DBH): 29

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 83

Size (DBH): 32

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 84

Size (DBH): 27

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐
					☒

Notes:



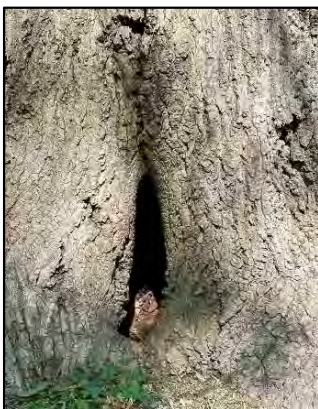
Tree Tag #: 85

Size (DBH): 34

Genus: POPLAR

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



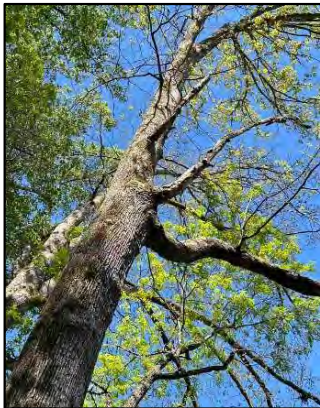
Tree Tag #: 86

Size (DBH): 24

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 87

Size (DBH): 40

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



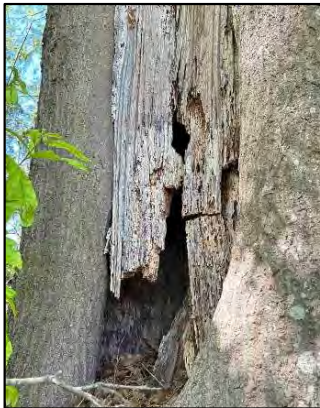
Tree Tag #: 88

Size (DBH): 34

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



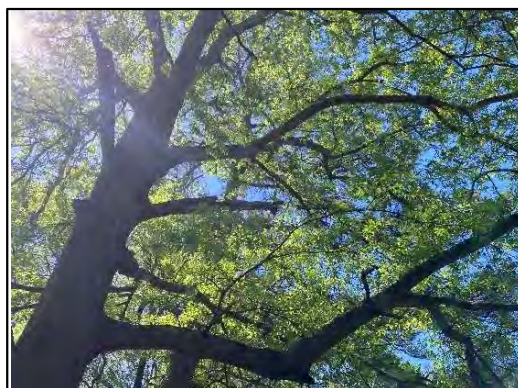
Tree Tag #: 89

Size (DBH): 27

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 93

Size (DBH): 50

Genus: POPLAR

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant ☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☒
Decay	☒	Root Decay	☐	Open Wound	☐	Separate Trees ☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☒
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes:



Tree Tag #: 94

Size (DBH): 35

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant ☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees ☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☒
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes:



Tree Tag #: 95

Size (DBH): 24

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 96

Size (DBH): 31

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



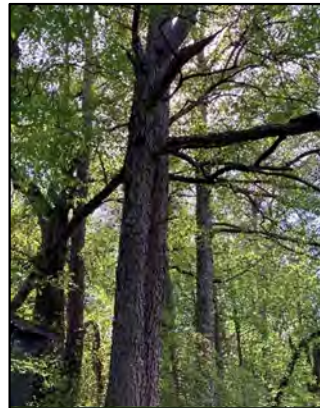
Tree Tag #: 102

Size (DBH): 30

Genus: PINE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant ☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☒
Decay	☒	Root Decay	☐	Open Wound	☐	Separate Trees ☒
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☒
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes:



Tree Tag #: 103

Size (DBH): 30

Genus: ELM

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant ☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☐
Decay	☒	Root Decay	☐	Open Wound	☒	Separate Trees ☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes: INSECT INFESTATION



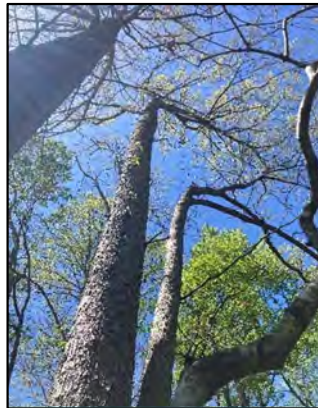
Tree Tag #: 119

Size (DBH): 25

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 122

Size (DBH): 32

Genus: POPLAR

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 126

Size (DBH): 31

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 127

Size (DBH): 24

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 128

Size (DBH): 26

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 129

Size (DBH): 32

Genus: POPLAR

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 130

Size (DBH): 42

Genus: MAPLE

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 131

Size (DBH): 32

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☒
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 133

Size (DBH): 29

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 135

Size (DBH): 48

Genus: MAPLE

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☒
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



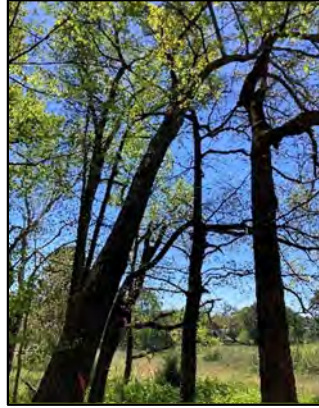
Tree Tag #: 136

Size (DBH): 28

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐
				Lean	☒
				Vine Infested	☐

Notes:



Tree Tag #: 137

Size (DBH): 28

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐
				Lean	☒
				Vine Infested	☐

Notes:



Tree Tag #: 139

Size (DBH): 34

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 141

Size (DBH): 34

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☒	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



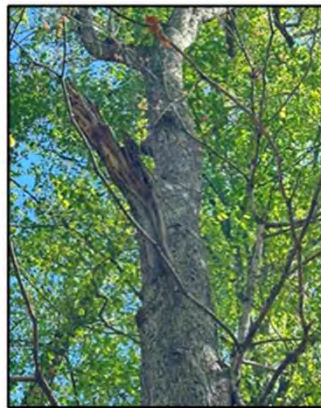
Tree Tag #: 51

Size (DBH): 25

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☒	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☒	Target	☐	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 152

Size (DBH): 29

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☒	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☒
Decay	☐	Root Decay	☒	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 154

Size (DBH): 40

Genus: PINE

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☒	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☒	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: CAVITY IN TRUNK



Tree Tag #: 879

Size (DBH): 25

Genus: OAK

Specimen / GOOD ☐	Non-specimen / Poor ☒	Boundary Tree ☐	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☒	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11052

Size (DBH): 48

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☐	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☐	Canker / Gall	☐
Previous Branch Failure	☐			Conk / Mushroom	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 6

Size (DBH): 45

Genus: OAK

Specimen / GOOD	☐	Non-specimen / Poor	☒	Boundary Tree	☐
Canopy		Roots/Sight Conditions		Trunk	
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐
Decay	☒	Root Decay	☐	Open Wound	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐
Open Wound	☐	Target	☒	Canker / Gall	☐
Previous Branch Failure	☒			Conk / Mushroom	☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐
Tip Dieback	☐			Possible	☐
				Probable	☐
				Eminent	☐

Notes:



Tree Tag #: 20-21, 23
(Grouping)

Size (DBH): VARIES – SEE CHART **Genus:** OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 32

Size (DBH): 24

Genus: BEECH

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 70-72, 82 (Grouping) Size (DBH): VARIES – SEE CHART Genus: OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 81

Size (DBH): 28

Genus: OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 112

Size (DBH): 51

Genus: OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Group ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 134

Size (DBH): 43

Genus: MAPLE

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Group ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 140

Size (DBH): 42

Genus: OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Group ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 150

Size (DBH): 24

Genus: BEECH

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Group ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 155

Size (DBH): 37

Genus: PINE

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 159

Size (DBH): 42

Genus: OAK

Specimen / GOOD ☐	Non-specimen / DDH ☐	Tree Quality/Grouping ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11000	16	OAK	FAIR
11001	7	CHERRY	POOR
11002	7	SWEETGUM	GOOD
11003	13	SWEETGUM	POOR
11004	24	BEECH	GOOD
11005	23	HICKORY	FAIR
11006	10	HW	POOR
11007	5	HW	GOOD
11008	12	HW	POOR
11009	8	SOURWOOD	GOOD
11010	17	OAK	POOR
11011	31	POPLAR	GOOD
11012	32	POPLAR	FAIR
11013	5	SWEETGUM	FAIR
11014	4	SWEETGUM	POOR
11015	4	SOURWOOD	GOOD
11016	26	POPLAR	GOOD
11017	28	POPLAR	GOOD
11018	21	POPLAR	GOOD
11019	10	HW	POOR
11020	21	POPLAR	GOOD
11021	31	POPLAR	GOOD
11023	8	HICKORY	GOOD
11024	15	OAK	POOR
11025	22	OAK	POOR
11026	18	OAK	POOR
11027	21	OAK	GOOD
11028	17	OAK	FAIR

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11029	15	OAK	FAIR
11030	4	CHERRY	GOOD
11031	24	HW	POOR
11032	6	BEECH	GOOD
11033	20	PINE	GOOD
11034	6	CHERRY	FAIR
11035	15	OAK	FAIR
11036	6	HW	FAIR
11038	12	PINE	POOR
11051	10	PINE	POOR
11053	18	PINE	GOOD
11055	17	PINE	GOOD
11057	20	PINE	FAIR
11058	16	HICKORY	FAIR
11059	10	CHERRY	POOR
11060	22	OAK	FAIR
11061	11	OAK	POOR
11063	12	OAK	GOOD
11066	10	CHERRY	FAIR
11068	10	CHERRY	POOR
11069	22	SWEETGUM	GOOD
11070	10	PINE	POOR
11071	24	PINE	GOOD
11072	14	OAK	POOR
11073	14	PINE	POOR
11074	12	OAK	GOOD
11075	4	SWEETGUM	GOOD
11076	4	SWEETGUM	POOR
11077	24	OAK	POOR
11078	4	HW	GOOD
11079	10	HW	GOOD
11080	6	HW	GOOD

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11081	5	HW	GOOD
11082	7	SWEETGUM	GOOD
11083	18	HW	GOOD
11084	12	OAK	GOOD
11085	8	OAK	GOOD
11086	6	HW	POOR
11087	12	OAK	GOOD
11088	5	CHERRY	GOOD
11089	5	CHERRY	GOOD
11090	7	OAK	GOOD
11091	7	OAK	GOOD
11092	5	OAK	GOOD
11093	5	OAK	GOOD
11094	18	POPLAR	DEAD
11095	7	OAK	GOOD
11096	30	OAK	POOR
11097	12	CEDAR	GOOD
11099	11	SWEETGUM	GOOD
11100	12	PINE	POOR
11101	16	PINE	POOR
11102	14	OAK	GOOD
11103	12	OAK	POOR
11104	28	HW	GOOD
11105	7	CHERRY	POOR
11106	9	HW	POOR
11107	9	OAK	GOOD
11108	16	OAK	POOR
11109	8	OAK	POOR
11110	18	OAK	POOR
11111	11	HW	GOOD
11112	18	HW	POOR

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11113	20	PINE	POOR
11114	42	OAK	GOOD
11115	12	OAK	GOOD
11116	12	HW	DEAD
11117	18	HW	POOR
11118	24	HW	POOR
11119	28	PINE	GOOD
11120	15	HW	POOR
11121	10	SWEETGUM	GOOD
11122	60	OAK	POOR
11123	22	OAK	POOR
11124	24	PINE	GOOD
11125	24	PINE	POOR
11126	16	PINE	POOR
11127	14	PINE	GOOD
11128	24	PINE	GOOD
11129	30	OAK	POOR
11130	32	POPLAR	POOR
11131	12	OAK	GOOD
11132	22	OAK	GOOD
11133	16	POPLAR	GOOD
11134	11	SWEETGUM	GOOD
11135	8	MAPLE	GOOD
11136	14	SWEETGUM	GOOD
11137	24	POPLAR	GOOD
11138	10	SWEETGUM	POOR
11139	11	SWEETGUM	GOOD
11140	24	OAK	GOOD
11141	26	OAK	GOOD
11142	28	POPLAR	GOOD
11143	18	OAK	POOR
11144	18	OAK	POOR

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11145	4	OAK	GOOD
11146	12	HW	POOR
11147	12	WILLOW	GOOD
11148	5	HW	GOOD
11149	14	HW	GOOD
11150	11	PINE	GOOD
11151	8	OAK	GOOD
11152	10	SWEETGUM	GOOD
11153	12	OAK	GOOD
11154	16	PINE	GOOD
11155	8	HW	GOOD
11156	10	HICKORY	GOOD
11157	10	SWEETGUM	POOR
11158	5	MAPLE	GOOD
11159	8	CHERRY	GOOD
11160	8	SWEETGUM	GOOD
11161	10	PINE	GOOD
11162	6	SWEETGUM	GOOD
11163	10	SWEETGUM	POOR
11164	6	OAK	GOOD
11165	9	HW	GOOD
11166	9	OAK	FAIR
11167	12	OAK	GOOD
11168	14	SWEETGUM	GOOD
11169	4	OAK	GOOD
11170	16	OAK	GOOD
11171	18	SWEETGUM	GOOD
11172	15	SWEETGUM	GOOD
11173	24	HW	GOOD
11174	12	SWEETGUM	GOOD
11175	8	SWEETGUM	GOOD
11176	30	POPLAR	POOR

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11177	6	SWEETGUM	GOOD
11178	14	OAK	GOOD
11179	8	OAK	GOOD
11180	10	OAK	GOOD
11181	4	OAK	GOOD
11182	13	HICKORY	GOOD
11183	8	OAK	GOOD
11184	8	OAK	GOOD
11185	5	OAK	GOOD
11186	19	OAK	GOOD
11187	9	HICKORY	GOOD
11188	5	HW	GOOD
11189	4	OAK	GOOD
11190	24	PINE	POOR
11191	14	SWEETGUM	GOOD
11192	5	OAK	GOOD
11193	12	OAK	GOOD
11194	5	OAK	GOOD
11195	5	OAK	GOOD
11196	6	OAK	GOOD
11197	6	OAK	GOOD
11198	24	PINE	GOOD
11199	7	OAK	GOOD
11200	17	PINE	GOOD
11201	16	HICKORY	GOOD
11202	16	PINE	GOOD
11203	36	HW	POOR
11204	16	SWEETGUM	POOR
11205	18	PINE	GOOD
11206	10	OAK	GOOD
11207	18	PINE	GOOD
11208	22	OAK	GOOD

COMPREHENSIVE LIST OF BOUNDARY TREES

Tree #	DBH (Inches)	Species	Recommended Condition
11209	8	MAPLE	GOOD
11210	6	PINE	POOR
11211	22	PINE	GOOD
11212	6	SWEETGUM	GOOD
11213	6	HW	GOOD
11214	16	WATERLANTERN CYPRESS	POOR
11215	20	HW	GOOD
11216	20	HW	GOOD
11217	17	HW	GOOD
11218	32	HW	GOOD
11219	8	HW	GOOD
11220	24	HW	GOOD
11221	8	HW	GOOD
11222	24	HW	GOOD
11223	30	PINE	POOR
11224	7	HW	GOOD
11225	8	SWEETGUM	GOOD
11228	7	HICKORY	GOOD
11230	8	OAK	GOOD
11231	8	OAK	GOOD
11232	10	HICKORY	GOOD
11233	15	HICKORY	GOOD
11234	8	OAK	POOR
11235	8	OAK	GOOD
11236	10	HICKORY	GOOD
11237	12	HICKORY	GOOD

Tree Tag #: 11001

Size (DBH): 7

Genus: CHERRY

GOOD	☐	POOR	☒	Boundary Tree	☒		
Canopy		Roots/Sight Conditions		Trunk			
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark	☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water	☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean	☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable	☐
Tip Dieback	☐			Possible	☐	Eminent	☐

Notes:



Tree Tag #: 11003

Size (DBH): 13

Genus: SWEETGUM

GOOD	☐	POOR	☒	Boundary Tree	☒		
Canopy		Roots/Sight Conditions		Trunk			
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark	☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water	☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean	☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable	☐
Tip Dieback	☐			Possible	☐	Eminent	☐

Notes:



Tree Tag #: 11006

Size (DBH): 10

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11008

Size (DBH): 12

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11010

Size (DBH): 17

Genus: OAK

GOOD	☐	POOR	☒	Boundary Tree	☒		
Canopy		Roots/Sight Conditions		Trunk			
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark	☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment	☐
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water	☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean	☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable	☐
Tip Dieback	☐			Possible	☐	Eminent	☐

Notes:



Tree Tag #: 11014

Size (DBH): 4

Genus: SWEETGUM

GOOD	☐	POOR	☒	Boundary Tree	☒		
Canopy		Roots/Sight Conditions		Trunk			
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant	☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark	☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees	☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment	☐
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐	Holding Water	☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean	☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested	☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable	☐
Tip Dieback	☐			Possible	☐	Eminent	☐

Notes:



Tree Tag #: 11019

Size (DBH): 10

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☒	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11024

Size (DBH): 15

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11025

Size (DBH): 22

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11026

Size (DBH): 18

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: BROKEN LEADER



Tree Tag #: 11031

Size (DBH): 24

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☒	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11038

Size (DBH): 12

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11051

Size (DBH): 10

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11059

Size (DBH): 10

Genus: CHERRY

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11061

Size (DBH): 11

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11068

Size (DBH): 10

Genus: CHERRY

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11070

Size (DBH): 10

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



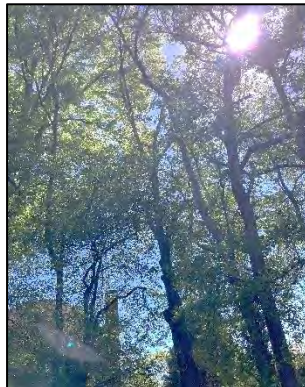
Tree Tag #: 11118

Size (DBH): 24

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: POOR PRUNING HAS STRIPPED BRANCHES



Tree Tag #: 11072

Size (DBH): 14

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Vertical Fold ☒	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11073

Size (DBH): 14

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☒	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11076

Size (DBH): 4

Genus: SWEETGUM

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



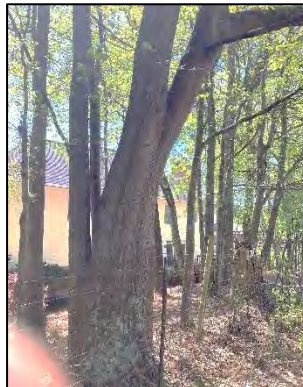
Tree Tag #: 11077

Size (DBH): 24

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11086

Size (DBH): 6

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11096

Size (DBH): 30

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11100

Size (DBH): 12

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☒	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11101

Size (DBH): 16

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☒	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11103

Size (DBH): 12

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11105

Size (DBH): 7

Genus: CHERRY

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11106

Size (DBH): 9

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11108

Size (DBH): 16

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11109

Size (DBH): 8

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11110

Size (DBH): 18

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☒
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11112

Size (DBH): 18

Genus: HARDWOOD

GOOD	☐	POOR	☒	Boundary Tree	☒	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☐	Surface Roots	☐	Heartwood Decay	☐	Codominant ☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☒
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees ☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☒
Curve in Leader	☐	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☒	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes:



Tree Tag #: 11113

Size (DBH): 20

Genus: PINE

GOOD	☐	POOR	☒	Boundary Tree	☒	
Canopy		Roots/Sight Conditions		Trunk		
Multi-Leaders	☒	Surface Roots	☐	Heartwood Decay	☐	Codominant ☐
Included Bark	☐	Existing CRZ Impact	☐	Decayed at Base	☐	Included Bark ☐
Decay	☐	Root Decay	☐	Open Wound	☐	Separate Trees ☐
Canker/Gall	☐	Stream / Wash	☐	Radial Crack	☐	Weak Attachment ☒
Curve in Leader	☒	Slope	☐	Buttress Trunk	☐	Holding Water ☐
Open Wound	☐	Target	☐	Canker / Gall	☐	Lean ☐
Previous Branch Failure	☐			Conk / Mushroom	☐	Vine Infested ☐
Unbalanced Crown	☐	Failure Risk		Improbable	☐	Probable ☐
Tip Dieback	☐			Possible	☐	Eminent ☐

Notes:



Tree Tag #: 11117

Size (DBH): 18

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Stressed / Sprouts ☒
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11120

Size (DBH): 15

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Stressed / Sprouts ☒
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11122

Size (DBH): 60

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☒
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11123

Size (DBH): 22

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: LEADER REMOVED



Tree Tag #: 11125

Size (DBH): 24

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Vertical Fold ☒	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11126

Size (DBH): 16

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Vertical Fold ☒	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11129

Size (DBH): 30

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: WOODEN SWING EMBEDDED IN TRUNK



Tree Tag #: 11130

Size (DBH): 32

Genus: POPLAR

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: WOODEN SWING EMBEDDED IN TRUNK



Tree Tag #: 11138

Size (DBH): 10

Genus: SWEETGUM

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11143

Size (DBH): 18

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☒	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



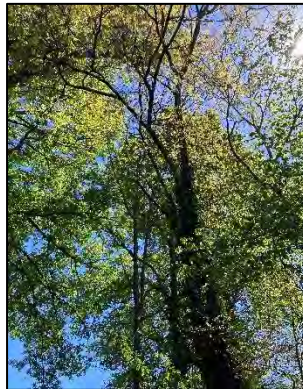
Tree Tag #: 11144

Size (DBH): 18

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☒	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☒
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



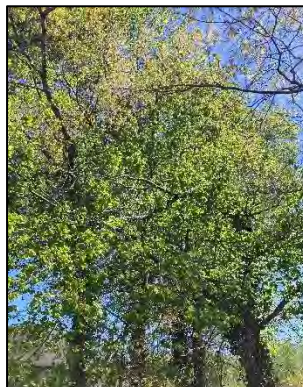
Tree Tag #: 11146

Size (DBH): 12

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☒		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11157

Size (DBH): 10

Genus: SWEETGUM

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11163

Size (DBH): 10

Genus: SWEETGUM

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11176

Size (DBH): 30

Genus: POPLAR

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11190

Size (DBH): 24

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☒	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11203

Size (DBH): 36

Genus: HARDWOOD

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☒
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☒
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☒
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☒	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11204

Size (DBH): 10

Genus: SWEETGUM

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11210

Size (DBH): 6

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☒	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11214

Size (DBH): 16

Genus: LEYLAND CYPRESS

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☒	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes: POOR PRUNING HAS REDUCED CANOPY OVER 50%



Tree Tag #: 11223

Size (DBH): 30

Genus: PINE

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☒	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☐	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☐
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Tree Tag #: 11234

Size (DBH): 8

Genus: OAK

GOOD ☐	POOR ☒	Boundary Tree ☒	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders ☐	Surface Roots ☐	Heartwood Decay ☐	Codominant ☐
Included Bark ☐	Existing CRZ Impact ☐	Decayed at Base ☐	Included Bark ☐
Decay ☐	Root Decay ☐	Open Wound ☐	Separate Trees ☐
Canker/Gall ☐	Stream / Wash ☐	Radial Crack ☐	Weak Attachment ☐
Curve in Leader ☒	Slope ☐	Buttress Trunk ☐	Holding Water ☐
Open Wound ☐	Target ☐	Canker / Gall ☐	Lean ☒
Previous Branch Failure ☐		Conk / Mushroom ☐	Vine Infested ☐
Unbalanced Crown ☐	Failure Risk	Improbable ☐	Probable ☐
Tip Dieback ☐		Possible ☐	Eminent ☐

Notes:



Analysis prepared by:

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning + Design, LLC



Warranty Disclaimer:

No warranties expressed or implied are made with respect to the report of aforementioned specimen size 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 specimen size and /or recommended as specimen condition.

This report does not express recommendation whether to retain or remove the listed trees. The report identifies visible defects and conditions known to contribute to future failure or risk. The tree Owner makes the final decision regarding acceptable risk with regards to the existing trees on the subject property and if any tree should be removed. All tree removal, regardless of condition or location, should be completed under current local jurisdiction code requirements and permitted, as required.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees having multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and the separate trunks become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will eventually cause decay. In this case these trees become increasingly hazardous and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to: Birch, Wax Myrtle, Red Bud, Dogwood, Holly, Cedar, Sourwood, small Magnolia, Red Bay and Live Oak. Said are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically grow to a large enough size to become an increased hazard.

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

**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT ON
CHARLOTTE DRIVE**

CITY OF ALPHARETTA, GEORGIA



Prepared for:

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Atlanta, GA 30308***

Prepared By:



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May 14, 2024
A & R Project # 24-052

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact of the proposed residential development that will be located to the east of Charlotte Drive across from Spence Street to the south and Reece Road to the north, in City of Alpharetta, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The proposed residential development will consist of 42 units of single-family detached housing.

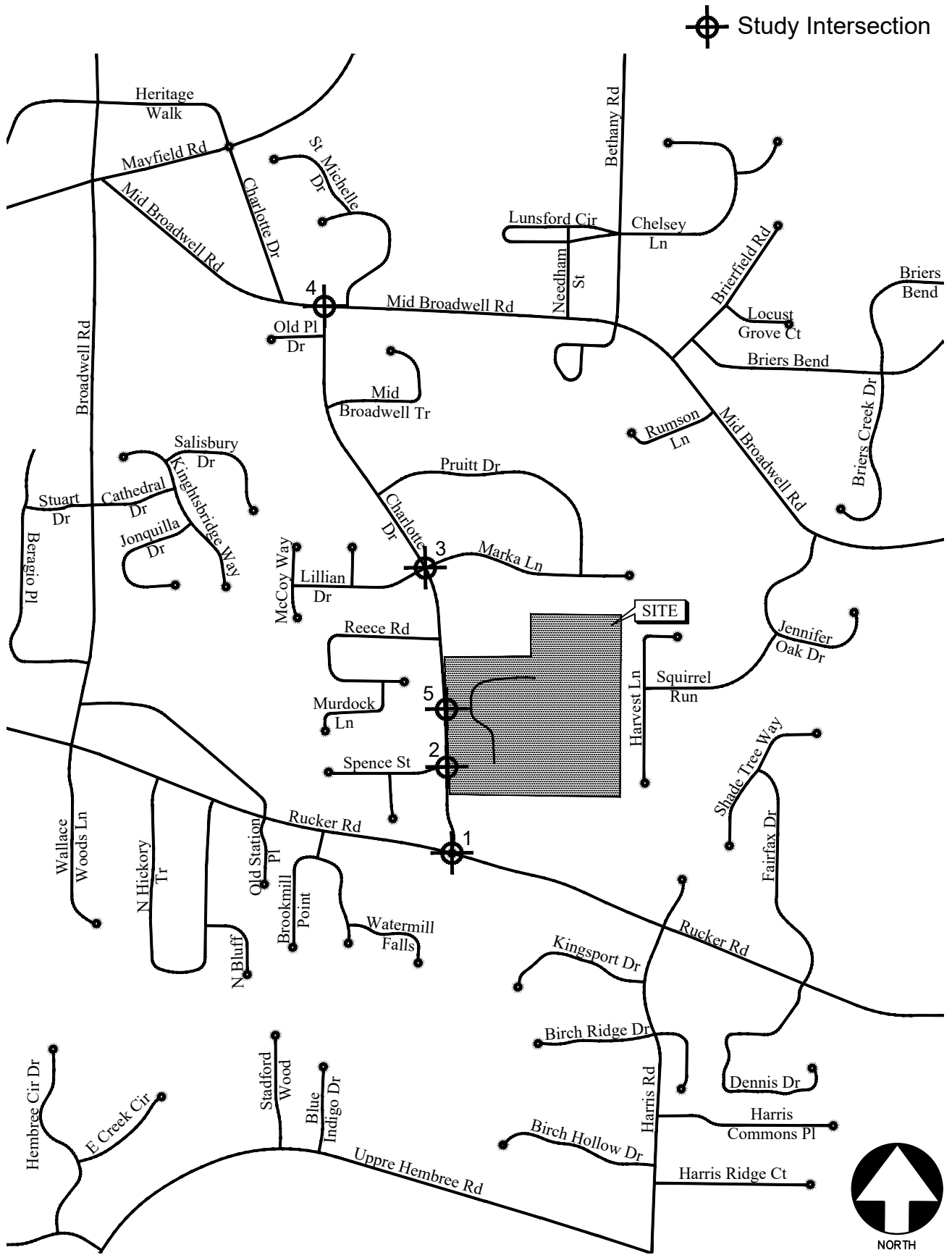


The development proposes a full access driveway on Charlotte Drive just south of Reece Road.

In this study, the AM and PM peak hours have been analyzed and it includes the evaluation of traffic operations at the following intersections including the site driveway:

1. Charlotte Drive at Rucker Road
2. Charlotte Drive at Spence Street
3. Charlotte Drive at Lillian Drive/ Marka Lane
4. Charlotte Drive at Mid Broadwell Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Charlotte Drive

Charlotte Drive is north-south, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site.

2.1.2 Rucker Road

Rucker Road is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 121-0810) indicate that the daily traffic volume on Rucker Road in 2022 was 23,200 vehicles per day, east of Charlotte Drive. GDOT classifies Rucker Road as an urban minor arterial roadway.

2.1.3 Spence Street

Spence Street is an east-west, two-lane, undivided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

2.1.4 Lillian Drive

Lillian Drive is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

2.1.5 Marka Lane

Marka Lane is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

2.1.6 Mid Broadwell Road

Mid Broadwell Road is an east-west, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 121-0813) indicate that the daily traffic volume on Mid Broadwell Road in 2022 was 3,150 vehicles per day, northwest of Charlotte Drive. GDOT classifies Mid Broadwell Road as an urban major collector roadway.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio is used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)*	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favourable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favourable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

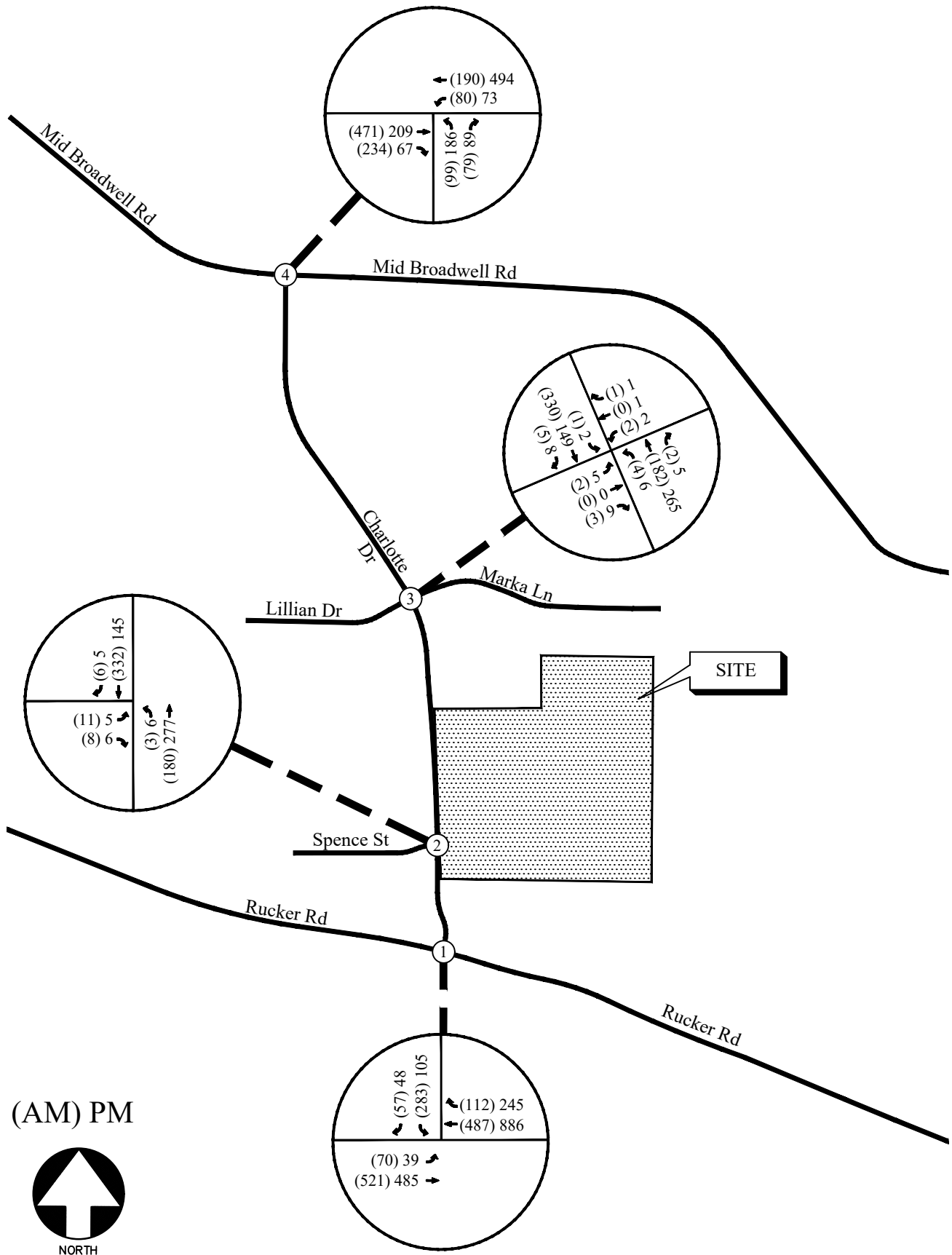
4.0 EXISTING 2024 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersection:

1. Charlotte Drive at Rucker Road
2. Charlotte Drive at Spence Street
3. Charlotte Drive at Lillian Drive/ Marka Lane
4. Charlotte Drive at Mid Broadwell Road

Turning movement counts were collected on Wednesday, March 27, 2024. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection was then determined. These counted volumes make up the peak hour traffic volumes for the intersection and are shown in Figure 2. The existing traffic control and lane geometry for the intersection is shown in Figure 3.

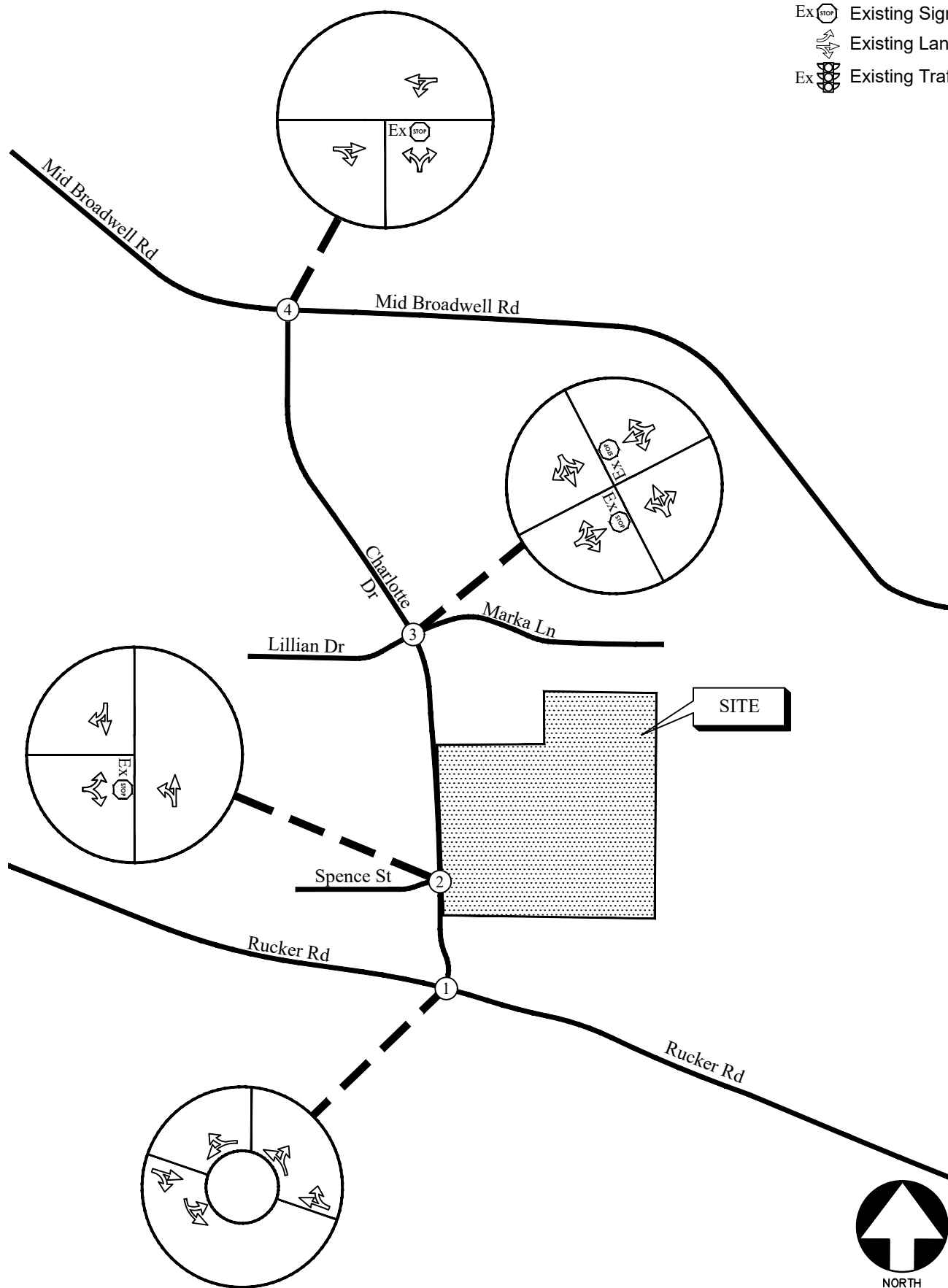


EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Tables 3. The existing traffic control and lane geometry for the intersection is shown in Figure 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Charlotte Dr @ Rucker Rd</u>	Roundabout	<u>B (10.3)</u>	<u>C (21.5)</u>
	-Eastbound Approach		B (12.4)	A (7.8)
	-Westbound Approach		A (8.2)	D (29.1)
	-Southbound Approach		B (10.3)	B (12.0)
2	<u>Charlotte Dr @ Spence St</u>	Stop-controlled on EB approach	B (11.7)	B (10.6)
	-Eastbound Approach		A (8.0)	A (7.6)
3	<u>Charlotte Dr @ Lillian Dr/ Marka Ln</u>	Stop-controlled on EB and WB approaches	B (11.6)	B (10.6)
	-Eastbound Approach		B (12.0)	B (12.5)
	-Westbound Approach		A (8.0)	A (7.6)
	-Northbound Left		A (7.6)	A (8.0)
4	<u>Charlotte Dr @ Mid Broadwell Rd</u>	Stop-controlled on NB approach	A (9.7)	A (8.0)
	-Westbound Left		D (33.5)	E (48.7)
	-Northbound Approach			

The results of existing traffic operations analysis indicate that all study intersections are operating at an overall satisfactory levels-of-service in both the AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

The residential development will be located to the east of Charlotte Drive across from Spence Street to the south and Reece Road to the north, in City of Alpharetta. The development will consist of 42 units of single-family detached housing.



The development proposes one full access driveway on Charlotte Drive just south of Reece Road.

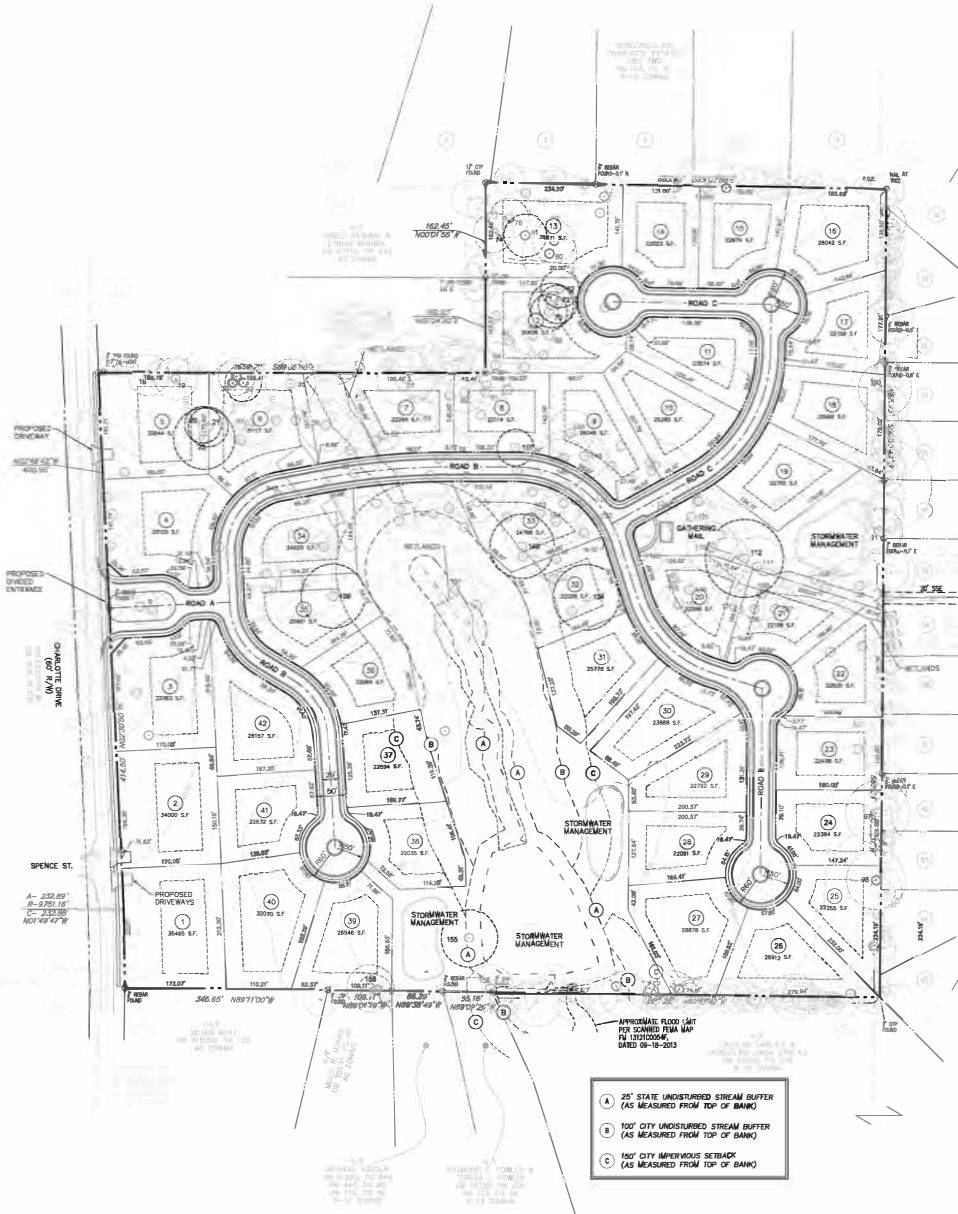
A site plan is shown in Figure 4.



FEMA MAP
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 2000'



PLAN NOTES:

- SURVEY INFORMATION TAKEN FROM ALTA/ASPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP FOR DRB GROUP GEORGIA, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 23, 2024. TEMPORARY BENCHMARK PROVIDED BY AS SHOWN ON PLANS AT 3" REBAR AT SE PROPERTY CORNER - VERTICAL DATUM NAD83/HORIZONTAL DATUM IS NAD 83/CA WEST ZONE).
- PROPERTY IS LOCATED ON CHARLOTTE DRIVE IN LAND LOTS 1245, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.
- NETAL SITE AREA = 36.782 ACRES.
- APPLICANT/DEVELOPER: DRB GROUP, LLC
55 IVAN ALLEN JR. BLVD, SUITE 400
ATLANTA, GA 30313
CONTACT: MS. CAIR SMITH 404.888.1466
- ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTHE A. CHRISTOPHER, P.E.
770.331.7303
- EXISTING ZONING: AG
PROPOSED ZONING: R-22
- PROPOSED ROADWAYS TO BE PUBLIC WITH 25' BOC & 50' R/W. ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF ALPHARETTA COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED ROADWAY (5' PLANTER + 5' SIDEWALK). SIDEWALK TO BE PROVIDED ALONG CHARLOTTE DRIVE FRONTAGE (5' PLANTER + 5' SIDEWALK).
- ADJUNCTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORNELL COLONY GROUP AS SHOWN ON THE PLAN.
- WATER & GRAVITY SEWER TO BE PROVIDED BY FULTON COUNTY. PROPOSED DEVELOPMENT TO TIE TO EXISTING WATER MAIN ALONG CHARLOTTE DRIVE AND TIE TO EXISTING SEWER MAINS AT EASTON AND SOUTHERN PROPERTY LINE.
- A PORTION OF THIS SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 130120004F LAST REVISED 9/18/2013 (SOUTHERN PROPERTY LINE AS SHOWN ON THE PLAN).
- PROPOSED ENTRANCE MEETS MINIMUM INTERSECTION SIGHT DISTANCE OF 390 FEET (35 MPH) IN BOTH DIRECTIONS.

SITE ANALYSIS

SITE AREA	36.782 ACRES
LOTS PROPOSED	43 LOTS
DENSITY PROPOSED	1.14 UNITS/AC
R-22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA	
MINIMUM LOT AREA	22,000 S.F.
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT FRONTAGE	35 FEET
BUILDING SETBACKS	
FRONT (LOCAL STREET)	65 FEET
SIDE	25 FEET
REAR	30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING	25%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM HEATED S.F.	1,500 S.F.
PROPOSED LANDSCAPE STRIPS	
CHARLOTTE DRIVE FRONTAGE	10 FEET
INTERNAL ROAD FRONTAGE	10 FEET
OVERALL PERIMETER	8 FEET
ADJACENT TO STORMWATER PONDS	5 FEET



0 50' 100' 200' 400'
SCALE: 1" = 100'

CP&E
CHRISTOPHER PLANNING
& ENGINEERING



OSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)
12460 CRABAPPLE ROAD
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ALPHARETTA, GEORGIA 30004
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ZONING SITE PLAN
FOR:

**CHARLOTTE
DRIVE TRACT**
LAND LOT 1245
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

**DRB
DAB GROUP**

55 IVAN ALLEN JR. BLVD
SUITE 400
ATLANTA, GA 30313

REVISIONS

DATE: APRIL 30, 2024 CP&E DRAWING NO: 202411021.dwg

ZONING
SITE PLAN

SHEET NO.

Z.1

Figure 4 – Site Plan

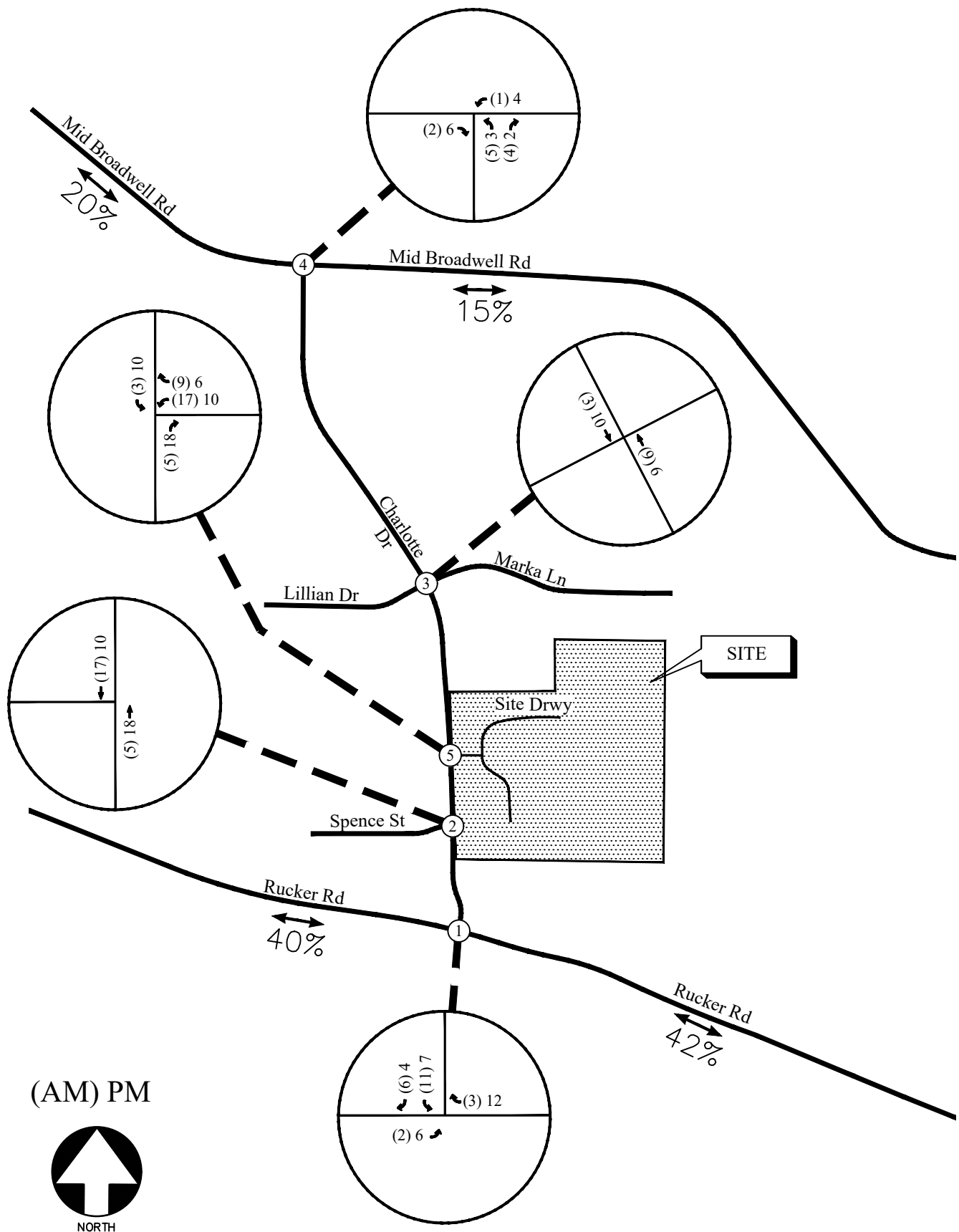
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 210 – *Single-Family Detached Housing*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 210 – Single-Family Detached Housing	42 units	8	26	34	28	16	44	454

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersection based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

6.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

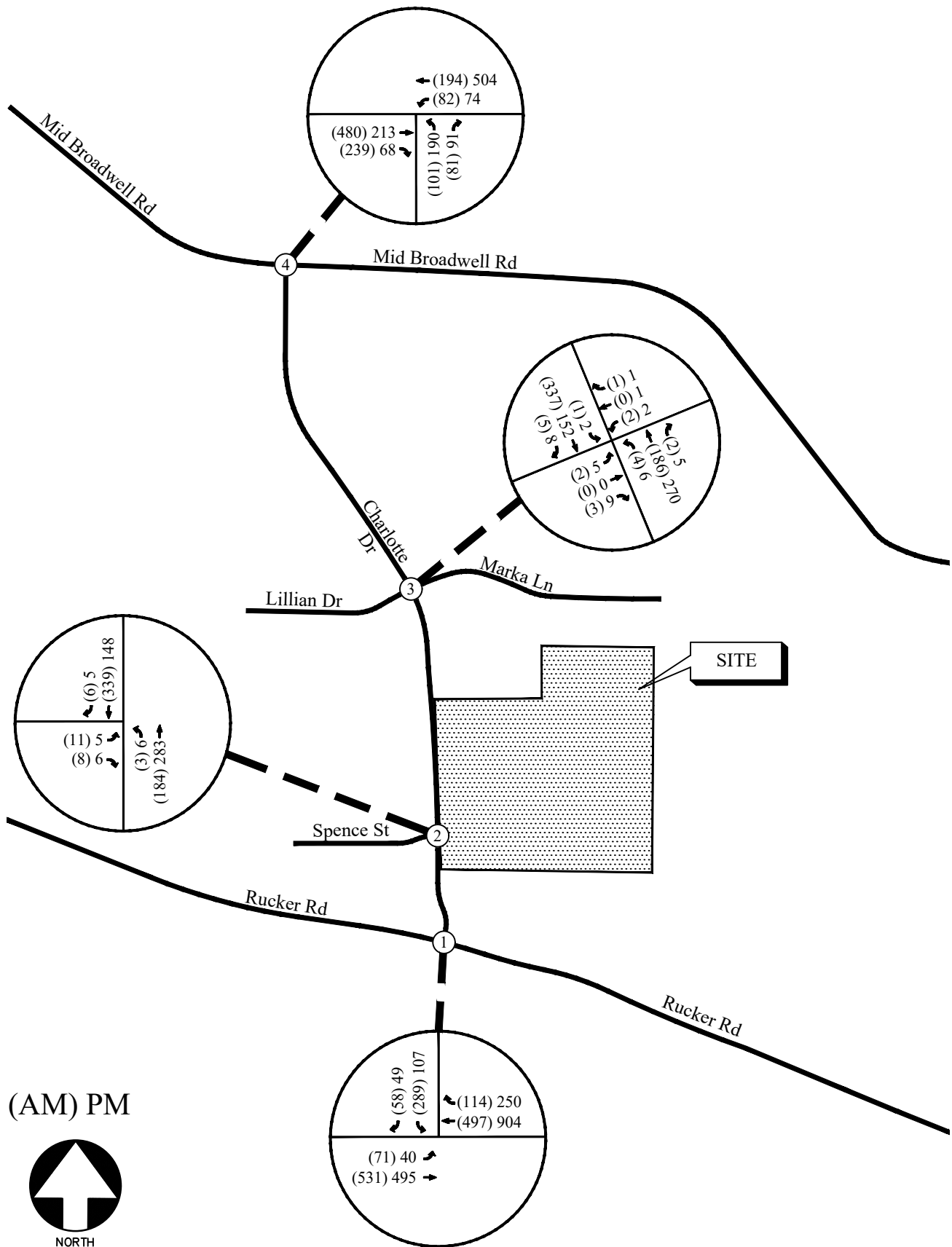
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2017-2019 & 2021-2022) revealed growth of approximately 1% in the area was used in the analysis. This growth factor was applied to the existing traffic volumes between collector and arterial roadways in order to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 6.

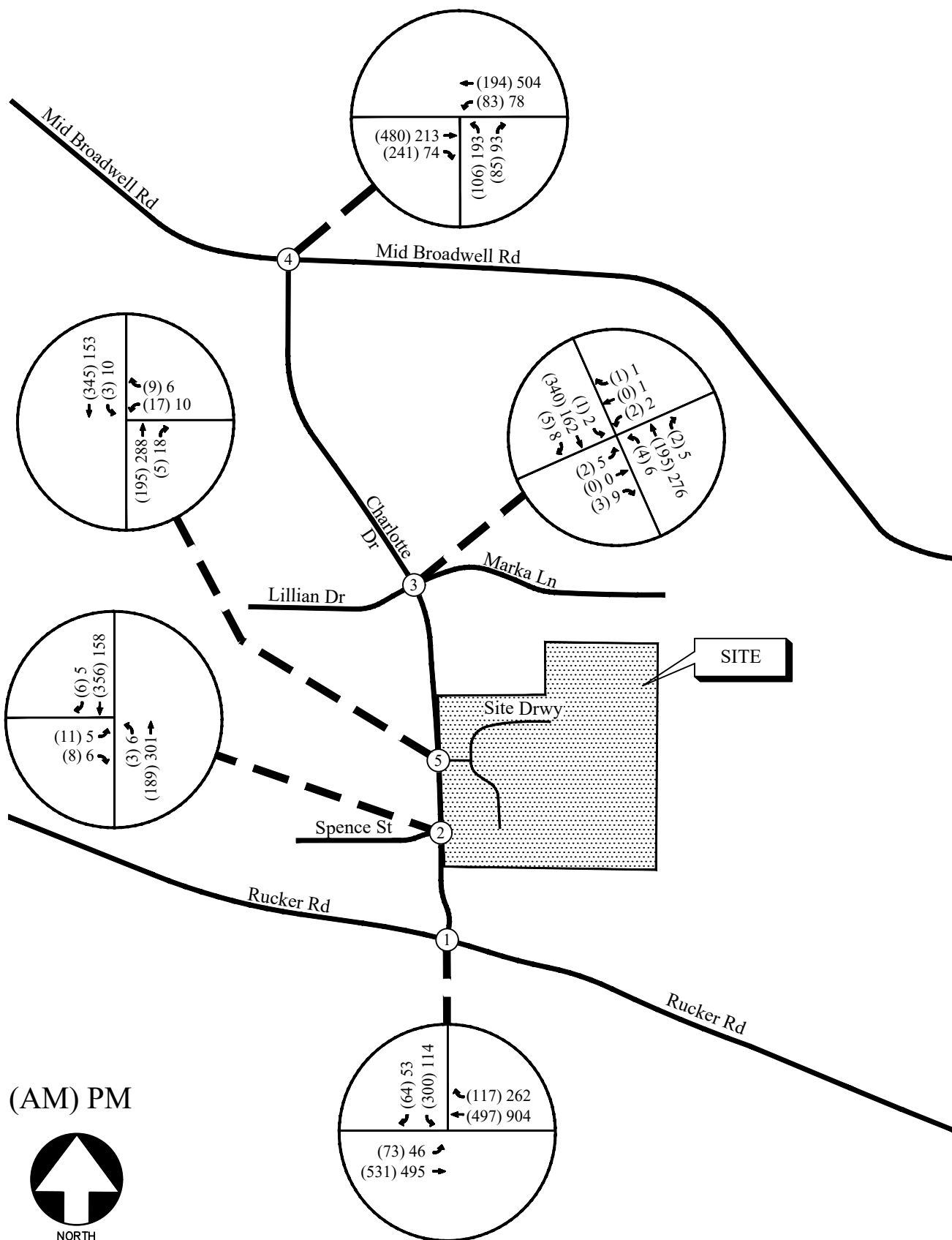
6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting of the site is 454 vehicles. The ADT on Charlotte Drive was assumed to be less than 6,000 vehicles per day based on GDOT volumes on the surrounding roadway network.

6.3.1 Left Turn Lane Analysis

According to GDOT standards, for a two-lane roadway with AADT's less than 6,000 vehicles, the threshold of daily site generated left-turn volume to warrant a left-turn lane is 300 vehicles for speed limit 35 mph. The projected left-turn volume per day for the proposed driveways is shown in Table 5.

TABLE 5 - GDOT REQUIREMENTS FOR LEFT TURN LANES					
Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicle/day)	Roadway Speed/ # lanes/ ADT	GDOT Threshold (vehicle/day)	Warrant met?
Charlotte Dr @ Site Drwy	35% (Southbound)	79 $(\text{Total trips}) \div 2 \times 0.35 =$ $(454) \div 2 \times 0.35 = 79$	35 mph / 2-Lane / < 6,000	300	No

A left turn lane is not warranted at the site driveway.

6.3.2 Deceleration Turn Lane Analysis

For two lane roadways with AADT's less than 6,000 vehicles, the threshold of daily site generated right-turn volume to warrant a right-turn lane is 200 vehicles for speed limit 35 mph. The projected right-turn volume per day for the proposed driveway is shown in Table 6.

TABLE 6 - GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicle/day)	Roadway Speed/ # lanes /ADT	GDOT Threshold (vehicle/day)	Warrant met?
Charlotte Dr @ Site Drwy	65% (Northbound)	148 $(\text{Total trips}) \div 2 \times 0.65 =$ $(454) \div 2 \times 0.65 = 148$	35 mph / 2-Lane / < 6,000	200	No

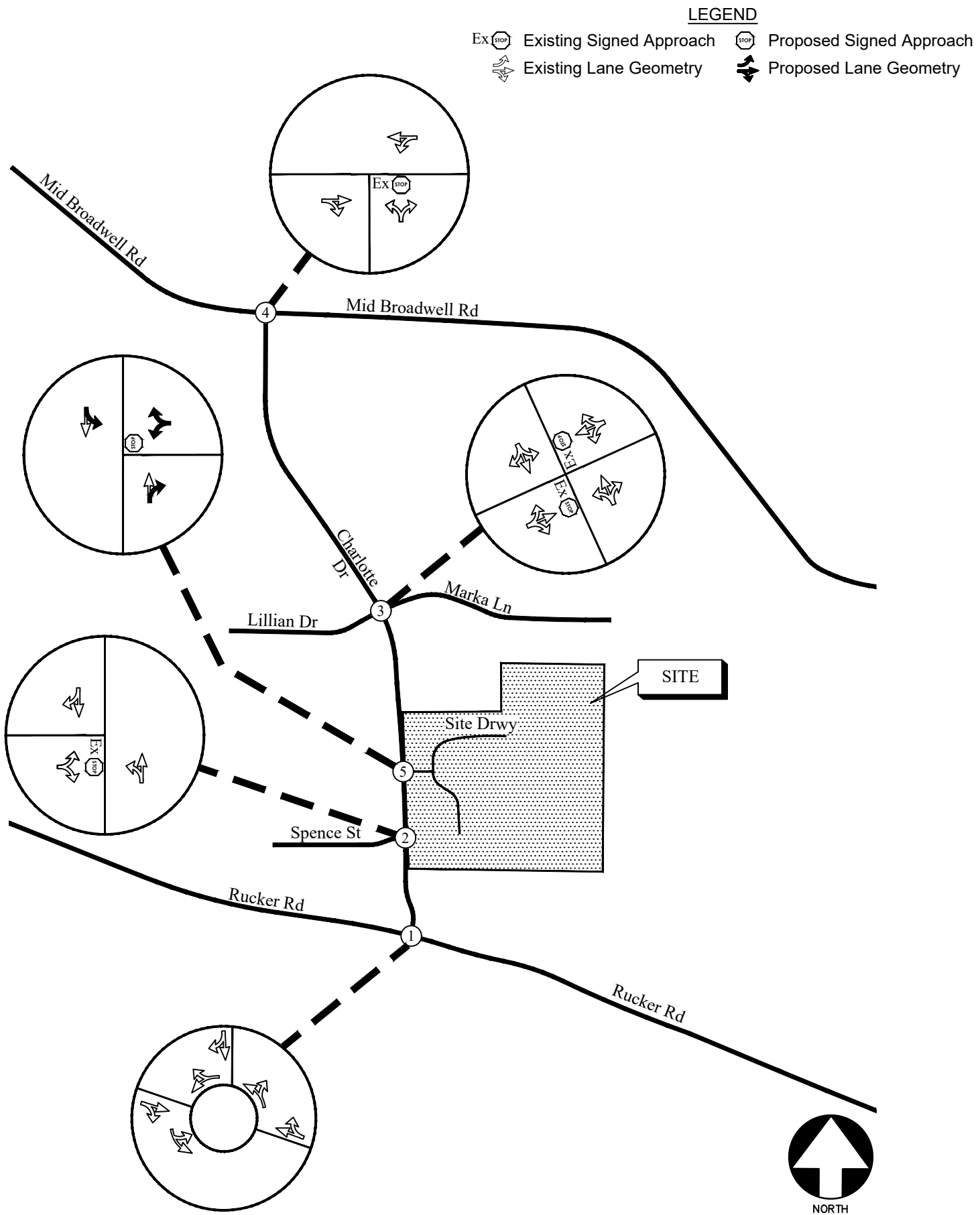
A deceleration lane is not warranted at the site driveway.

6.4 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figure 6 and Figure 7, respectively. The results of the future traffic operations analysis are shown below in Table 7. Recommendations on traffic control and lane geometry are shown graphically in Figure 8.

TABLE 7 — FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Charlotte Dr @ Rucker Rd</u>	<u>B (10.6)</u>	<u>C (23.6)</u>	<u>B (10.9)</u>	<u>D (25.7)</u>
	-Eastbound Approach	B (12.9)	A (8.0)	B (13.3)	A (8.2)
	-Westbound Approach	A (8.3)	D (32.4)	A (8.4)	E (35.6)
	-Southbound Approach	B (10.6)	B (12.5)	B (11.1)	B (12.9)
2	<u>Charlotte Dr @ Spence St</u>				
	-Eastbound Approach	B (11.8)	B (10.7)	B (12.0)	B (10.8)
	-Northbound Left	A (8.0)	A (7.6)	A (8.1)	A (7.6)
3	<u>Charlotte Dr @ Lillian Dr/ Marka Ln</u>				
	-Eastbound Approach	B (11.6)	B (10.7)	B (11.7)	B (10.9)
	-Westbound Approach	B (12.1)	B (12.7)	A (12.3)	B (12.9)
	-Northbound Left	A (8.0)	A (7.6)	A (8.0)	A (7.7)
	-Southbound Left	A (7.6)	A (8.0)	A (7.7)	A (8.0)
4	<u>Charlotte Dr @ Mid Broadwell Rd</u>				
	-Westbound Left	A (9.7)	A (8.0)	A (9.7)	A (8.0)
	-Northbound Approach	E (36.2)	F (54.6)	E (38.9)	F (61.0)
5	<u>Charlotte Dr @ Rucker Rd</u>				
	-Westbound Approach	-	-	B (11.9)	B (11.4)
	-Southbound Left			A (7.7)	A (8.0)

The results of future “No-Build” and “Build” traffic operations analysis indicate that all study intersections will continue to operate at overall satisfactory levels-of-service “E” in both the AM and PM peak hours except the ‘stop-controlled’ northbound approach of Charlotte Drive at Mid Broadwell Road which will experience some delays. It is not uncommon for stop-controlled side-streets along arterial roadways to have elevated delays during peak periods as delays caused by side-streets wait times to turn left onto the mainline.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development located to the east of Charlotte Drive across from Spence Street to the south and Reece Road to the north in City of Alpharetta, Georgia. The development will consist of 42 units of single-family detached housing.

The development proposes one full access driveway on Charlotte Drive just south of Reece Road.

Existing and future operations after completion of the project were analyzed at the intersection of:

1. Charlotte Drive at Rucker Road
2. Charlotte Drive at Spence Street
3. Charlotte Drive at Lillian Drive/ Marka Lane
4. Charlotte Drive at Mid Broadwell Road
5. Charlotte Drive at Site Driveway

The analysis included the evaluation of future traffic operations for “No-Build” and “Build” conditions.

The results of future “No-Build” and “Build” traffic operations analysis indicate that all study intersections will continue to operate at overall satisfactory levels-of-service “E” in both the AM and PM peak hours except the ‘stop-controlled’ northbound approach of Charlotte Drive at Mid Broadwell Road which will experience some delays. It is not uncommon for stop-controlled side-streets along arterial roadways to have elevated delays during peak periods as delays caused by side-streets wait times to turn left onto the mainline.

7.1 Recommendation for Site Access Configuration

Site Driveway: Full access driveway on Charlotte Drive

- o One entering and one exiting lane.
- o Stop-sign controlled on the driveway approach with Charlotte Drive remaining free flow.
- o Provide / Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis
Future “Build” Intersection Analysis
Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Charlotte Drive @ Mid Broadwell Road
7-9 am | 4-6 pm

File Name : 20240113
Site Code : 20240113
Start Date : 03-27-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Charlotte Drive Northbound				Southbound				Mid Broadwell Road Eastbound				Mid Broadwell Road Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	12	0	6	18	0	0	0	0	0	56	28	84	8	28	0	36	138
07:15 AM	10	0	8	18	0	0	0	0	0	86	42	128	7	37	0	44	190
07:30 AM	18	0	2	20	0	0	0	0	0	100	54	154	12	51	0	63	237
07:45 AM	21	0	15	36	0	0	0	0	0	83	70	153	14	45	0	59	248
Total	61	0	31	92	0	0	0	0	0	325	194	519	41	161	0	202	813
08:00 AM	39	0	20	59	0	0	0	0	0	106	59	165	21	57	0	78	302
08:15 AM	22	0	29	51	0	0	0	0	0	118	66	184	20	51	0	71	306
08:30 AM	20	0	15	35	0	0	0	0	0	122	59	181	24	41	0	65	281
08:45 AM	18	0	15	33	0	0	0	0	0	125	50	175	15	41	0	56	264
Total	99	0	79	178	0	0	0	0	0	471	234	705	80	190	0	270	1153
*** BREAK ***																	
04:00 PM	32	0	13	45	0	0	0	0	0	56	17	73	10	96	0	106	224
04:15 PM	32	0	25	57	0	0	0	0	0	66	27	93	23	87	0	110	260
04:30 PM	29	0	23	52	0	0	0	0	0	57	7	64	23	130	0	153	269
04:45 PM	41	0	18	59	0	0	0	0	0	45	23	68	16	131	0	147	274
Total	134	0	79	213	0	0	0	0	0	224	74	298	72	444	0	516	1027
05:00 PM	65	0	30	95	0	0	0	0	0	59	18	77	15	98	0	113	285
05:15 PM	51	0	18	69	0	0	0	0	0	48	19	67	19	135	0	154	290
05:30 PM	27	0	16	43	0	0	0	0	0	55	17	72	16	114	0	130	245
05:45 PM	27	0	15	42	0	0	0	0	0	72	20	92	13	86	0	99	233
Total	170	0	79	249	0	0	0	0	0	234	74	308	63	433	0	496	1053
Grand Total	464	0	268	732	0	0	0	0	0	1254	576	1830	256	1228	0	1484	4046
Apprch %	63.4	0	36.6		0	0	0		0	68.5	31.5		17.3	82.7	0		
Total %	11.5	0	6.6	18.1	0	0	0	0	0	31	14.2	45.2	6.3	30.4	0	36.7	

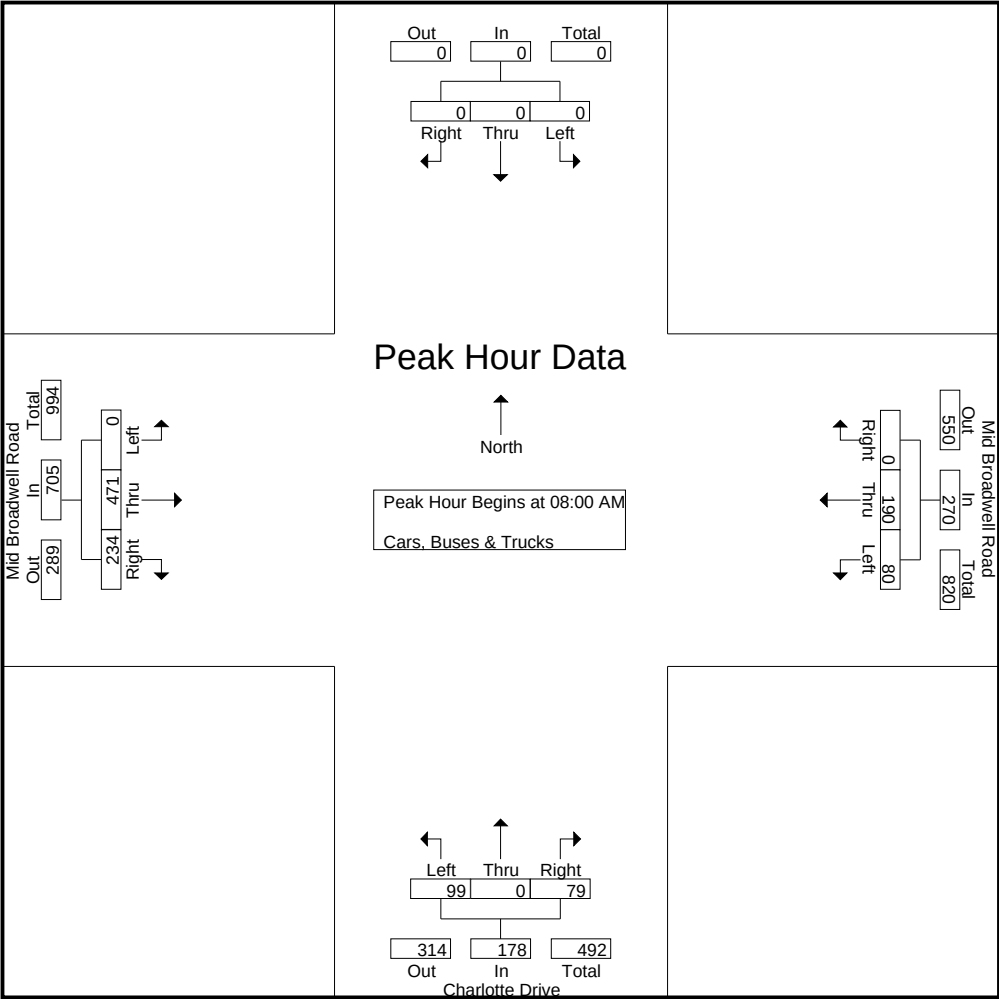
A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
Charlotte Drive @ Mid Broadwell Road
7-9 am | 4-6 pm

File Name : 20240113
Site Code : 20240113
Start Date : 03-27-2024
Page No : 2

	Charlotte Drive Northbound				Southbound				Mid Broadwell Road Eastbound				Mid Broadwell Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	39	0	20	59	0	0	0	0	0	106	59	165	21	57	0	78	302
08:15 AM	22	0	29	51	0	0	0	0	0	118	66	184	20	51	0	71	306
08:30 AM	20	0	15	35	0	0	0	0	0	122	59	181	24	41	0	65	281
08:45 AM	18	0	15	33	0	0	0	0	0	125	50	175	15	41	0	56	264
Total Volume	99	0	79	178	0	0	0	0	0	471	234	705	80	190	0	270	1153
% App. Total	55.6	0	44.4		0	0	0		0	66.8	33.2		29.6	70.4	0		
PHF	.635	.000	.681	.754	.000	.000	.000	.000	.000	.942	.886	.958	.833	.833	.000	.865	.942



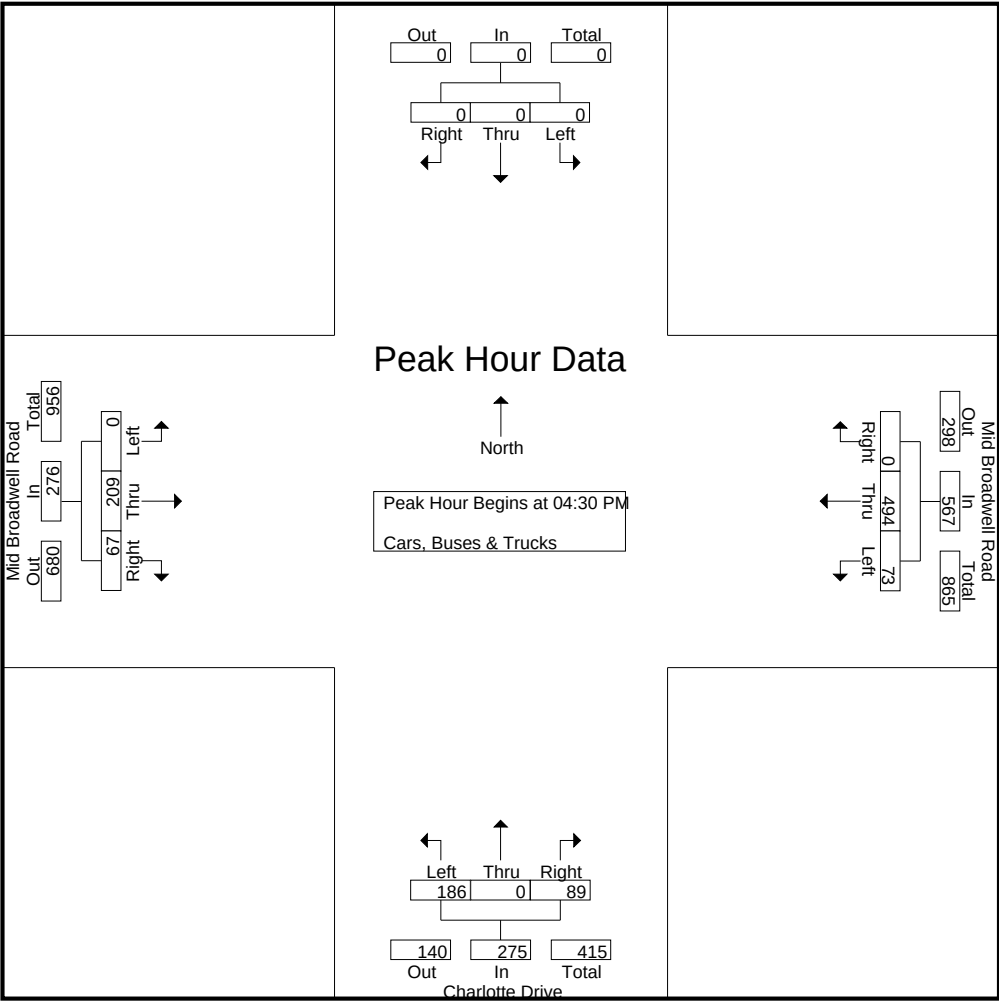
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TMC Data
Charlotte Drive @ Mid Broadwell Road
7-9 am | 4-6 pm

File Name : 20240113
Site Code : 20240113
Start Date : 03-27-2024
Page No : 3

	Charlotte Drive Northbound				Southbound				Mid Broadwell Road Eastbound				Mid Broadwell Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	29	0	23	52	0	0	0	0	0	57	7	64	23	130	0	153	269
04:45 PM	41	0	18	59	0	0	0	0	0	45	23	68	16	131	0	147	274
05:00 PM	65	0	30	95	0	0	0	0	0	59	18	77	15	98	0	113	285
05:15 PM	51	0	18	69	0	0	0	0	0	48	19	67	19	135	0	154	290
Total Volume	186	0	89	275	0	0	0	0	0	209	67	276	73	494	0	567	1118
% App. Total	67.6	0	32.4		0	0	0		0	75.7	24.3		12.9	87.1	0		
PHF	.715	.000	.742	.724	.000	.000	.000	.000	.000	.886	.728	.896	.793	.915	.000	.920	.964



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
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TMC Data
Charlotte Drive @ Lillian Drive/Marka Ln
7-9 am | 4-6 pm

File Name : 20240114
Site Code : 20240114
Start Date : 03-27-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Charlotte Drive Northbound				Charlotte Drive Southbound				Lillian Dr Eastbound				Marka Ln Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	19	0	19	0	38	0	38	1	0	0	1	0	0	0	0	58
07:15 AM	1	21	2	24	0	46	1	47	1	0	0	1	2	0	0	2	74
07:30 AM	1	22	0	23	1	62	1	64	0	0	0	0	0	0	0	0	87
07:45 AM	0	38	1	39	1	79	2	82	0	0	1	1	0	0	0	0	122
Total	2	100	3	105	2	225	4	231	2	0	1	3	2	0	0	2	341
08:00 AM	4	54	1	59	0	82	1	83	0	0	1	1	0	0	0	0	143
08:15 AM	0	52	0	52	0	85	2	87	1	0	1	2	0	0	0	0	141
08:30 AM	0	38	0	38	0	84	0	84	1	0	0	1	2	0	1	3	126
08:45 AM	3	34	2	39	0	66	4	70	2	0	1	3	3	0	0	3	115
Total	7	178	3	188	0	317	7	324	4	0	3	7	5	0	1	6	525
*** BREAK ***																	
04:00 PM	2	44	1	47	1	28	1	30	1	0	2	3	0	0	2	2	82
04:15 PM	0	57	2	59	0	52	1	53	1	0	2	3	0	0	1	1	116
04:30 PM	4	52	1	57	0	27	7	34	1	0	2	3	0	1	0	1	95
04:45 PM	2	59	0	61	0	36	0	36	1	0	1	2	2	0	0	2	101
Total	8	212	4	224	1	143	9	153	4	0	7	11	2	1	3	6	394
05:00 PM	0	97	2	99	2	34	0	36	2	0	4	6	0	0	0	0	141
05:15 PM	3	68	1	72	0	37	2	39	2	0	1	3	0	1	1	2	116
05:30 PM	3	42	3	48	1	33	1	35	3	0	1	4	0	0	0	0	87
05:45 PM	2	40	0	42	1	31	2	34	2	0	0	2	1	0	1	2	80
Total	8	247	6	261	4	135	5	144	9	0	6	15	1	1	2	4	424
Grand Total	25	737	16	778	7	820	25	852	19	0	17	36	10	2	6	18	1684
Apprch %	3.2	94.7	2.1		0.8	96.2	2.9		52.8	0	47.2		55.6	11.1	33.3		
Total %	1.5	43.8	1	46.2	0.4	48.7	1.5	50.6	1.1	0	1	2.1	0.6	0.1	0.4	1.1	

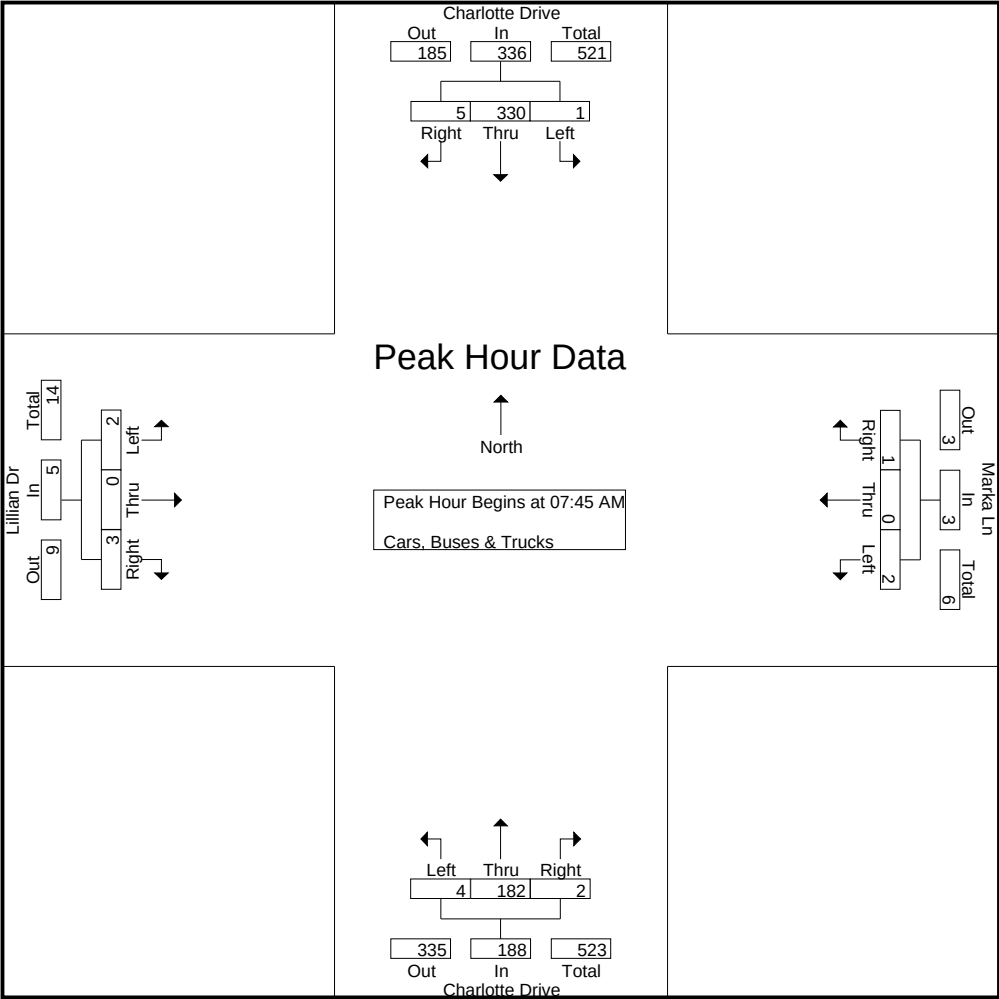
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TMC Data
Charlotte Drive @ Lillian Drive/Marka Ln
7-9 am | 4-6 pm

File Name : 20240114
Site Code : 20240114
Start Date : 03-27-2024
Page No : 2

	Charlotte Drive Northbound				Charlotte Drive Southbound				Lillian Dr Eastbound				Marka Ln Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	38	1	39	1	79	2	82	0	0	1	1	0	0	0	0	122
08:00 AM	4	54	1	59	0	82	1	83	0	0	1	1	0	0	0	0	143
08:15 AM	0	52	0	52	0	85	2	87	1	0	1	2	0	0	0	0	141
08:30 AM	0	38	0	38	0	84	0	84	1	0	0	1	2	0	1	3	126
Total Volume	4	182	2	188	1	330	5	336	2	0	3	5	2	0	1	3	532
% App. Total	2.1	96.8	1.1		0.3	98.2	1.5		40	0	60		66.7	0	33.3		
PHF	.250	.843	.500	.797	.250	.971	.625	.966	.500	.000	.750	.625	.250	.000	.250	.250	.930



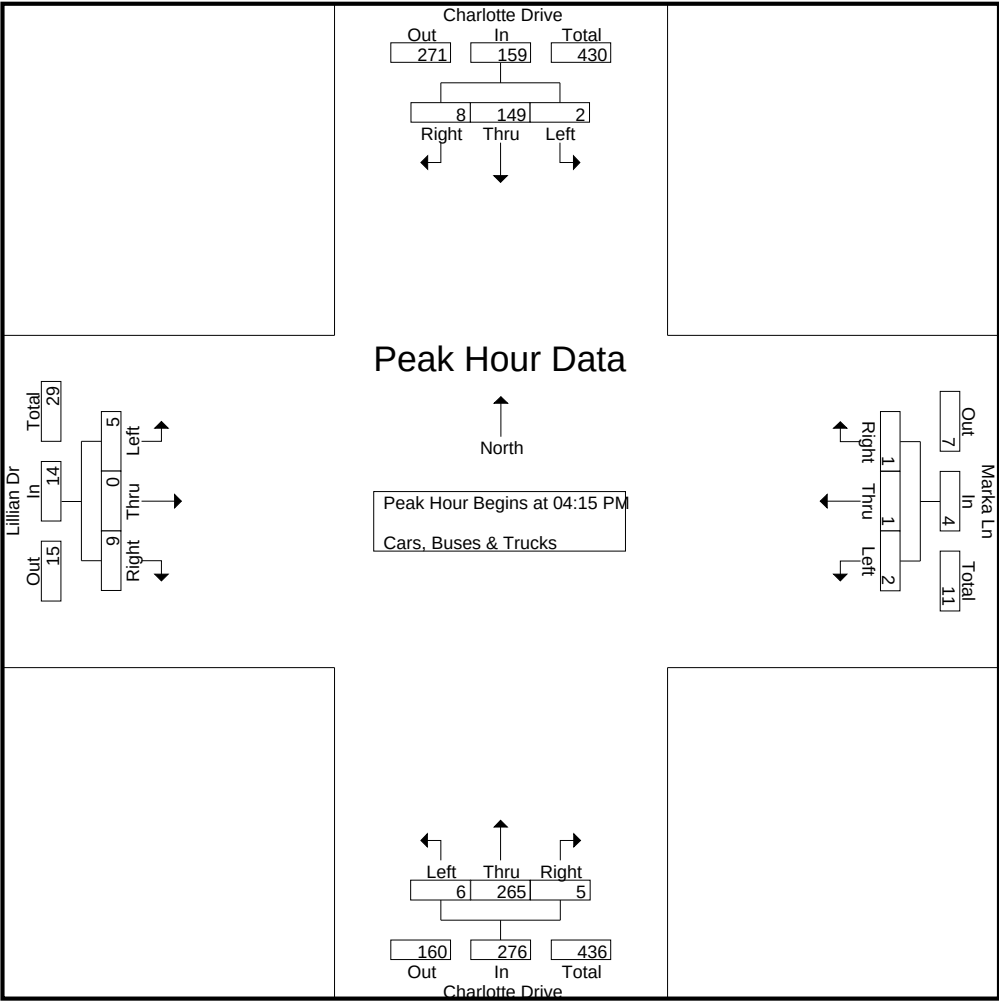
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TMC Data
Charlotte Drive @ Lillian Drive/Marka Ln
7-9 am | 4-6 pm

File Name : 20240114
Site Code : 20240114
Start Date : 03-27-2024
Page No : 3

	Charlotte Drive Northbound				Charlotte Drive Southbound				Lillian Dr Eastbound				Marka Ln Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	57	2	59	0	52	1	53	1	0	2	3	0	0	1	1	116
04:30 PM	4	52	1	57	0	27	7	34	1	0	2	3	0	1	0	1	95
04:45 PM	2	59	0	61	0	36	0	36	1	0	1	2	2	0	0	2	101
05:00 PM	0	97	2	99	2	34	0	36	2	0	4	6	0	0	0	0	141
Total Volume	6	265	5	276	2	149	8	159	5	0	9	14	2	1	1	4	453
% App. Total	2.2	96	1.8		1.3	93.7	5		35.7	0	64.3		50	25	25		
PHF	.375	.683	.625	.697	.250	.716	.286	.750	.625	.000	.563	.583	.250	.250	.250	.500	.803



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Charlotte Road @ Rucker Road
7-9 am | 4-6 pm

File Name : 20240115
Site Code : 20240115
Start Date : 03-27-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Northbound				Charlotte Road Southbound				Rucker Road Eastbound				Rucker Road Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	0	0	0	34	0	6	40	11	75	0	86	0	148	3	151	277
07:15 AM	0	0	0	0	39	0	6	45	16	112	0	128	0	168	8	176	349
07:30 AM	0	0	0	0	50	0	9	59	10	148	0	158	0	123	11	134	351
07:45 AM	0	0	0	0	69	0	11	80	8	134	0	142	0	141	25	166	388
Total	0	0	0	0	192	0	32	224	45	469	0	514	0	580	47	627	1365
08:00 AM	0	0	0	0	69	0	15	84	18	129	0	147	0	118	36	154	385
08:15 AM	0	0	0	0	70	0	20	90	23	139	0	162	0	120	28	148	400
08:30 AM	0	0	0	0	75	0	11	86	21	119	0	140	0	108	23	131	357
08:45 AM	0	0	0	0	61	0	12	73	17	118	0	135	0	120	21	141	349
Total	0	0	0	0	275	0	58	333	79	505	0	584	0	466	108	574	1491
*** BREAK ***																	
04:00 PM	0	0	0	0	28	0	6	34	7	88	0	95	0	219	41	260	389
04:15 PM	0	0	0	0	38	0	11	49	4	92	0	96	0	222	56	278	423
04:30 PM	0	0	0	0	25	0	7	32	9	98	0	107	0	236	47	283	422
04:45 PM	0	0	0	0	31	0	9	40	8	111	0	119	0	227	56	283	442
Total	0	0	0	0	122	0	33	155	28	389	0	417	0	904	200	1104	1676
05:00 PM	0	0	0	0	28	0	10	38	14	109	0	123	0	241	79	320	481
05:15 PM	0	0	0	0	26	0	13	39	9	127	0	136	0	210	63	273	448
05:30 PM	0	0	0	0	20	0	16	36	8	138	0	146	0	208	47	255	437
05:45 PM	0	0	0	0	19	0	12	31	11	120	0	131	0	197	33	230	392
Total	0	0	0	0	93	0	51	144	42	494	0	536	0	856	222	1078	1758
Grand Total	0	0	0	0	682	0	174	856	194	1857	0	2051	0	2806	577	3383	6290
Apprch %	0	0	0		79.7	0	20.3		9.5	90.5	0		0	82.9	17.1		
Total %	0	0	0		10.8	0	2.8	13.6	3.1	29.5	0	32.6	0	44.6	9.2	53.8	

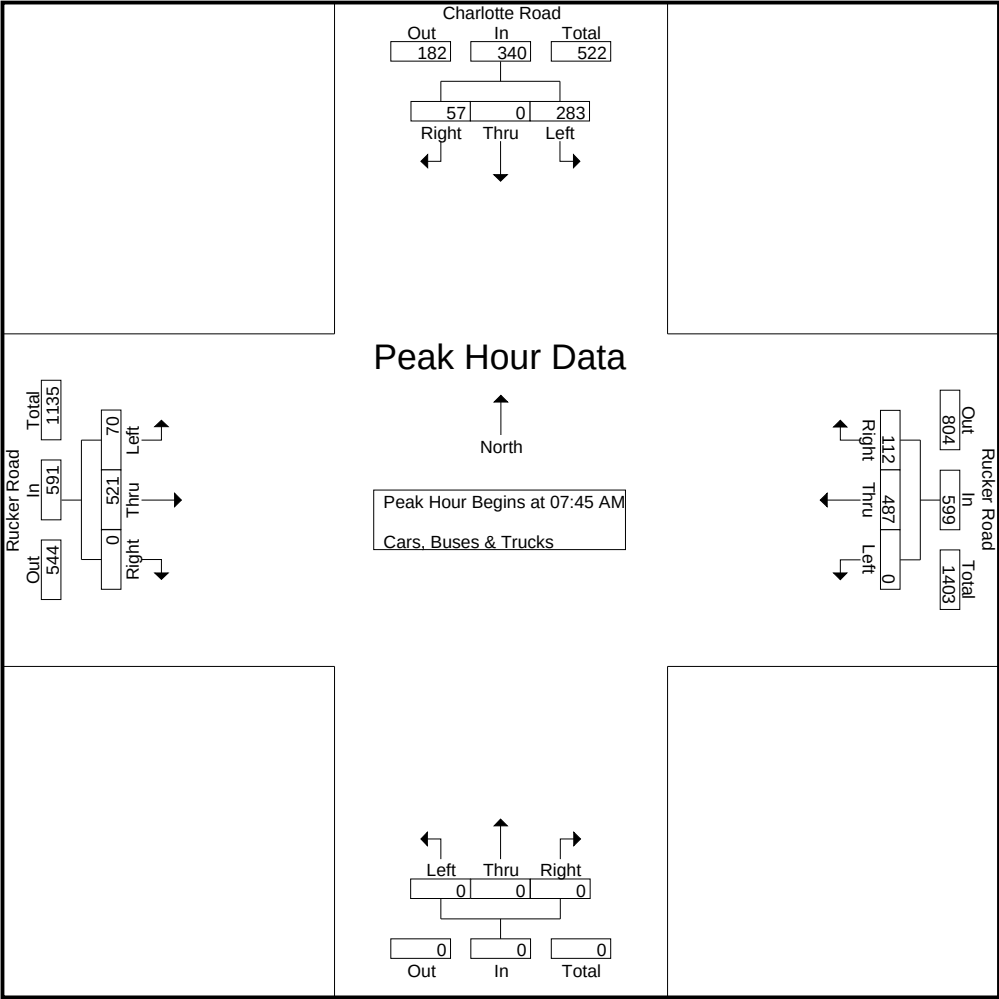
A & R Engineering, Inc.

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TMC Data
Charlotte Road @ Rucker Road
7-9 am | 4-6 pm

File Name : 20240115
Site Code : 20240115
Start Date : 03-27-2024
Page No : 2

	Northbound				Charlotte Road Southbound				Rucker Road Eastbound				Rucker Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	69	0	11	80	8	134	0	142	0	141	25	166	388
08:00 AM	0	0	0	0	69	0	15	84	18	129	0	147	0	118	36	154	385
08:15 AM	0	0	0	0	70	0	20	90	23	139	0	162	0	120	28	148	400
08:30 AM	0	0	0	0	75	0	11	86	21	119	0	140	0	108	23	131	357
Total Volume	0	0	0	0	283	0	57	340	70	521	0	591	0	487	112	599	1530
% App. Total	0	0	0	0	83.2	0	16.8		11.8	88.2	0		0	81.3	18.7		
PHF	.000	.000	.000	.000	.943	.000	.713	.944	.761	.937	.000	.912	.000	.863	.778	.902	.956



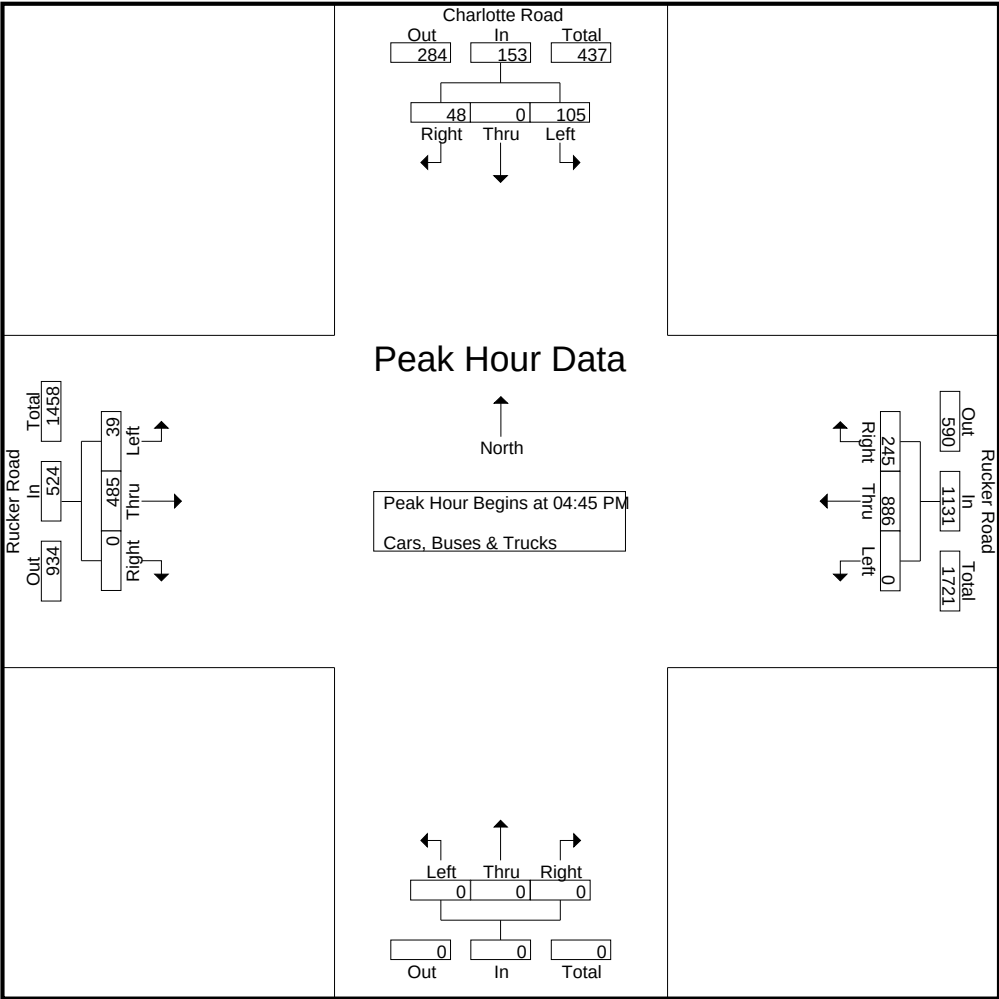
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TMC Data
Charlotte Road @ Rucker Road
7-9 am | 4-6 pm

File Name : 20240115
Site Code : 20240115
Start Date : 03-27-2024
Page No : 3

	Northbound				Charlotte Road Southbound				Rucker Road Eastbound				Rucker Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	31	0	9	40	8	111	0	119	0	227	56	283	442
05:00 PM	0	0	0	0	28	0	10	38	14	109	0	123	0	241	79	320	481
05:15 PM	0	0	0	0	26	0	13	39	9	127	0	136	0	210	63	273	448
05:30 PM	0	0	0	0	20	0	16	36	8	138	0	146	0	208	47	255	437
Total Volume	0	0	0	0	105	0	48	153	39	485	0	524	0	886	245	1131	1808
% App. Total	0	0	0		68.6	0	31.4		7.4	92.6	0		0	78.3	21.7		
PHF	.000	.000	.000	.000	.847	.000	.750	.956	.696	.879	.000	.897	.000	.919	.775	.884	.940



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Charlotte Road @ Spence Street
7-9 am | 4-6 pm

File Name : 20240116
Site Code : 20240116
Start Date : 03-27-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Charlotte Road Northbound				Charlotte Road Southbound				Spence Street Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	14	0	14	0	39	0	39	2	0	0	2	0	0	0	0	55
07:15 AM	0	23	0	23	0	45	2	47	0	0	0	0	0	0	0	0	70
07:30 AM	0	21	0	21	0	59	0	59	0	0	1	1	0	0	0	0	81
07:45 AM	0	34	0	34	0	79	0	79	4	0	2	6	0	0	0	0	119
Total	0	92	0	92	0	222	2	224	6	0	3	9	0	0	0	0	325
08:00 AM	0	55	0	55	0	82	4	86	2	0	2	4	0	0	0	0	145
08:15 AM	0	51	0	51	0	87	1	88	4	0	2	6	0	0	0	0	145
08:30 AM	3	40	0	43	0	84	1	85	1	0	2	3	0	0	0	0	131
08:45 AM	1	38	0	39	0	72	0	72	0	0	0	0	0	0	0	0	111
Total	4	184	0	188	0	325	6	331	7	0	6	13	0	0	0	0	532
*** BREAK ***																	
04:00 PM	1	47	0	48	0	32	0	32	1	0	1	2	0	0	0	0	82
04:15 PM	2	59	0	61	0	48	3	51	1	0	1	2	0	0	0	0	114
04:30 PM	1	55	0	56	0	31	0	31	0	0	0	0	0	0	0	0	87
04:45 PM	2	61	0	63	0	39	1	40	2	0	0	2	0	0	0	0	105
Total	6	222	0	228	0	150	4	154	4	0	2	6	0	0	0	0	388
05:00 PM	1	93	0	94	0	37	0	37	1	0	1	2	0	0	0	0	133
05:15 PM	1	72	0	73	0	34	3	37	2	0	4	6	0	0	0	0	116
05:30 PM	2	51	0	53	0	35	1	36	0	0	1	1	0	0	0	0	90
05:45 PM	2	43	0	45	0	32	1	33	1	0	0	1	0	0	0	0	79
Total	6	259	0	265	0	138	5	143	4	0	6	10	0	0	0	0	418
Grand Total	16	757	0	773	0	835	17	852	21	0	17	38	0	0	0	0	1663
Apprch %	2.1	97.9	0		0	98	2		55.3	0	44.7		0	0	0		
Total %	1	45.5	0	46.5	0	50.2	1	51.2	1.3	0	1	2.3	0	0	0	0	

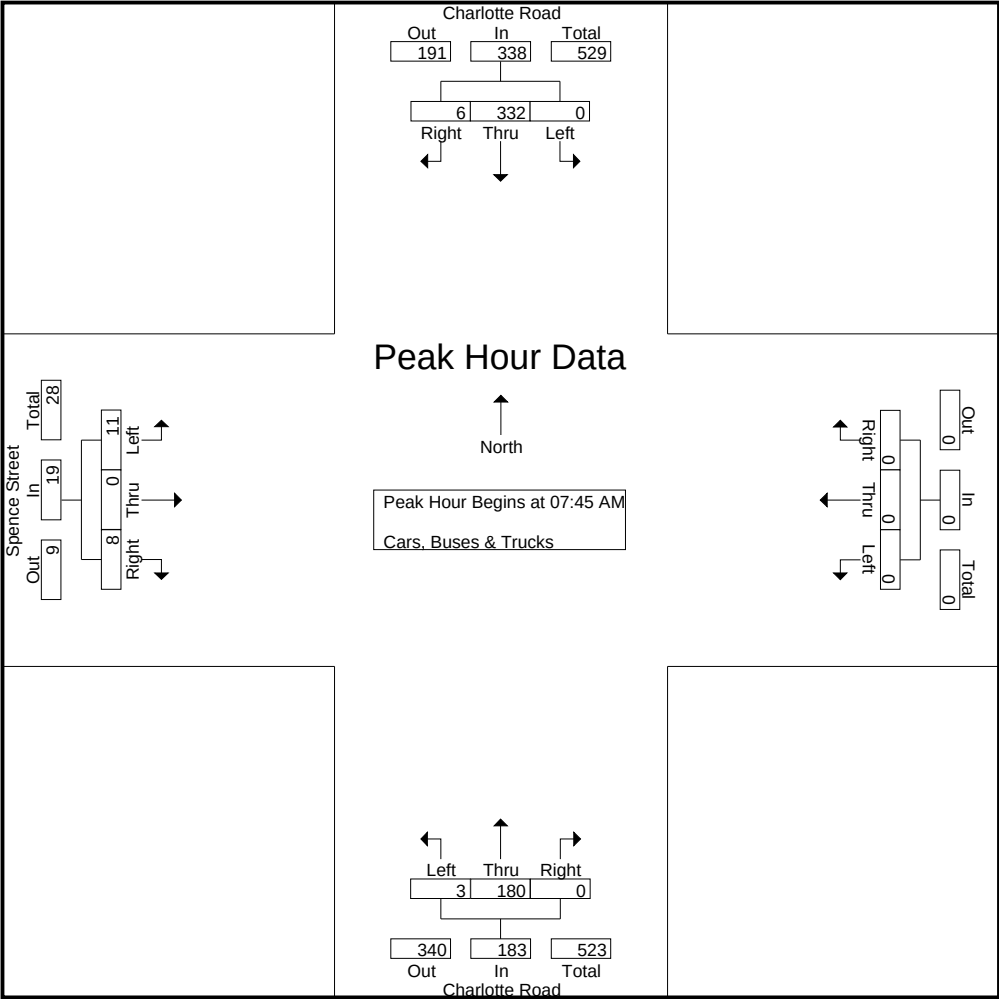
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Charlotte Road @ Spence Street
7-9 am | 4-6 pm

File Name : 20240116
Site Code : 20240116
Start Date : 03-27-2024
Page No : 2

	Charlotte Road Northbound				Charlotte Road Southbound				Spence Street Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	34	0	34	0	79	0	79	4	0	2	6	0	0	0	0	119
08:00 AM	0	55	0	55	0	82	4	86	2	0	2	4	0	0	0	0	145
08:15 AM	0	51	0	51	0	87	1	88	4	0	2	6	0	0	0	0	145
08:30 AM	3	40	0	43	0	84	1	85	1	0	2	3	0	0	0	0	131
Total Volume	3	180	0	183	0	332	6	338	11	0	8	19	0	0	0	0	540
% App. Total	1.6	98.4	0		0	98.2	1.8		57.9	0	42.1		0	0	0		
PHF	.250	.818	.000	.832	.000	.954	.375	.960	.688	.000	1.00	.792	.000	.000	.000	.000	.931



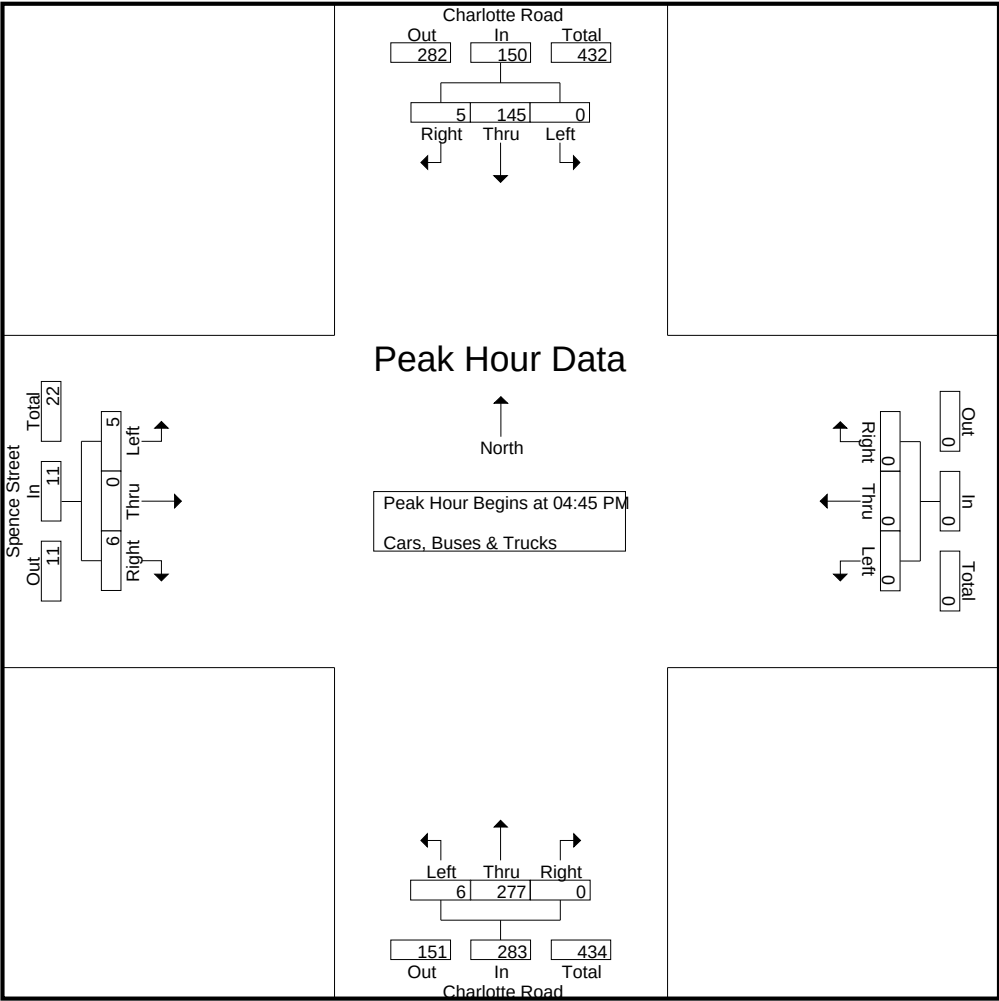
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Charlotte Road @ Spence Street
7-9 am | 4-6 pm

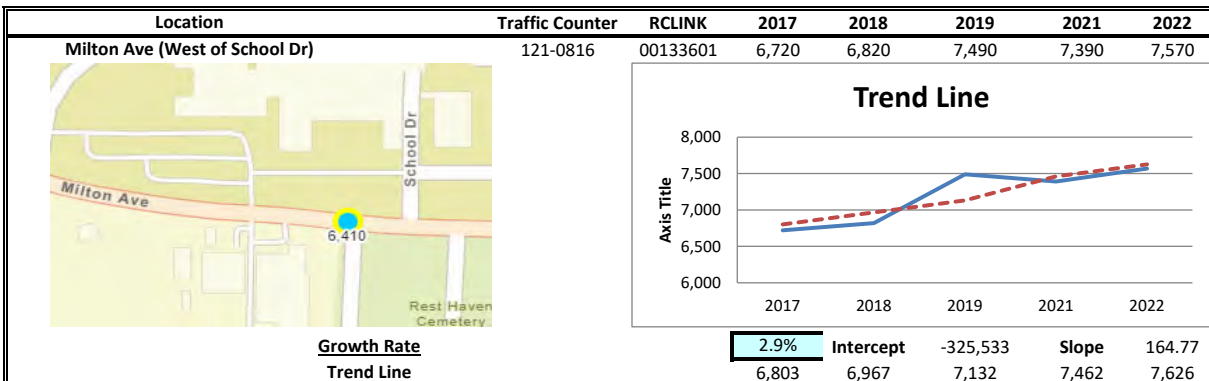
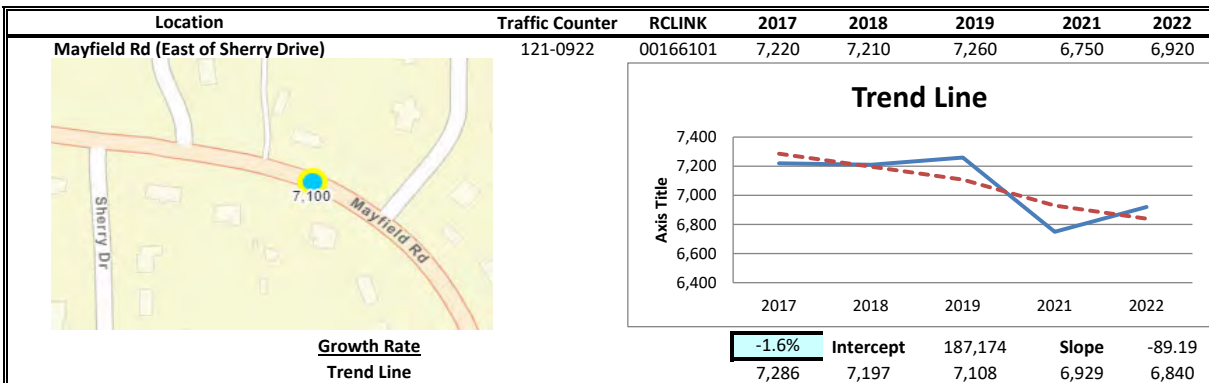
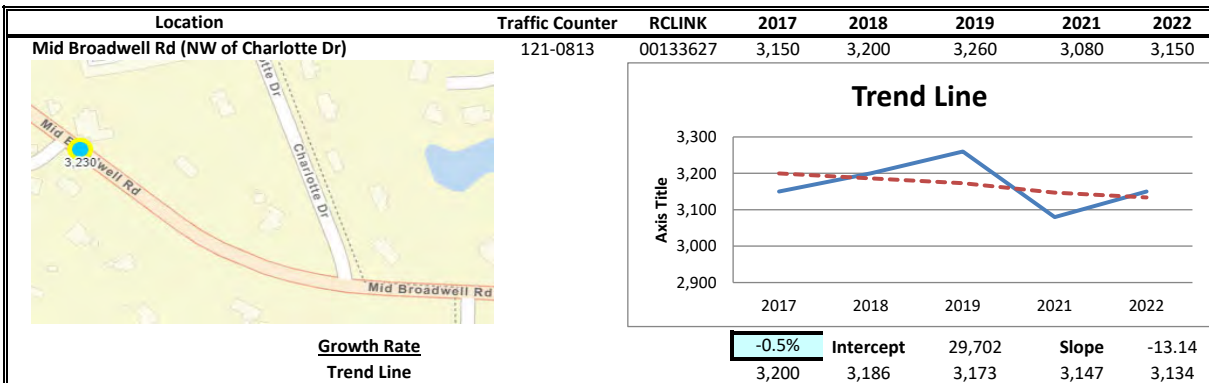
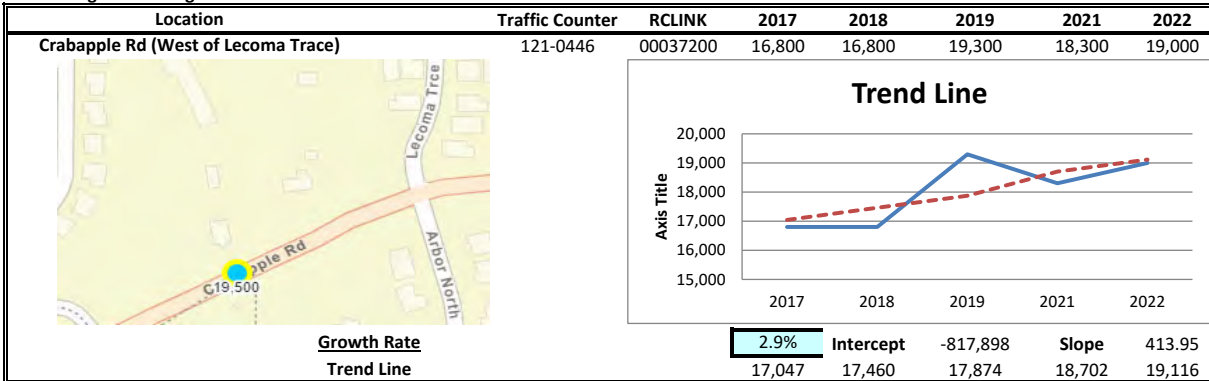
File Name : 20240116
Site Code : 20240116
Start Date : 03-27-2024
Page No : 3

	Charlotte Road Northbound				Charlotte Road Southbound				Spence Street Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	2	61	0	63	0	39	1	40	2	0	0	2	0	0	0	0	105
05:00 PM	1	93	0	94	0	37	0	37	1	0	1	2	0	0	0	0	133
05:15 PM	1	72	0	73	0	34	3	37	2	0	4	6	0	0	0	0	116
05:30 PM	2	51	0	53	0	35	1	36	0	0	1	1	0	0	0	0	90
Total Volume	6	277	0	283	0	145	5	150	5	0	6	11	0	0	0	0	444
% App. Total	2.1	97.9	0		0	96.7	3.3		45.5	0	54.5		0	0	0		
PHF	.750	.745	.000	.753	.000	.929	.417	.938	.625	.000	.375	.458	.000	.000	.000	.000	.835



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2021	2022
Crabapple Rd (West of Lecoma	2.9%	0.52	121-0446	00037200	16,800	16,800	19,300	18,300	19,000
Mid Broadwell Rd (NW of Charl	-0.5%	0.16	121-0813	00133627	3,150	3,200	3,260	3,080	3,150
Mayfield Rd (East of Sherry Dri	-1.6%	0.67	121-0922	00166101	7,220	7,210	7,260	6,750	6,920
Milton Ave (West of School Dr)	2.9%	0.74	121-0816	00133601	6,720	6,820	7,490	7,390	7,570
Rucker Rd (W of Spring Gate Ln	0.7%	0.50	121-0810	00133101	22,300	22,300	22,400	22,300	23,200
Weighted Average	1.3%	0.52	Sum of Count Stations =		56,190	56,330	59,710	57,820	59,840



EXISTING INTERSECTION ANALYSIS

Intersection			
Intersection Delay, s/veh	10.3		
Intersection LOS	B		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	616	624	354
Demand Flow Rate, veh/h	628	636	361
Vehicles Circulating, veh/h	301	74	517
Vehicles Exiting, veh/h	577	855	193
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	12.4	8.2	10.3
Approach LOS	B	A	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	628	636	361
Cap Entry Lane, veh/h	1015	1280	814
Entry HV Adj Factor	0.981	0.981	0.981
Flow Entry, veh/h	616	624	354
Cap Entry, veh/h	996	1255	799
V/C Ratio	0.619	0.497	0.443
Control Delay, s/veh	12.4	8.2	10.3
LOS	B	A	B
95th %tile Queue, veh	4	3	2

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	8	3	180	332	6
Future Vol, veh/h	11	8	3	180	332	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	9	3	194	357	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	560	360	363	0	-	0
Stage 1	360	-	-	-	-	-
Stage 2	200	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	489	684	1196	-	-	-
Stage 1	706	-	-	-	-	-
Stage 2	834	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	488	684	1196	-	-	-
Mov Cap-2 Maneuver	488	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	834	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.7	0.1		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1196	-	555	-	-	
HCM Lane V/C Ratio	0.003	-	0.037	-	-	
HCM Control Delay (s)	8	0	11.7	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	3	2	0	1	4	182	2	1	330	5
Future Vol, veh/h	2	0	3	2	0	1	4	182	2	1	330	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	93	93	92	92	92	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	3	2	0	1	4	196	2	1	355	5
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	566	566	358	566	567	197	360	0	0	198	0	0
Stage 1	360	360	-	205	205	-	-	-	-	-	-	-
Stage 2	206	206	-	361	362	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	435	434	686	435	433	844	1199	-	-	1375	-	-
Stage 1	658	626	-	797	732	-	-	-	-	-	-	-
Stage 2	796	731	-	657	625	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	433	432	686	432	431	844	1199	-	-	1375	-	-
Mov Cap-2 Maneuver	433	432	-	432	431	-	-	-	-	-	-	-
Stage 1	655	625	-	794	729	-	-	-	-	-	-	-
Stage 2	792	728	-	653	624	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.6		12			0.2			0			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1199	-	-	555	516	1375	-	-				
HCM Lane V/C Ratio	0.004	-	-	0.01	0.006	0.001	-	-				
HCM Control Delay (s)	8	0	-	11.6	12	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	5.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	471	234	80	190	99	79
Future Vol, veh/h	471	234	80	190	99	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	501	249	85	202	105	84
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	750	0	998	626
Stage 1	-	-	-	-	626	-
Stage 2	-	-	-	-	372	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	859	-	270	484
Stage 1	-	-	-	-	533	-
Stage 2	-	-	-	-	697	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	859	-	240	484
Mov Cap-2 Maneuver	-	-	-	-	240	-
Stage 1	-	-	-	-	533	-
Stage 2	-	-	-	-	620	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		2.9		33.5	
HCM LOS	D					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	309	-	-	859	-	
HCM Lane V/C Ratio	0.613	-	-	0.099	-	
HCM Control Delay (s)	33.5	-	-	9.7	0	
HCM Lane LOS	D	-	-	A	A	
HCM 95th %tile Q(veh)	3.8	-	-	0.3	-	

Intersection			
Intersection Delay, s/veh	21.5		
Intersection LOS	C		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	557	1204	163
Demand Flow Rate, veh/h	568	1228	166
Vehicles Circulating, veh/h	114	42	962
Vehicles Exiting, veh/h	1014	640	308
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	7.8	29.1	12.0
Approach LOS	A	D	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	568	1228	166
Cap Entry Lane, veh/h	1228	1322	517
Entry HV Adj Factor	0.980	0.981	0.982
Flow Entry, veh/h	557	1204	163
Cap Entry, veh/h	1204	1296	508
V/C Ratio	0.462	0.929	0.321
Control Delay, s/veh	7.8	29.1	12.0
LOS	A	D	B
95th %tile Queue, veh	3	16	1

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	6	6	277	145	5
Future Vol, veh/h	5	6	6	277	145	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	7	7	334	175	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	526	178	181	0	-	0
Stage 1	178	-	-	-	-	-
Stage 2	348	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	512	865	1394	-	-	-
Stage 1	853	-	-	-	-	-
Stage 2	715	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	509	865	1394	-	-	-
Mov Cap-2 Maneuver	509	-	-	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	715	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.6	0.2		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1394	-	656	-	-	
HCM Lane V/C Ratio	0.005	-	0.02	-	-	
HCM Control Delay (s)	7.6	0	10.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	2	1	1	6	265	5	2	149	8
Future Vol, veh/h	5	0	9	2	1	1	6	265	5	2	149	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	80	80	92	92	92	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	11	2	1	1	8	331	6	3	186	10
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	548	550	191	553	552	334	196	0	0	337	0	0
Stage 1	197	197	-	350	350	-	-	-	-	-	-	-
Stage 2	351	353	-	203	202	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	447	443	851	444	442	708	1377	-	-	1222	-	-
Stage 1	805	738	-	666	633	-	-	-	-	-	-	-
Stage 2	666	631	-	799	734	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	442	439	851	435	438	708	1377	-	-	1222	-	-
Mov Cap-2 Maneuver	442	439	-	435	438	-	-	-	-	-	-	-
Stage 1	799	736	-	661	629	-	-	-	-	-	-	-
Stage 2	659	627	-	786	732	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.6		12.5		0.2		0.1					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1377	-	-	654	482	1222	-	-				
HCM Lane V/C Ratio	0.005	-	-	0.026	0.009	0.002	-	-				
HCM Control Delay (s)	7.6	0	-	10.6	12.5	8	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-				

Intersection						
Int Delay, s/veh	12.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	209	67	73	494	186	89
Future Vol, veh/h	209	67	73	494	186	89
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	218	70	76	515	194	93
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	288	0	920	253
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	667	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1274	-	301	786
Stage 1	-	-	-	-	789	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1274	-	276	786
Mov Cap-2 Maneuver	-	-	-	-	276	-
Stage 1	-	-	-	-	789	-
Stage 2	-	-	-	-	467	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1		48.7	
HCM LOS					E	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	349	-	-	1274	-	
HCM Lane V/C Ratio	0.821	-	-	0.06	-	
HCM Control Delay (s)	48.7	-	-	8	0	
HCM Lane LOS	E	-	-	A	A	
HCM 95th %tile Q(veh)	7.2	-	-	0.2	-	

FUTURE “NO-BUILD” INTERSECTION ANALYSIS

Intersection			
Intersection Delay, s/veh	10.6		
Intersection LOS	B		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	627	637	361
Demand Flow Rate, veh/h	639	649	368
Vehicles Circulating, veh/h	307	75	528
Vehicles Exiting, veh/h	589	871	196
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	12.9	8.3	10.6
Approach LOS	B	A	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	639	649	368
Cap Entry Lane, veh/h	1009	1278	805
Entry HV Adj Factor	0.981	0.981	0.981
Flow Entry, veh/h	627	637	361
Cap Entry, veh/h	990	1254	790
V/C Ratio	0.633	0.508	0.457
Control Delay, s/veh	12.9	8.3	10.6
LOS	B	A	B
95th %tile Queue, veh	5	3	2

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	8	3	184	339	6
Future Vol, veh/h	11	8	3	184	339	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	9	3	198	365	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	572	368	371	0	-	0
Stage 1	368	-	-	-	-	-
Stage 2	204	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	482	677	1188	-	-	-
Stage 1	700	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	677	1188	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.8	0.1		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1188	-	548	-	-	
HCM Lane V/C Ratio	0.003	-	0.037	-	-	
HCM Control Delay (s)	8	0	11.8	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	3	2	0	1	4	186	2	1	337	5
Future Vol, veh/h	2	0	3	2	0	1	4	186	2	1	337	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	93	93	92	92	92	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	3	2	0	1	4	200	2	1	362	5
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	577	577	365	577	578	201	367	0	0	202	0	0
Stage 1	367	367	-	209	209	-	-	-	-	-	-	-
Stage 2	210	210	-	368	369	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	428	427	680	428	427	840	1192	-	-	1370	-	-
Stage 1	653	622	-	793	729	-	-	-	-	-	-	-
Stage 2	792	728	-	652	621	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	426	425	680	424	425	840	1192	-	-	1370	-	-
Mov Cap-2 Maneuver	426	425	-	424	425	-	-	-	-	-	-	-
Stage 1	650	621	-	790	726	-	-	-	-	-	-	-
Stage 2	788	725	-	648	620	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.6		12.1			0.2			0			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1192	-	-	548	508	1370	-	-				
HCM Lane V/C Ratio	0.004	-	-	0.01	0.006	0.001	-	-				
HCM Control Delay (s)	8	0	-	11.6	12.1	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile O(veh)	0	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	6.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	480	239	82	194	101	81
Future Vol, veh/h	480	239	82	194	101	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	511	254	87	206	107	86
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	765	0	1018	638
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	380	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	848	-	263	477
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	691	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	848	-	232	477
Mov Cap-2 Maneuver	-	-	-	-	232	-
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	611	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		2.9		36.2	
HCM LOS	E					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	301	-	-	848	-	
HCM Lane V/C Ratio	0.643	-	-	0.103	-	
HCM Control Delay (s)	36.2	-	-	9.7	0	
HCM Lane LOS	E	-	-	A	A	
HCM 95th %tile O(veh)	4.1	-	-	0.3	-	

Intersection			
Intersection Delay, s/veh	23.6		
Intersection LOS	C		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	570	1228	166
Demand Flow Rate, veh/h	582	1252	169
Vehicles Circulating, veh/h	116	44	981
Vehicles Exiting, veh/h	1034	654	315
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	8.0	32.4	12.5
Approach LOS	A	D	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	582	1252	169
Cap Entry Lane, veh/h	1226	1319	507
Entry HV Adj Factor	0.980	0.981	0.982
Flow Entry, veh/h	570	1228	166
Cap Entry, veh/h	1202	1294	498
V/C Ratio	0.475	0.949	0.333
Control Delay, s/veh	8.0	32.4	12.5
LOS	A	D	B
95th %tile Queue, veh	3	18	1

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	6	6	283	148	5
Future Vol, veh/h	5	6	6	283	148	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	7	7	341	178	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	536	181	184	0	-	0
Stage 1	181	-	-	-	-	-
Stage 2	355	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	505	862	1391	-	-	-
Stage 1	850	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	502	862	1391	-	-	-
Mov Cap-2 Maneuver	502	-	-	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.7	0.2		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1391	-	650	-	-	
HCM Lane V/C Ratio	0.005	-	0.02	-	-	
HCM Control Delay (s)	7.6	0	10.7	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	2	1	1	6	270	5	2	152	8
Future Vol, veh/h	5	0	9	2	1	1	6	270	5	2	152	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	80	80	92	92	92	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	11	2	1	1	8	338	6	3	190	10
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	559	561	195	564	563	341	200	0	0	344	0	0
Stage 1	201	201	-	357	357	-	-	-	-	-	-	-
Stage 2	358	360	-	207	206	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	440	436	846	436	435	701	1372	-	-	1215	-	-
Stage 1	801	735	-	661	628	-	-	-	-	-	-	-
Stage 2	660	626	-	795	731	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	435	432	846	427	431	701	1372	-	-	1215	-	-
Mov Cap-2 Maneuver	435	432	-	427	431	-	-	-	-	-	-	-
Stage 1	795	733	-	656	624	-	-	-	-	-	-	-
Stage 2	653	622	-	782	729	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.7		12.7		0.2		0.1					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1372	-	-	647	474	1215	-	-				
HCM Lane V/C Ratio	0.005	-	-	0.026	0.009	0.002	-	-				
HCM Control Delay (s)	7.6	0	-	10.7	12.7	8	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-				

Intersection						
Int Delay, s/veh	14					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	213	68	74	504	190	91
Future Vol, veh/h	213	68	74	504	190	91
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	222	71	77	525	198	95
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	293	0	937	258
Stage 1	-	-	-	-	258	-
Stage 2	-	-	-	-	679	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1269	-	294	781
Stage 1	-	-	-	-	785	-
Stage 2	-	-	-	-	504	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1269	-	269	781
Mov Cap-2 Maneuver	-	-	-	-	269	-
Stage 1	-	-	-	-	785	-
Stage 2	-	-	-	-	461	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	1		54.6		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	342	-	-	1269	-	
HCM Lane V/C Ratio	0.856	-	-	0.061	-	
HCM Control Delay (s)	54.6	-	-	8	0	
HCM Lane LOS	F	-	-	A	A	
HCM 95th %tile Q(veh)	7.8	-	-	0.2	-	

FUTURE “BUILD” INTERSECTION ANALYSIS

Intersection			
Intersection Delay, s/veh	10.9		
Intersection LOS	B		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	629	640	379
Demand Flow Rate, veh/h	642	652	386
Vehicles Circulating, veh/h	318	78	528
Vehicles Exiting, veh/h	596	882	202
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	13.3	8.4	11.1
Approach LOS	B	A	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	642	652	386
Cap Entry Lane, veh/h	998	1274	805
Entry HV Adj Factor	0.980	0.981	0.982
Flow Entry, veh/h	629	640	379
Cap Entry, veh/h	977	1250	791
V/C Ratio	0.644	0.512	0.479
Control Delay, s/veh	13.3	8.4	11.1
LOS	B	A	B
95th %tile Queue, veh	5	3	3

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	8	3	189	356	6
Future Vol, veh/h	11	8	3	189	356	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	9	3	203	383	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	595	386	389	0	-	0
Stage 1	386	-	-	-	-	-
Stage 2	209	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	467	662	1170	-	-	-
Stage 1	687	-	-	-	-	-
Stage 2	826	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	466	662	1170	-	-	-
Mov Cap-2 Maneuver	466	-	-	-	-	-
Stage 1	685	-	-	-	-	-
Stage 2	826	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12	0.1		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1170	-	532	-	-	
HCM Lane V/C Ratio	0.003	-	0.038	-	-	
HCM Control Delay (s)	8.1	0	12	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	3	2	0	1	4	195	2	1	340	5
Future Vol, veh/h	2	0	3	2	0	1	4	195	2	1	340	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	93	93	92	92	92	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	3	2	0	1	4	210	2	1	366	5

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	591	591	369	591	592	211	371	0	0	212	0	0
Stage 1	371	371	-	219	219	-	-	-	-	-	-	-
Stage 2	220	220	-	372	373	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	419	420	677	419	419	829	1188	-	-	1358	-	-
Stage 1	649	620	-	783	722	-	-	-	-	-	-	-
Stage 2	782	721	-	648	618	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	417	418	677	415	417	829	1188	-	-	1358	-	-
Mov Cap-2 Maneuver	417	418	-	415	417	-	-	-	-	-	-	-
Stage 1	646	619	-	780	719	-	-	-	-	-	-	-
Stage 2	778	718	-	644	617	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.7		12.3		0.2		0	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1188	-	-	541	498	1358	-
HCM Lane V/C Ratio	0.004	-	-	0.01	0.007	0.001	-
HCM Control Delay (s)	8	0	-	11.7	12.3	7.7	0
HCM Lane LOS	A	A	-	B	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-

Intersection						
Int Delay, s/veh	6.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	480	241	83	194	106	85
Future Vol, veh/h	480	241	83	194	106	85
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	511	256	88	206	113	90
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	767	0	1021	639
Stage 1	-	-	-	-	639	-
Stage 2	-	-	-	-	382	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	847	-	262	476
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	690	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	847	-	231	476
Mov Cap-2 Maneuver	-	-	-	-	231	-
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	609	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		2.9		38.9	
HCM LOS					E	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	300	-	-	847	-	
HCM Lane V/C Ratio	0.677	-	-	0.104	-	
HCM Control Delay (s)	38.9	-	-	9.7	0	
HCM Lane LOS	E	-	-	A	A	
HCM 95th %tile Q(veh)	4.6	-	-	0.3	-	

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	9	195	5	3	345
Future Vol, veh/h	17	9	195	5	3	345
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	10	212	5	3	375

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	596	215	0
Stage 1	215	-	-
Stage 2	381	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	466	825	-
Stage 1	821	-	-
Stage 2	691	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	465	825	-
Mov Cap-2 Maneuver	465	-	-
Stage 1	821	-	-
Stage 2	689	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.9	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	548	1353
HCM Lane V/C Ratio	-	-	0.052	0.002
HCM Control Delay (s)	-	-	11.9	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0

Intersection			
Intersection Delay, s/veh	25.7		
Intersection LOS	D		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	576	1241	177
Demand Flow Rate, veh/h	588	1266	180
Vehicles Circulating, veh/h	123	50	981
Vehicles Exiting, veh/h	1038	661	335
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	8.2	35.6	12.9
Approach LOS	A	E	B
Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	588	1266	180
Cap Entry Lane, veh/h	1217	1311	507
Entry HV Adj Factor	0.980	0.980	0.983
Flow Entry, veh/h	576	1241	177
Cap Entry, veh/h	1193	1285	499
V/C Ratio	0.483	0.965	0.355
Control Delay, s/veh	8.2	35.6	12.9
LOS	A	E	B
95th %tile Queue, veh	3	19	2

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	6	6	301	158	5
Future Vol, veh/h	5	6	6	301	158	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	7	7	363	190	6

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	570	193	196	0	-	0
Stage 1	193	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	483	849	1377	-	-	-
Stage 1	840	-	-	-	-	-
Stage 2	694	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	480	849	1377	-	-	-
Mov Cap-2 Maneuver	480	-	-	-	-	-
Stage 1	835	-	-	-	-	-
Stage 2	694	-	-	-	-	-

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

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1377	-	629	-	-
HCM Lane V/C Ratio	0.005	-	0.021	-	-
HCM Control Delay (s)	7.6	0	10.8	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	2	1	1	6	276	5	2	162	8
Future Vol, veh/h	5	0	9	2	1	1	6	276	5	2	162	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	80	80	92	92	92	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	11	2	1	1	8	345	6	3	203	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	579	581	208	584	583	348	213	0	0	351	0	0
Stage 1	214	214	-	364	364	-	-	-	-	-	-	-
Stage 2	365	367	-	220	219	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	426	425	832	423	424	695	1357	-	-	1208	-	-
Stage 1	788	725	-	655	624	-	-	-	-	-	-	-
Stage 2	654	622	-	782	722	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	421	421	832	414	420	695	1357	-	-	1208	-	-
Mov Cap-2 Maneuver	421	421	-	414	420	-	-	-	-	-	-	-
Stage 1	782	723	-	650	620	-	-	-	-	-	-	-
Stage 2	647	618	-	769	720	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.9		12.9		0.2		0.1	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1357	-	-	631	462	1208	-
HCM Lane V/C Ratio	0.006	-	-	0.026	0.009	0.002	-
HCM Control Delay (s)	7.7	0	-	10.9	12.9	8	0
HCM Lane LOS	A	A	-	B	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

Intersection						
Int Delay, s/veh	15.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	213	74	78	504	193	93
Future Vol, veh/h	213	74	78	504	193	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	222	77	81	525	201	97
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	299	0	948	261
Stage 1	-	-	-	-	261	-
Stage 2	-	-	-	-	687	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1262	-	289	778
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	499	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1262	-	263	778
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	454	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	1.1		61		
HCM LOS				F		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	335	-	-	1262	-	
HCM Lane V/C Ratio	0.889	-	-	0.064	-	
HCM Control Delay (s)	61	-	-	8	0	
HCM Lane LOS	F	-	-	A	A	
HCM 95th %tile Q(veh)	8.5	-	-	0.2	-	

Intersection						
Int Delay, s/veh	0.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	6	288	18	10	153
Future Vol, veh/h	10	6	288	18	10	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	7	313	20	11	166
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	511	323	0	0	333	0
Stage 1	323	-	-	-	-	-
Stage 2	188	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	523	718	-	-	1226	-
Stage 1	734	-	-	-	-	-
Stage 2	844	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	518	718	-	-	1226	-
Mov Cap-2 Maneuver	518	-	-	-	-	-
Stage 1	734	-	-	-	-	-
Stage 2	836	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	11.4	0	0.5			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	578	1226	-	
HCM Lane V/C Ratio	-	-	0.03	0.009	-	
HCM Control Delay (s)	-	-	11.4	8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

TRAFFIC VOLUME WORKSHEETS

24-052 - Estate of Carroll Byers Residential Development on Charlotte Drive, Alpharetta
Traffic Volumes

A&R Engineering
 May 2024

1. Charlotte Rd @ Rucker Rd

A.M. Peak Hour

Condition	-				Charlotte Road				Rucker Road				Rucker Road			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	283	0	57	340	70	521	0	591	0	487	112	599
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	0	0	0	289	0	58	347	71	531	0	602	0	497	114	611
Total New Trips:	0	0	0	0	11	0	6	17	2	0	0	2	0	0	3	3
Future 2026 Traffic Volumes:	0	0	0	0	300	0	64	364	73	531	0	604	0	497	117	614

P.M. Peak Hour

Condition	-				Charlotte Road				Rucker Road				Rucker Road			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	105	0	48	153	39	485	0	524	0	886	245	1131
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	0	0	0	107	0	49	156	40	495	0	535	0	904	250	1154
Total New Trips:	0	0	0	0	7	0	4	11	6	0	0	6	0	0	12	12
Future 2026 Traffic Volumes:	0	0	0	0	114	0	53	167	46	495	0	541	0	904	262	1166

24-052 - Estate of Carroll Byers Residential Development on Charlotte Drive, Alpharetta
Traffic Volumes

A&R Engineering
 May 2024

2. Charlotte Rd @ Spence St

A.M. Peak Hour

Condition	Charlotte Road Northbound				Charlotte Road Southbound				Spence Street Eastbound				- Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	3	180	0	183	0	332	6	338	11	0	8	19	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	3	184	0	187	0	339	6	345	11	0	8	19	0	0	0	0
Total New Trips:	0	5	0	5	0	17	0	17	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	3	189	0	192	0	356	6	362	11	0	8	19	0	0	0	0

P.M. Peak Hour

Condition	Charlotte Road Northbound				Charlotte Road Southbound				Spence Street Eastbound				- Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	6	277	0	283	0	145	5	150	5	0	6	11	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	6	283	0	289	0	148	5	153	5	0	6	11	0	0	0	0
Total New Trips:	0	18	0	18	0	10	0	10	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	6	301	0	307	0	158	5	163	5	0	6	11	0	0	0	0

24-052 - Estate of Carroll Byers Residential Development on Charlotte Drive, Alpharetta
Traffic Volumes

A&R Engineering
 May 2024

3. Charlotte Dr @ Lillian Dr

A.M. Peak Hour

Condition	Charlotte Drive Northbound				Charlotte Drive Southbound				Lillian Drive Eastbound				Marka Lane Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	4	182	2	188	1	330	5	336	2	0	3	5	2	0	1	3
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	4	186	2	192	1	337	5	343	2	0	3	5	2	0	1	3
Total New Trips:	0	9	0	9	0	3	0	3	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	4	195	2	201	1	340	5	346	2	0	3	5	2	0	1	3

P.M. Peak Hour

Condition	Charlotte Drive Northbound				Charlotte Drive Southbound				Lillian Drive Eastbound				Marka Lane Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	6	265	5	276	2	149	8	159	5	0	9	14	2	1	1	4
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	6	270	5	281	2	152	8	162	5	0	9	14	2	1	1	4
Total New Trips:	0	6	0	6	0	10	0	10	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	6	276	5	287	2	162	8	172	5	0	9	14	2	1	1	4

24-052 - Estate of Carroll Byers Residential Development on Charlotte Drive, Alpharetta
Traffic Volumes

A&R Engineering
May 2024

4. Charlotte @ Mid Broadwell Rd

A.M. Peak Hour

Condition	Charlotte Drive Northbound				- Southbound				Mid Broadwell Road Eastbound				Mid Broadwell Road Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	99	0	79	178	0	0	0	0	0	471	234	705	80	190	0	270
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	101	0	81	182	0	0	0	0	0	480	239	719	82	194	0	276
Total New Trips:	5	0	4	9	0	0	0	0	0	0	2	2	1	0	0	1
Future 2026 Traffic Volumes:	106	0	85	191	0	0	0	0	0	480	241	721	83	194	0	277

P.M. Peak Hour

Condition	Charlotte Drive Northbound				- Southbound				Mid Broadwell Road Eastbound				Mid Broadwell Road Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	186	0	89	275	0	0	0	0	0	209	67	276	73	494	0	567
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	190	0	91	281	0	0	0	0	0	213	68	281	74	504	0	578
Total New Trips:	3	0	2	5	0	0	0	0	0	0	6	6	4	0	0	4
Future 2026 Traffic Volumes:	193	0	93	286	0	0	0	0	0	213	74	287	78	504	0	582

24-052 - Estate of Carroll Byers Residential Development on Charlotte Drive, Alpharetta
Traffic Volumes

A&R Engineering
 May 2024

5. Charlotte Dr @ Site Drwy

A.M. Peak Hour

Condition	Charlotte Drive Northbound				Charlotte Drive Southbound				- Eastbound				Site Driveway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	191	0	191	0	338	0	338	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	195	0	195	0	345	0	345	0	0	0	0	0	0	0	0
Total New Trips:	0	0	5	5	3	0	0	3	0	0	0	0	17	0	9	26
Future 2026 Traffic Volumes:	0	195	5	200	3	345	0	348	0	0	0	0	17	0	9	26

P.M. Peak Hour

Condition	Charlotte Drive Northbound				Charlotte Drive Southbound				- Eastbound				Site Driveway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	282	0	282	0	150	0	150	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	288	0	288	0	153	0	153	0	0	0		0	0	0	0
Total New Trips:	0	0	18	18	10	0	0	10	0	0	0	0	10	0	6	16
Future 2026 Traffic Volumes:	0	288	18	306	10	153	0	163	0	0	0	0	10	0	6	16



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-24-14/V-24-22 PINNACLE/KAREN DRIVE

PLANNING COMMISSION: SEPTEMBER 5, 2024

CITY COUNCIL: SEPTEMBER 30, 2024

II. RECOMMENDATION:

Deny Z-24-14/V-24-22 Pinnacle/Karen Drive request for rezoning and variances.

If approval is considered, the following conditions are recommended:

1. Approximately 2.68 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by JVG Civil Engineering, revised 7/30/24, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 5.22 dwelling units/acre.
4. Developer shall improve Karen Drive streetscape with a minimum 6' planter planted with street trees, minimum 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff.
5. Developer shall improve new local residential streets with a minimum 6' planter planted with street trees, minimum 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff. New streets shall be private and maintained by the HOA.
6. Minimum 10' landscape strip shall be required along both sides of the new local residential streets and along Karen Drive. The 10' landscape strip shall be exclusive of water & sewer utilities, except that if Fulton County requires an unencumbered water line easement, shrubs shall replace trees on one side of the local street.
7. A 10' undisturbed buffer, replanted where sparse, shall be provided along eastern property line as depicted on the site plan prepared by JVG Civil Engineering, revised 7/30/24.
8. Project entrance shall include a decorative paver apron, landscaping, decorative low wall, or fence with columns, as approved by Staff. Improvements shall be maintained by the HOA.
9. Open space shall be developed substantially similar to the site plan prepared by JVG Civil Engineering, revised 7/30/24, as approved by Staff. Open space shall be developed with decorative landscape, hardscape, and seating. Landscape shall include plant selections promoting the historic Downtown.
10. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
11. Developer shall save trees as depicted on the tree protection plan prepared by JVG Civil Engineering, revised 8/12/24. In addition, developer shall save the following trees: #204 (23" Oak), #129 (28" Oak), #134 (16" Hickory), #138 (15" Oak), #170-175 (7" – 24" Oaks), and #185 (31" Oak). CRZ impacts on saved trees shall not exceed 20%. Trees shall not be removed in the stream buffer, except to accommodate a perpendicular sanitary sewer extension, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
13. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
14. Garbage pickup shall be from within the development.
15. All proposed impervious area shall be directed to stormwater treatment, as approved by Staff.
16. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Pinnacle PG, LLC, is requesting a rezoning and variances to allow for the construction of fourteen (14) 'For-Sale' detached homes on 2.68 acres in the Downtown. The proposed density is 5.22 dwelling units per acre. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The subject property is located at 0, 297, and 315 Karen Drive.

DISCUSSION

The submitted request, if approved, would allow for the construction of fourteen (14) 'For-Sale' detached homes on 2.68 acres in the Downtown. The proposed density is 5.22 dwelling units per acre. The applicant proposes to rezone the property from O-I (Office-Institutional) and C-2 (General Commercial) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local residential street. The subject property is located at 0, 297, and 315 Karen Drive.

The property with frontage on Karen Drive is zoned R-12 (Dwelling, 'For-Sale', Residential) and developed with a single-family detached home. The undeveloped rear property is zoned O-I and C-2 and is wooded with a non-perennial stream. The O-I property was depicted as part of the Colony Park Office Condominium development in a 1987 rezoning and 1995 variance. Surrounding properties are zoned R-12 and O-I to the north, O-I and C-2 to the west, R-8A (Dwelling, 'For-Sale', Attached Residential) and R-12 to the south and R-12 to the east. Alpha Park subdivision is located to the north, south and east, Colony Park Office Condominiums are located to the north and west, Comcast is located to the west, and Briargate subdivision is located to the south. The comprehensive land use plan designation of the portion of the property seeking rezoning is 'Mixed Use Live Work', which allows the proposed use.

As shown in the table below, the applicant requests variances to modify Downtown Code site regulations (streetscape standards and street-facing garages) and Unified Development Code (UDC) landscape requirements.

Applicant's Variance Requests

UDC Section	Applicant's Request
UDC Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G)	Modify streetscape standards for new local street residential (reduce right-of-way width from 50' to 40', reduced sidewalk from 6' to 5', allow sidewalk on one side of street only, and reduce planter from 6' to 3')
UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C)	Eliminate the street-facing garage minimum 20' setback
UDC Subsection 3.2.8(D)	Reduce the minimum landscape strip requirement along new local residential street from 10' to 0' adjacent to Lots 11 & 12

SITE PLAN

The submitted site plan depicts fourteen (14) 'For-Sale' single-family detached lots with access from new local residential streets off Karen Drive. An existing home in the Alpha Park subdivision is depicted to be replaced with an east-west local street connecting to a north-south local street which provides access to the fourteen (14) lots. Homes are proposed to be front-loaded with a typical lot width of approximately 40' and average lot size of 3,556 square feet.

A reduced 40' right-of-way width is proposed for the local residential streets. Five-foot (5') sidewalks are depicted along one (1) side of local residential streets. Downtown streetscape regulations require a

minimum six-foot (6') sidewalk and six-foot (6') planter on each side of the street. A minimum ten-foot (10') landscape strip is required along local streets and Karen Drive. It does not appear that the full width of landscape strip is provided along the local residential streets.

Each home will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires 35 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 56 spaces are provided on the site plan.

The site plan depicts approximately 0.76 acres, or approximately 28% open space within the proposed development. The DT-MU district requires a minimum 10% amenity space for properties less than five (5) acres. The amenity area depicted on the south end of the property includes a dog walk area with mulch walking trail.

Much of the property is wooded, consisting of a mix of pines and hardwoods. It is unclear how many trees are classified as specimen or trees of quality. Of the 209 trees listed on the submitted arborist assessment, 95% are shown to be in good to fair condition. Most of the trees depicted to be saved are boundary trees, with many located off-site, or trees located in the stream buffer and impervious setback. Several trees are depicted to be removed in the stream buffer due to impacts from a sewer extension in the southwest corner of the property. An underground stormwater management area is depicted at the south end of the property near the proposed dog walk area.

RENDERINGS

The submitted renderings depict three (3) story homes in the French Eclectic, Folk Victorian, and Italianate styles, with brick and stucco exterior finishes. Homes will be four (4) bedroom and four and a half (4 ½) bathrooms. The City’s Downtown Consultant had several comments on the proposed renderings, as provided below.

- Extend masonry headers beyond opening.
- Window grid pattern should feature vertically proportioned window lites.
- Provide brickmould or other trim around window w/2" subsill at all windows in masonry openings.
- Dormers should follow appropriate historical precedents in details, proportions, and materials.
- Provide proper detailing of windows at masonry openings.
- Use 4 course high masonry lintels at wide door openings.
- Add faux carriage style garage door hardware.
- Do not use arched top window lites at flat top garage doors.
- Carry materials and details to all sides of the structure.

TRAFFIC

The applicant provided a trip generation report (see table below), which estimates that the 14 homes would generate twelve (12) AM Peak Hour trips and sixteen (16) PM Peak Hour trips.

TABLE 1 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 - Single-Family Detached Housing	14 Units	3	9	12	10	6	16	165

SCHOOLS

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

FULTON COUNTY SCHOOLS – 14 Single-family Detached Homes

School	Single Family Average #
Hembree Springs Elementary School	1 to 6 students
Northwestern Middle School	0 to 2 students
Milton High School	1 to 5 students
TOTAL	2 to 13 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 13 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School is over capacity and Milton High School is approaching maximum 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 City's office condominium market has a much lower vacancy rate (2.5%) as compared to the City-wide office vacancy rate, which is 23.2% (CoStar). Therefore, there is demand for the office condominium use developed on the adjoining property to the north and permitted by-right on the subject property. In addition, a request to rezone the property at the corner of Karen Drive and Devore Road (in Alpha Park) was considered in 2017. Planning Commission recommended denial of the request to allow three (3) single-family detached homes on 0.82 acres. The applicant ultimately withdrew the request due to a lack of support.

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

Response: The zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties. The proposed street connection through the Alpha Park subdivision would negatively impact adjacent residential lots to the north, south and east. The applicant's proposal is inconsistent with goals, policies, and strategies in the 2040 Comprehensive Plan, including:

H Strategy 1.4: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support high quality residential product.

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

Response: The proposed development would adversely impact the natural environment. Trees in the stream buffer are depicted to be removed and critical root zone (CRZ) impacts appear to exceed twenty percent (20%) for several saved trees. Most of the tree saves depicted on the site plan are located in the stream buffer or are off-site boundary trees.

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

Response: The property is zoned O-1 and C-2, which allows medical and professional office, and the O-1 property was previously approved as part of the Colony Park Office Condominium development. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north.

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

Response: The zoning proposal to allow a residential use would have impacts on schools and parks and recreation.

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

Response: Not applicable.

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

Response: The zoning proposal does not reflect a reasonable balance. The applicant's proposal is inconsistent with housing policies and strategies in the 2040 Comprehensive Plan related to promoting and designing quality and long-term value into residential subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

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

Response: The property is zoned O-I and C-2, which allows medical and professional office, and the O-I property was previously approved as part of the Colony Park Office Condominium development. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north.

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

Response: The future land use designation of the portion of the property proposed to be rezoned is 'Mixed Use', which allows the proposed DT-MU zoning district, use and density.

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 property does not have exceptional conditions due to its size, shape or topography that justify the requested variances. A residential local street section in compliance with the City's Downtown streetscape standards could be accommodate on the subject property.

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

Response: Application of the ordinance would not create an unnecessary hardship. A 50' residential local street section with planters, sidewalks, and landscape strips could be accommodated on the subject property.

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

Response: The property does not have peculiar conditions which adversely affect its reasonable use. A 50' residential local street section with planters, sidewalks, and landscape strips could be accommodated on the subject property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The City's low vacancy rate in the office condominium market is evidence of demand for that use, which is developed on the adjoining property to the north and allowed by-right on the subject property. The zoning proposal is inconsistent with housing policies and strategies in the 2040 Comprehensive Plan related to promoting and designing quality and long-term value into residential subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and

public open space. Also, the proposed street connection through the Alpha Park subdivision would adversely affect adjacent residential lots to the north, south and east.

There are not exceptional or peculiar conditions pertaining to the property which support the requested variances. A local residential street section in compliance with the City's Downtown streetscape standards could be accommodate on the subject property.

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.

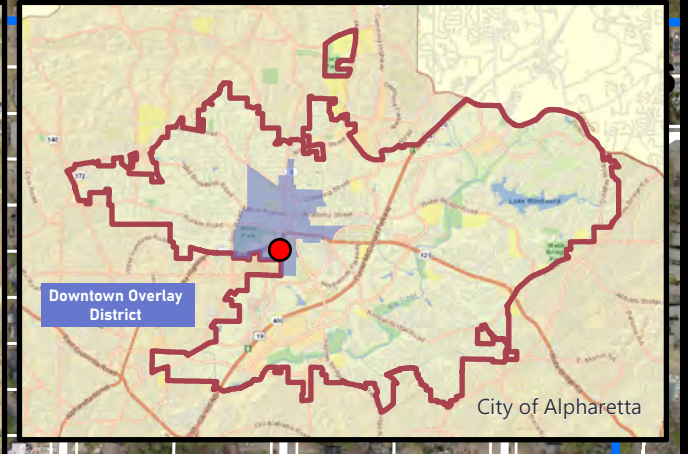
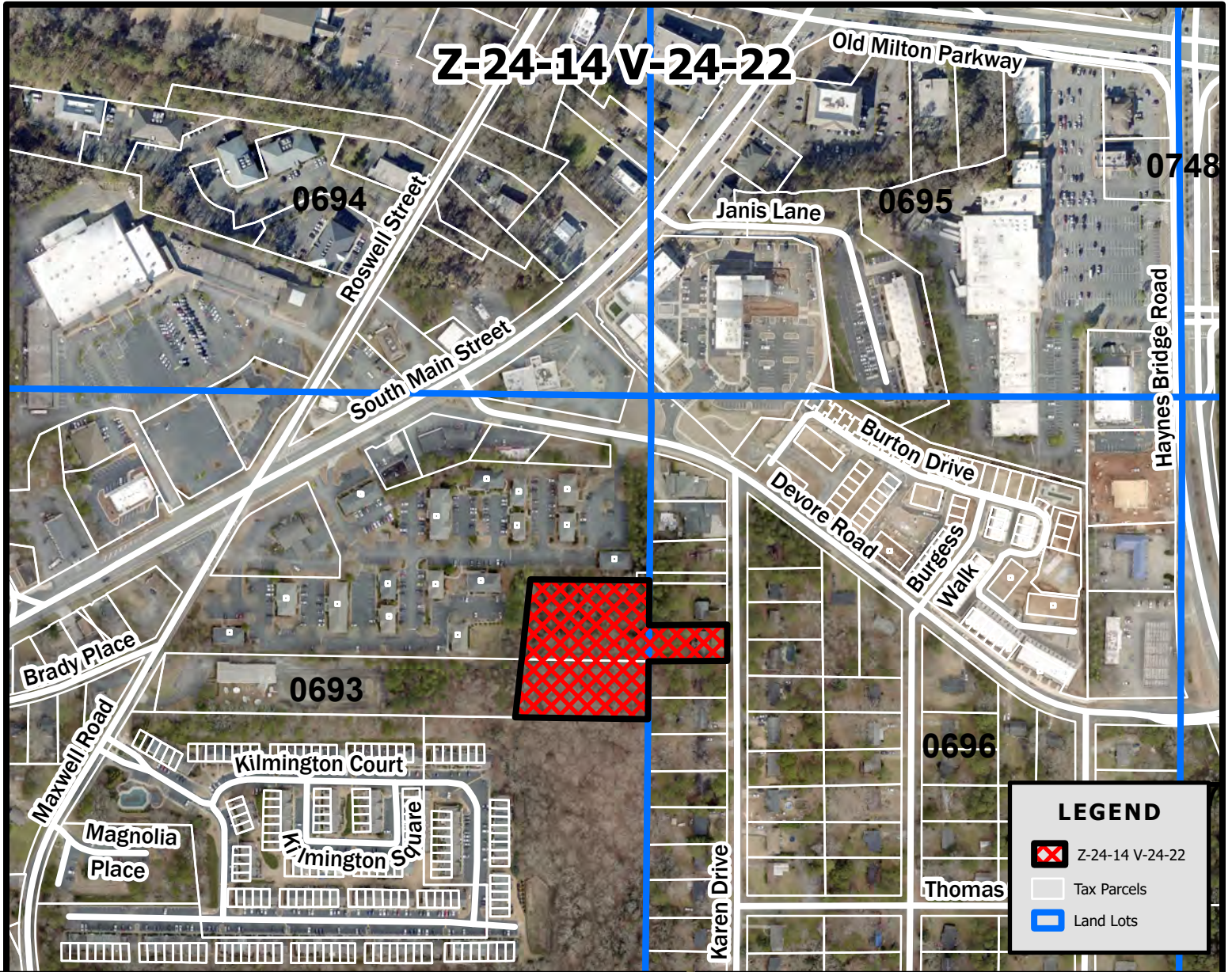
Staff received correspondence from several property owners along Karen Drive and in the Alpha Park neighborhood with objections to the applicant's proposal. The following concerns were noted in the public comments: crowding, proposal is incompatible with Alpha Park, poor quality home design, tree removal, noise, traffic, and access off Karen Drive will negatively impact Alpha Park residents.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 14, 2024. There were public comments with concerns over impacts to existing Alpha Park properties, home design, buffer, and impact from street connection to Karen Drive.

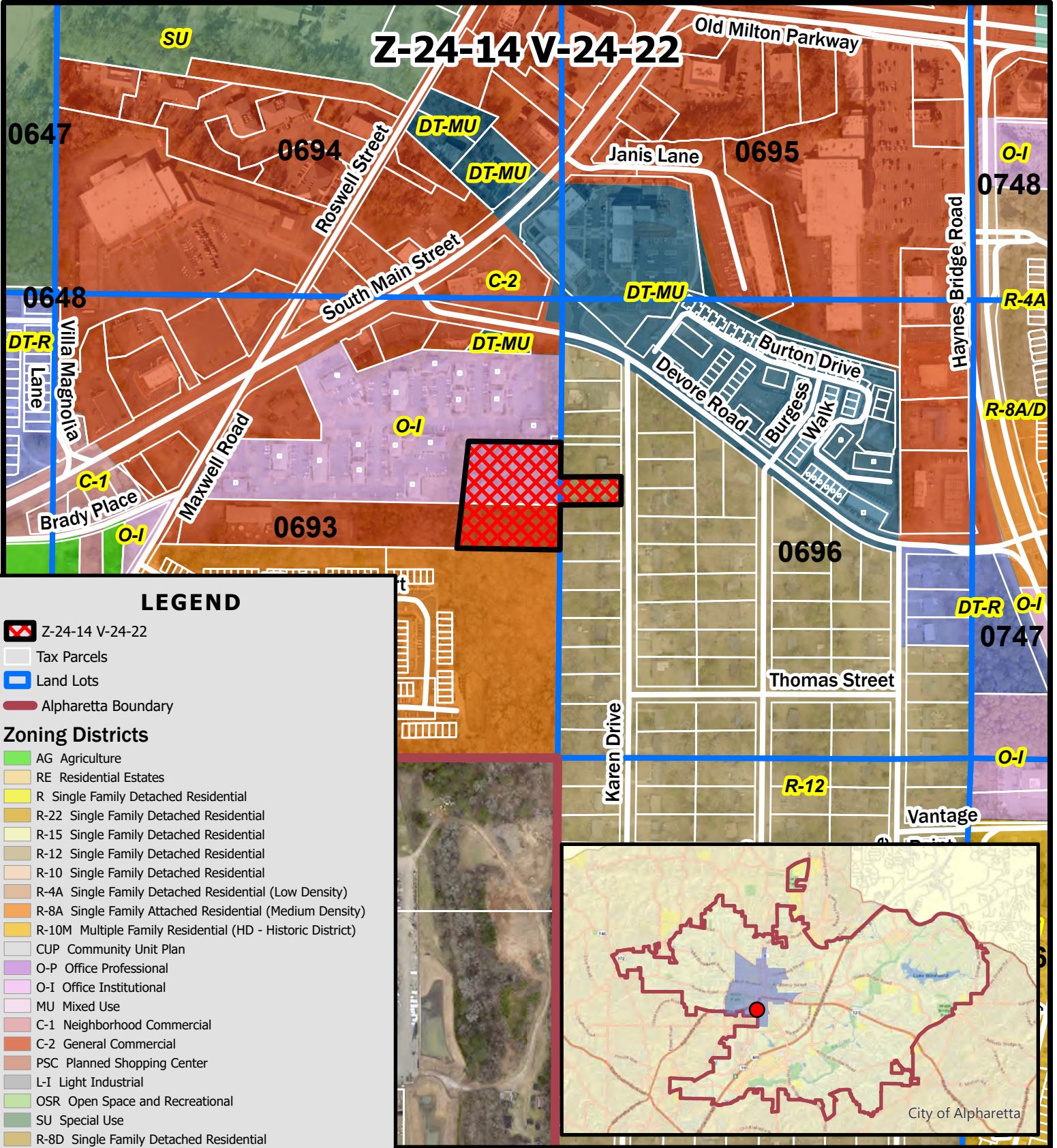
IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Latest Tree Information
- CZIM
- Citizen Part B
- Public Comment
- Application



Z-24-14 V-24-22
D/LL: 1/2/693, 696
PC: 8/01/24
CC: 8/26/24

Z-24-14 V-24-22



LEGEND

Z-24-14 V-24-22

Tax Parcels

Land Lots

Alpharetta Boundary

Zoning Districts

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

Z-24-14 V-24-22

D/LL: 1/2/693, 696

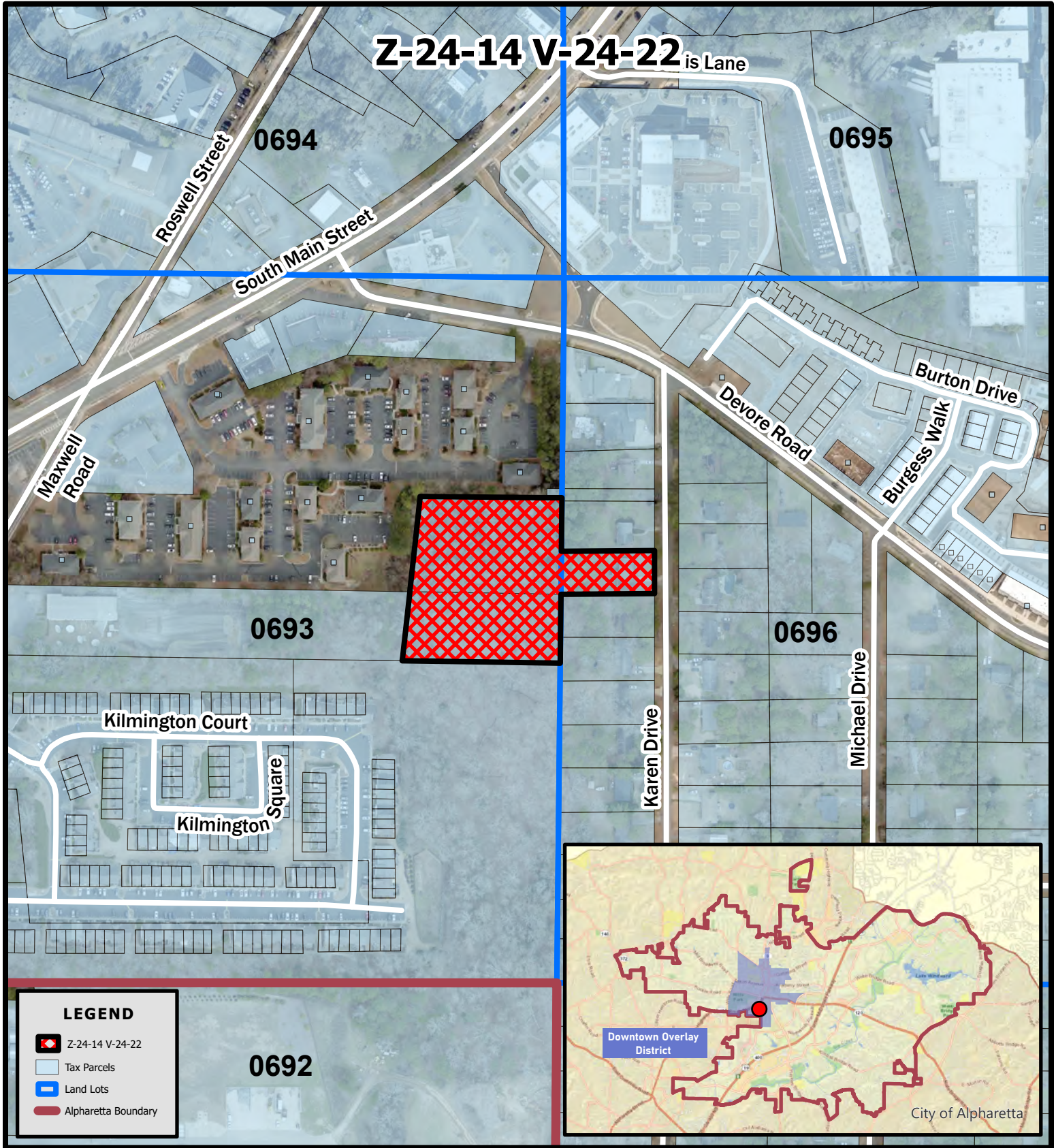
PC: 8/01/24

CC: 8/26/24



Zoning Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

Location Map Provided by:
 Community Development - GIS
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Z-24-14 V-24-22

D/LL: 1/2/693, 696

PC: 8/01/24

CC: 8/26/24



Location Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

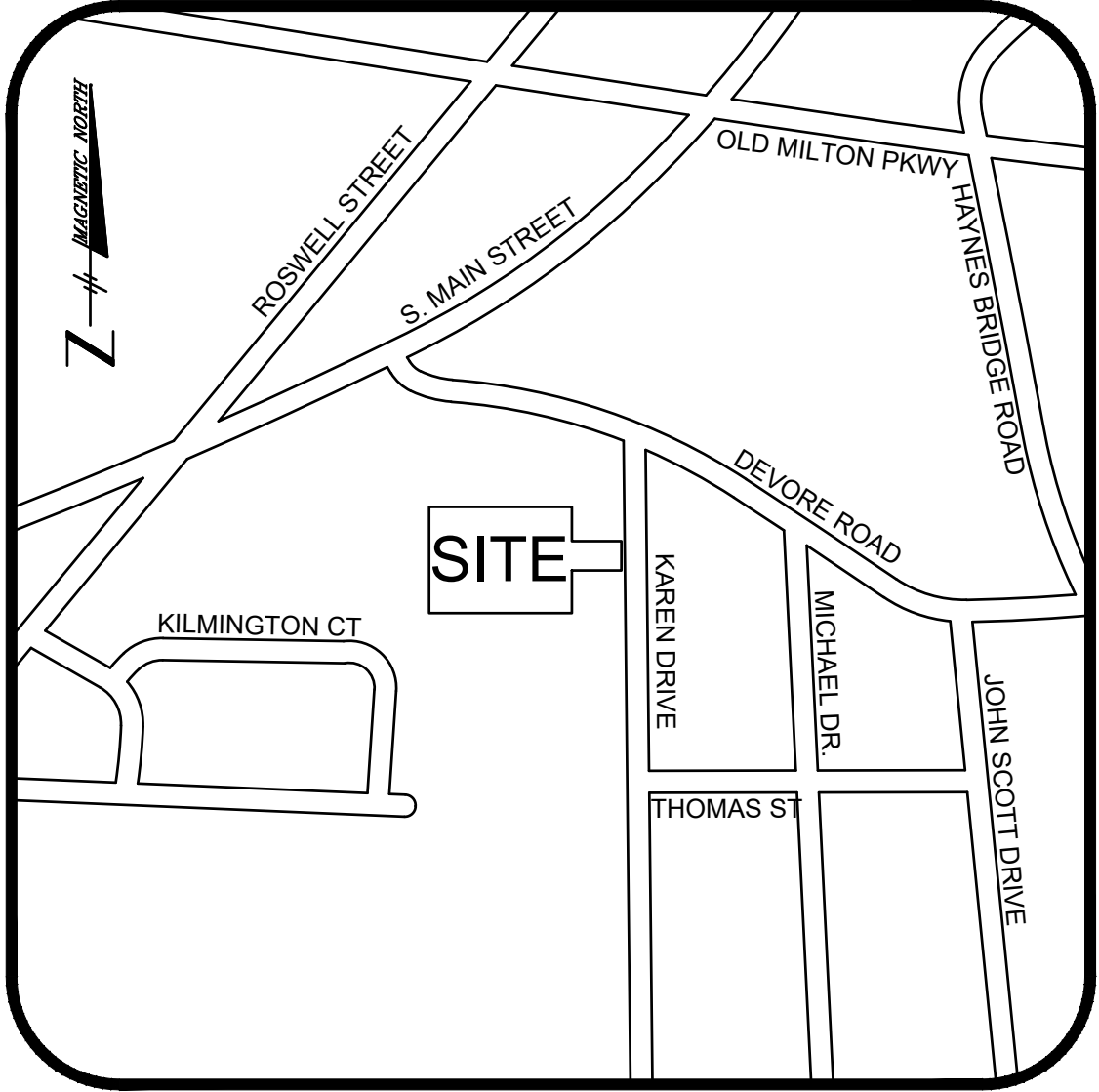
Location Map Provided by:
Community Development - GIS
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- SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT CAPABLE OF SUPPORTING A MINIMUM OF 75,000 LB VEHICLE
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED STORMWATER TREATMENT INFRASTRUCTURE
- PROPOSED FEE SIMPLE LOT LINES (APPROXIMATE)

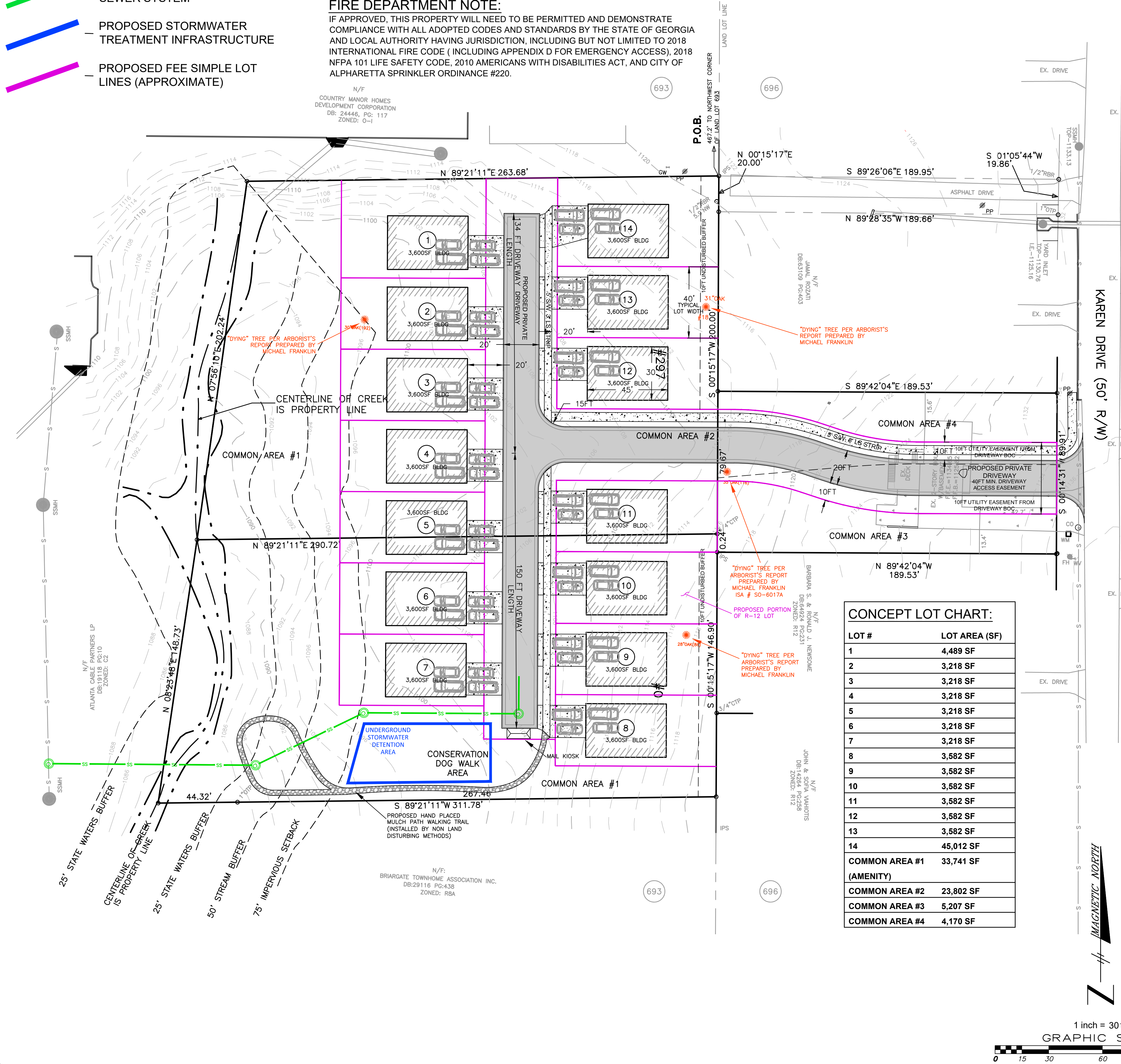
STORMWATER NOTE:
RUNOFF REDUCTION MEASURES SHALL BE PROVIDED IN SEPARATE INFRASTRUCTURE LOCATED UPSTREAM OF PROPOSED UNDERGROUND DETENTION VAULT. THIS WILL BE REQUIRED WITHIN LAND DISTURBANCE PERMIT APPLICATION AND CANNOT BE EMBEDDED IN A DETENTION POND. ALL PROPOSED ONSITE IMPERVIOUS AREA TO BE CAPTURED AND TREATED WITHIN ONSITE STORMWATER TREATMENT SYSTEM.

FIRE DEPARTMENT NOTE:
IF APPROVED, THIS PROPERTY WILL NEED TO BE PERMITTED AND DEMONSTRATE COMPLIANCE WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D FOR EMERGENCY ACCESS), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.

- TRANSPORTATION NOTES:**
- ALL STORMWATER AND ROADWAY-RELATED DESIGNS ARE TO COMPLY WITH CITY OF ALPHARETTA DESIGN STANDARDS.
 - PROPOSED RESIDENTIAL CLUSTER BOX UNIT (CBU)-RELATED DESIGNS AND INSTALLATIONS FOR THE DEVELOPMENT ARE TO COMPLY WITH USPS NATIONAL DELIVERY PLANNING STANDARDS PER USPS GROWTH MANAGER APPROVALS.

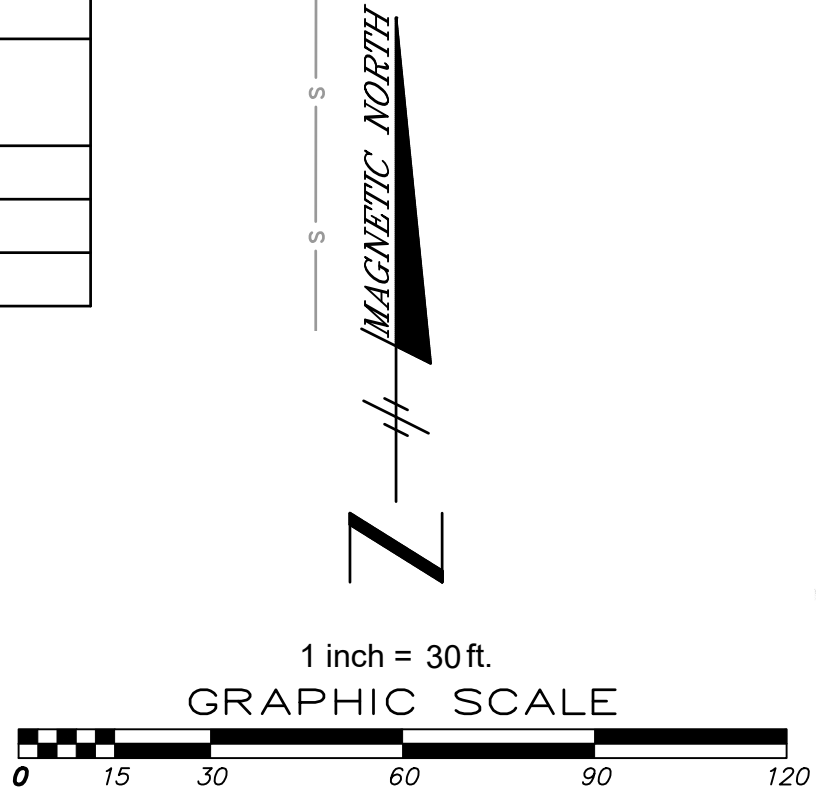


- LAND USE NOTES:**
- LOT INFORMATION: (116,721 SF TOTAL AREA)**
PARCEL #1: 297 KAREN DRIVE
AREA: 1.273 ACRES = 55,433 SF
EXISTING ZONING: O-1
PROPOSED ZONING: DT-MU
PARCEL #2: 0 KAREN DRIVE
AREA: 1.016 ACRES = 44,247 SF
EXISTING ZONING: C-2
PROPOSED ZONING: DT-MU
PARCEL #3: 315 KAREN DRIVE
AREA: 0.391 ACRES = 17,041 SF
EXISTING ZONING: R-12 (NO CHANGE REQUESTED)
 - PROPOSED DT-MU COMBINED LOT (0 AND 297 KAREN DRIVE)**
a. **NET LOT AREA: 1.27 + 1.016 = 2.289 ACRES = 99,709 SF**
ZONING REQUIREMENTS (DETACHED HOUSE):
-MINIMUM LOT AREA : 2,500 SF
-MINIMUM LOT WIDTH: 25 FEET
-MAXIMUM LOT COVERAGE: 80%
-FRONT BUILDING SETBACK: 5 FT, 10 FT MAX. (VARIANCE REQ'D)
-SIDE YARD MINIMUM: 0 FT
-REAR YARD MINIMUM: 6 FT
-MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FT
 - SCOPE OF CONSTRUCTION:**
PROPOSED PROJECT CONSISTS OF 14 PROPOSED 3 STORY RESIDENTIAL HOMES AND ASSOCIATED ACCESS AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
 - AMENITY AREA SUMMARY:**
COMMON AREA #1, #2, #3 TO SERVE AS COMMUNITY AMENITY AREA FOR DOG WALK AND MULCH PATH PEDESTRIAN WALKING TRAILS.
-MINIMUM REQUIRED AMENITY SPACE: 10%
-PROPOSED AMENITY AREA: 43,118 SF
-PROPOSED AMENITY PERCENTAGE: 37.0%
 - REQUESTED VARIANCES:**
VARIANCE REQUEST #1:
-VARIANCE TO ALLOW FRONT LOADED GARAGE UNITS ON LOTS 1-13 WITHIN DT-MU PROPOSED ZONING.
VARIANCE REQUEST #2:
-VARIANCE TO REDUCE THE REQUIRED 10FT LANDSCAPE STRIP OUTSIDE OF PROPOSED DRIVEWAY RIGHT OF WAY/EASEMENT AT PROPOSED UNITS 11 AND 12.
VARIANCE REQUEST #3:
-VARIANCE TO REDUCE THE REQUIRED 50 FOOT WIDTH PRIVATE DRIVEWAY RIGHT OF WAY TO 40 FOOT MINIMUM.



CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,582 SF
12	3,582 SF
13	3,582 SF
14	45,012 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,802 SF
COMMON AREA #3	5,207 SF
COMMON AREA #4	4,170 SF



ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

**SITE CONCEPT PLAN
FOR
297 KAREN DRIVE**

**LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA**

1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24
6	RELEASED FOR REVIEW	7/30/24
No.	Revision/Issue	Date

JVG
Civil Engineering

1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

CONTACT:

Project	230329	Sheet	CP
Date	3/29/2023		
Scale	1"=30'		

TREE LEGEND:

 — CRITICAL ROOT ZONE
— SAVED TREE

 — TREE TO BE REMOVED

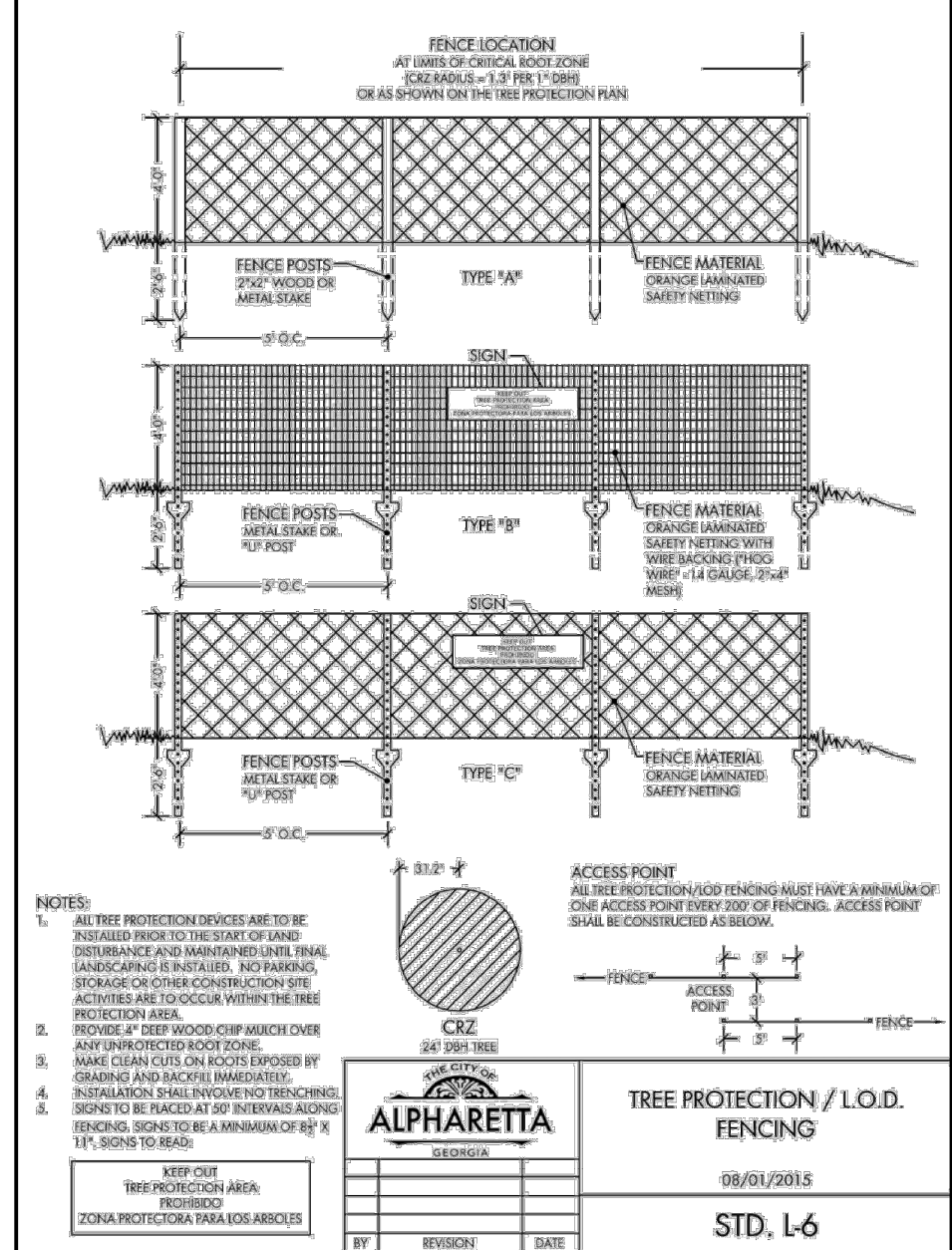
—— TP —— — TREE PROTECTION FENCE

PROPOSED SANITARY
SEWER SYSTEM

PROPOSED STORMWATER
TREATMENT INFRASTRUCTURE

PROPOSED FEE SIMPLE LOT
LINES (APPROXIMATE)

SHADED AREAS REPRESENT
PROPOSED STANDARD DUTY
PAVEMENT CAPABLE OF SUPPORTING
A MINIMUM OF 75,000 LB VEHICLE



TREE PROTECTION EXHIBIT NOTE:
LIMIT OF DISTURBANCE DEPICTED WITHIN THIS PLAN IS CONCEPTUAL AND FOR PRELIMINARY PLANNING PURPOSES ONLY. FINAL TREE REMOVAL AND LIMIT OF DISTURBANCE PLACEMENT WILL BE DETERMINED DURING THE LAND DISTURBANCE PERMITTING APPROVAL AND REVIEW PROCESS.

CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
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1	RELEASED FOR REVIEW	8/14/23
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3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24
6	RELEASED FOR REVIEW	8/12/24
No.	Revision/Issue	Date



JVGC
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

CONTACT:

Project 230329	Sheet CP
Date 3/29/2023	
Scale 1"=30'	

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVJ CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

Tree Assessment Report

279 Karen Drive, Alpharetta, GA

8/7/2024

Date of Inspection

Inspector

Stanley Domengeaux
ISA #SO-6348A
Email: stan@source1developmentgroup.com

INTRODUCTION

This inspection was conducted to verify dead or hazardous trees located at 279 Karen Drive.

METHODOLOGY

This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customer’s request. All trees sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

DEFINITIONS OF TREE HEALTH

- GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater
- FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.
- POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.
- DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 18

Species	31” Water Oak, <i>Quercus nigra</i>
Status	Fair Condition
Health/Vigor	Tree is subdominant with a substantial phototrophic bow to compete for sunlight.
Structure	Single Trunk

Other notes:



Tree 116

Species	35" White Oak, Quercus alba
Status	Fair Condition
Health/Vigor	Height: 90ft Spread: 40ft Tree covered in vines and the canopy has tip die-back with 60% live canopy ratio
Structure	Single Trunk

Other notes:



Tree 86

Species	
Status	
Health/Vigor	Dead
Structure	Single Trunk

Other notes:



Tree 192

Species	27" Tulip Poplar, <i>Liriodendron tulipifera</i>
Status	Poor Condition
Health/Vigor	Dead
Structure	Single Trunk

Other notes:



Summary

Total trees identified: 4

Additional Recommendations

LIMITATIONS

This report is not meant to override any determination by the City of Alpharetta regarding the status of trees. Additional tree information may be required by the City Arborist once this Tree Report is submitted, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are

living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Tree 76

Species	25" White Oak, <i>Quercus alba</i>
Status	Poor Condition
Health/Vigor	Dead
Structure	

Other notes:



Tree 171& 172

Species	25" & 23" Tulip Poplar, <i>Liriodendron tulipifera</i>
Status	Poor Condition
Health/Vigor	Dead
Structure	

Other notes:



Tree 57

Species	43" White Oak, <i>Quercus alba</i>
Status	Poor Condition
Health/Vigor	Elongated 15 ft. decaying
Structure	



Tree 210

Species	24" Tulip Poplar, <i>Liriodendron tulipifera</i>
Status	Poor Condition
Health/Vigor	Dead
Structure	
Other notes:	



Tree 68

Species	23" White Oak, <i>Quercus alba</i>
Status	Poor Condition
Health/Vigor	
Structure	



Tree 70

Species	25" White Oak, <i>Quercus alba</i>
Status	Poor Condition
Health/Vigor	
Structure	



Community Zoning Information Meeting (CZIM)

August 14, 2024

Please sign-in and leave your comments and/or concerns.

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Michael Sedgwick	130 Alvor Road,	I invested in my lot knowing there was a wooded Buffer w/ office (quiet) development behind me. The house is designed with windows to back for that reason.
		I would like to lose the beautiful wooded Buffer from the back of my property. (All windows)
DONNA MURPHY	2227 Commerce St. ALPHARETTA, GA	IMPACT OF EXISTING RESIDENCE ANY WAY TO MOVE DRIVE TO ORIGINAL LOCATION PROPOSED?

Community Zoning Information Meeting (CZIM)

July 10, 2024

Please sign-in and leave your comments and/or concerns.

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Elsie Shanni	320 Karen Dr Alpha	I am against building get another street with access to Karen Dr

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: PINNACLE BUILDERS SINGLE FAMILY DEVELOPMENT

Contact Name: Jordan Barli Telephone: 7702092583

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

no other comments besides czim

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 <i>(Please Specify)</i> _____ |

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: 8/20/24

Print Form

07/16/2024

Pinnacle PG LLC
PO BOX 80083
Atlanta GA 30366

RE: **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive**

NOTICE OF DEFERRAL

Dear Property Owner:

This case has been deferred by Staff to the dates listed below.

Please allow this letter to serve as public notice for consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the minimum right-of-way width of a local residential street and from UDC Subsection 2.2.6(D) to reduce the minimum lot width in the R-12 zoning district. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, August 14, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, September 5, 2024, and City Council on Monday, September 30, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 678.388.1271

Sincerely,

Jordan Barli

VLM HOLDINGS LLC
1 KING ST APT 202
CHARLESTON SC 29401

FULTON COUNTY BANK
101 N TRYON ST
CHARLOTTE NC 28255

ALPHA DEVELOPMENT CORP
1048 WINDING BRANCH CT
ATLANTA GA 30338

PERLING PARTNERS LLC
1048 WINDING BRANCH CT
ATLANTA GA 30338

BRIARGATE TOWNHOME ASSOC INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

RUIZ DE HIRALDO LIDIA VIRGINIA
1190 MAYFIELD MANOR DR
ALPHARETTA GA 30009

VENKATA ARUN KUMAR DEVARAKONDA
& KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

SYLVESTER CAMERON L
1226 17TH ST N
SAINT PETERSBURG FL 33713

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

MIRELLES AMARELIS R SALAS
1330 KILMINGTON CT
ALPHARETTA GA 30009

ANANTHASANE SENGSOURIYA
134 DEVORE RD
ALPHARETTA GA 30009

FERRARA KENNETH
1340 KILMINGTON CT
ALPHARETTA GA 30009

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

SUNDARRAJAN RAMESH & RAMESH LAKSHMI
1350 KILMINGTON CT
ALPHARETTA GA 30004

DAVIS RAYSHONDA JONIQUE
1360 KILMINGTON CT
ALPHARETTA GA 30009

MC GRETY THOMAS
137 DEVORE RD
ALPHARETTA GA 30009

KROLL KIMBERLY
1370 KILMINGTON CT
ALPHARETTA GA 30009

VENABLE EMILY D
1380 KILMINGTON CT
ALPHARETTA GA 30004

AVRA LESLIE H
1385 ZEPHYR CT
CUMMING GA 30041-8094

SAAD LAILA H
1390 KILMINGTON CT
ALPHARETTA GA 30009

GHADIMI NAVAI SHAHRAM
& BUTTERFIELD GARY L
1400 KILMINGTON CT
ALPHARETTA GA 30009

CARTWRIGHT JEANNEA
1405 ROSEMONT PKWY
ROSWELL GA 30076

MILES MICHAEL
141 DEVORE RD
ALPHARETTA GA 30009

GEBREYESUS ALEMTSEHAY
1420 KILMINGTON CT
ALPHARETTA GA 30009

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

SHAPIRO LAUREN EMMA & SHAPIRO SEAN ALAN
1430 KILMINGTON CT
ALPHARETTA GA 30009-8653

GOLABCHIAN ANOOSHEH
1440 KILMINGTON CT
ALPHARETTA GA 30004

DELGADO CARLOS
1445 KILMINGTON CT
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

VU QUANG
1450 KILMINGTON CT
ALPHARETTA GA 30009

KAINE MICHAEL S
1455 KILMINGTON CT
ALPHARETTA GA 30004

BOHRER KRISTEN & YEATTS CHRISTIAN
1465 KILMINGTON CT
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

IAN CONRAD ORDWAY LIVING TRUST THE
14738 BIRMINGHAM HWY
ALPHARETTA GA 30004

BREWER STACEY
1475 KILMINGTON CT
ALPHARETTA GA 30004

CRIFASI MICHAEL L & STEEGH JEFFREY VER
14792 HOPEWELL RD
MILTON GA 30004

QUATTROCCHI THOMAS & SUSAN
1485 KILMINGTON CT
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

LEWIS FREEDOM
1495 KILMINGTON CT
ALPHARETTA GA 30009

PATEL JAYMEENI
15 SKYLINE WAY
ATLANTA GA 30307

COLONY PARKS INC
150 BLUE PINE CT # 20682
JASPER GA 30143

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

VALDERRAMA SANTIAGO MENA & MENA KARINA
1515 KILMINGTON CT
ALPHARETTA GA 30009

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
ALPHARETTA GA 30004

GUDKA ALFRED K
1525 KILMINGTON CT
ALPHARETTA GA 30004

RICHARDS BOYLES FLANDECIA & BOYLES SHERWIN
1535 KILMINGTON CT
ALPHARETTA GA 30009

MC CLELLAN ROSS & BAERWALD PAREN
1555 KILMINGTON CT
ALPHARETTA GA 30009

PRATT SUSANNAH C
1575 KILMINGTON CT
ALPHARETTA GA 30009

HARMON GARY J
1585 KILMINGTON CT
ALPHARETTA GA 30004

BOZE RODNEY M
1595 KILMINGTON CT
ALPHARETTA GA 30004

SARRAFF VENU
1605 KILMINGTON CT
ALPHARETTA GA 30009

MEYER KIRSTEN S
1615 KILMINGTON CT
ALPHARETTA GA 30004

BAITY SYMPHONY
1625 KILMINGTON CT
ALPHARETTA GA 30009

NEVAREZ GLORIA A
1635 KILMINGTON CT
ALPHARETTA GA 30009

DAVIS ODESSA
& FERRIS JOYCELYN ANITA VEDORA
1645 KILMINGTON CT
ALPHARETTA GA 30009

UVALIYEVA GULMIRA
1655 KILMINGTON CT
ALPHARETTA GA 30009

MANISCALCO LOUIS & NEALON HELENA
1675 KILMINGTON CT
ALPHARETTA GA 30009

RIESS CONNOR T & CLARK THOMAS
1685 KILMINGTON CT
ALPHARETTA GA 30009

ZAHRANE CHARIFA
1695 KILMINGTON CT
ALPHARETTA GA 30004

COMCAST CABLE COMMUNICATIONS LLC
1701 JOHN F KENNEDY BLVD
PHILADELPHIA PA 19103-2838

LISS JENNIFER
1705 KILMINGTON CT
ALPHARETTA GA 30009

HARTMAN LENA
1710 KILMINGTON CT
ALPHARETTA GA 30009

CAUSEY CAITLIN
1715 KILMINGTON CT
ALPHARETTA GA 30009

RIGOGLIOSI LENA M
1725 KILMINGTON CT
ALPHARETTA GA 30009

SCOTT CHARNITA D
175 BROOKCLEAR LN
FAYETTEVILLE GA 30215-4637

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

HOLIDAY ENTERTAINMENT LLC
1827 POWERS FERRY RD # 5
ATLANTA GA 30339

BRAROCO HOLDINGS LLC
1830 NAZ TRCE NE
MARIETTA GA 30066

ENVISION FINANCIAL GROUP LLC
20 W LAKE DR
SAINT SIMONS ISLAND GA 31522

RAFLA EMAD & ISKANDER DAILA
2000 KILMINGTON SQUARE
ALPHARETTA GA 30004

RICKARD ALLISON
2010 KILMINGTON SQUARE
ALPHARETTA GA 30004

SIX TWENTY EIGHT VENTURES LLC
2109 COMMERCE ST
ALPHARETTA GA 30009

FRANO BRIAN ANTHONY
2165 KILMINGTON SQ
ALPHARETTA GA 30009

SMRECAK ROBIN
2175 KILMINGTON SQUARE
ALPHARETTA GA 30004

PROTSMAN MASON CODY
2185 KILMINGTON SQ
ALPHARETTA GA 30009

PARKER SHERYLL
2195 KILMINGTON SQUARE
ALPHARETTA GA 30004

KABANKO DANIL O
& KABANKO IRINA LUKKONEN
2200 KILMINGTON SQ
ALPHARETTA GA 30009

TURNER JOHN C JR
2210 KILMINGTON SQUARE
ALPHARETTA GA 30004

HALCOMB PHILLIP & BRUDER JANELLE
2215 KILMINGTON SQ
ALPHARETTA GA 30009

SHUKLA SHEELABEN H & HEMANT
2220 KILMINGTON SQ
ALPHARETTA GA 30009

ASRIYAN SERGEY
2225 KILMINGTON SQ
ALPHARETTA GA 30009

HABBASSI MOHAMMED & JABEL NAIMA
2230 KILMINGTON SQ
ALPHARETTA GA 30009

INNISS MARJORIE
2235 KILMINGTON SQ
ALPHARETTA GA 30004

RAHIM BINAFFSHA ABDUL
2240 KILMINGTON SQ
ALPHARETTA GA 30009

HAIRSTON NATASHA DENISE
2245 KILMINGTON SQUARE
ALPHARETTA GA 30004

FRANCO CHRISTIAN
& FRANCO NORMA CONSTANZA
2265 KILMINGTON SQ
ALPHARETTA GA 30009

PETTAS DENNIS & PETTAS JENNIFER
2450 CROSS SPRINGS DR
CUMMING GA 30041

SEDGWICK MICHELE
2451 COMMERCE ST
ALPHARETTA GA 30009

COOK RAYMA
2518 RIDGE CREST CIR
HIAWASSEE GA 30546

BRIARGATE HOMEOWNERS ASSOC INC
2555 WESTSIDE PKWY #600
ALPHARETTA GA 30004

WICKS RONALD S & MARY A
270 S MAIN ST
ALPHARETTA GA 30009

STRS OHIO GA REAL ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

DURGA PROPERTIES LLC
280 S MAIN ST
ALPHARETTA GA 30009

L & L REAL ESTATE INC
282 SOUTH MAIN ST # S-D
ALPHARETTA GA 30004

JENNINGS CENTURY DRIVE LLC
284 S MAIN ST # 900 & 1000
ALPHARETTA GA 30009

CENTURION MANAGEMENT SERVICES LLC
284 S MAIN ST STE 400
ALPHARETTA GA 30009

COLONY PARK INC
284 S MAIN ST STE 400
ALPHARETTA GA 30009

GIGLIA PETER J
284 S MAIN ST STE 800
ALPHARETTA GA 30009

COLONY PARK INC
284 SOUTH MAIN ST # 400
ALPHARETTA GA 30009-1926

COUNTRY MANOR HOMES DEV CORP
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

CRABAPPLE LAKES INC
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30201

COLONY PARK INC
284 SOUTH MAIN ST STE 400
ALPHARETTA GA 30009-1926

HFT INVESTMENT HOLDINGS LLC
285 KAREN DR
ALPHARETTA GA 30009

COUNTRY MANOR HOMES
DEVELOPMENT CORP
286 S MAIN ST
ALPHARETTA GA 30009

BROOKHAVEN DEKALB HOMES LLC
2885 REDDING RD NE
ATLANTA GA 30319

DOVE JAMES D
292 S. MAIN ST STE 500
ALPHARETTA GA 30009

JPM VENTURES LLC
292 SOUTH MAIN ST
ALPHARETTA GA 30009

JDR HOLDINGS LLLP
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

KREIKEMEIER JOHN E & JEAN
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004-1950

ROZATI JAMAL
294 KAREN DR
ALPHARETTA GA 30004-2115

ROZATI JAMAL & SALARI NAVA
294 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

COUNTRY MANOR HOMES
DEVELOPMENT CORP
296 S MAIN ST
ALPHARETTA GA 30009

LAMP & SHADE CITY LIGHTING LLC
300 S MAIN ST
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

ROZATI JIM & SALARI NAVA
304 KAREN DR
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

MSU LLC
308 NW 35TH ST
BOCA RATON FL 33431

DANIELAK MICHAEL W & MARY
314 MAXWELL RD # 300
ALPHARETTA GA 30201

DANIELAK MARY H
314 MAXWELL RD STE 400
ALPHARETTA GA 30201

HARDCASTLE JAMES ROBERT
314 MAXWELL RD STE 500
ALPHARETTA GA 30004

LAMBERT DANNY R
315 KAREN DR
ALPHARETTA GA 30009

COUNTRY MANOR HOMES
DEVELOPMENT CORP
318 MAXWELL RD
ALPHARETTA GA 30004-2070

SHANNI ELSIE D
320 KAREN DR
ALPHARETTA GA 30004

SOURCE CAPITAL INVESTMENTS L L C
330 RHODES CHASE CT
ALPHARETTA GA 30004

PENTAKOTA GOVIND & VEENA
334 MICHAEL DR
ALPHARETTA GA 30009

ROBINSON JILLIAN J
336 KAREN DR
ALPHARETTA GA 30009

BRAMBLE BARRY ET AL
346 KAREN DR
ALPHARETTA GA 30009

MANSELL HARRY E
353 MICHAEL DR
ALPHARETTA GA 30009

LANIER WATERSIDE LLC
359 KAREN DR
ALPHARETTA GA 30009

HAMAYOUN FARNAZ
3593 OLD MAPLE RD
ALPHARETTA GA 30022

NALLAGATLA SREE VANI
& MERUGA VENKATA ANITHA RAJ
364 KAREN DR
ALPHARETTA GA 30009

PETRAKOPOULOS ANGELOS & CHARLES G
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

TROY KIMBRELL N & CHRISTA M
372 KAREN DR
ALPHARETTA GA 30004-2116

BRAHMBATT KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

RICHMOND INVESTMENTS INC
3771 ARC WAY
LAWRENCEVILLE GA 30044

DALEW LLC
403 LAKESHORE CIRCLE DR
HARTWELL GA 30643

MALEW PROPERTIES LLC
403 LAKESHORE CIRCLE DR
HARTWELL GA 30643

LESLEY GRAY REVOCABLE LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT ERIC CHRISTOPHER
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE
& DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

DOVE JAMES & NENS DIANE
445 FORT BLVD STE 210
PITTSBURGH PA 15219

YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009

ZENG XI
447 BURTON DR
ALPHARETTA GA 30009

MARINICH ROBERT C
448 BURTON DR
ALPHARETTA GA 30009

ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA GA 30009

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

VLAHIOTIS JOHN & SOFIA
5310 HUNTERS OAK DR
ALPHARETTA GA 30201-1463

MADDOX RANDALL C & MONIQUE S
5435 TALLANTWORTH TRL
CUMMING GA 30040

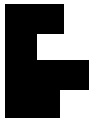
ALLMAN FAMILY LIVING TRUST THE
555 HEMBREE RD
ROSWELL GA 30076

THOMPSON SANDRA B
6107 MENLOW CT
CUMMING GA 30041

STAPLER ALTON E & MARY F
P O BOX 109
ALPHARETTA GA 30009

MUGERWA SARAH N
P O BOX 6533
SILVER SPRING MD 20916-6533

JMA HOMES ONE SIXTY LLC
PO BOX 768731
ROSWELL GA 30076



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

From: Barbara Christine [REDACTED]
Sent: Thursday, August 22, 2024 12:43 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: 297&395 Karen dr

Hi Michael, I live at 439 Karen dr. I'm aware of developers plans for a new road and housing subdivision. I went to the city hall to look at the plans. Not only are the plans not very well executed in terms of esthetics, but, from a city planning viewpoint, this is a bad idea. It would bring in a bottle neck of traffic, adding to the worsening traffic in and around the Maxwell and Devore rd. The houses proposed are exceptionally poorly designed. I am against this proposal.

Sincerely,
Barbara Bechler

F

[REDACTED]

[REDACTED]

From: EDS [REDACTED]
Sent: Thursday, August 22, 2024 3:43 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Karen Drive

! This message could be suspicious

- This is an obscure personal email address.
- This is their first email to you.

[Mark as Safe](#) [Report this Email](#) [Powered by Mimecast](#)

Hello Michael. Several reasons why I am against building 14 homes behind the office park, especially with access from Karen Dr., but that is not the only objection.

Alpha Park was first sub-division in Alphretta and I feel we are being disrespected, as we have been living within a construction site for years now. I floated in my pool and watched all the trees coming down when building all the townhomes n condos on Devore. We lived thru the building of The Maxwell, which I think is a white elephant with 2 businesses already gone it's basically a restaurant and gym keeping it going, and THEN they built an entire street to accommodate it, which is an on-going nightmare and makes no sense and is total waste of money. Homes being torn down, huge trucks coming/going speeding thru our neighborhood daily. NOW this CRAZY idea of building a street off of Karen Dr. While our neighborhood is going thru a transformation, we realize they are building beautiful new homes that bring value to our existing property and we are not against progress. But...enough is enough!!

The new homes look cookie cutter and I think this project will actually decrease the value and allure of our beautiful neighborhood.

I've been here 45 yrs, and while we no longer have deer walking down the middle of our street and the owls are gone too, it is still a lovely place to live. Used to be a secret place really with gorgeous fruit trees and was so quiet.

Please leave us alone.

We're being squeezed from the other side also by the Jon Scott project.

This access on Karen will only bring more noise, light , and traffic into our lives, ruining the ambiance.

Thank you,

Elsie Shanni
320 Karen

F [REDACTED]

[REDACTED]

From: Jill Powers [REDACTED]
Sent: Thursday, August 22, 2024 12:08 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: New housing project and entrance on Karen Drive.

! This message could be suspicious
• This is an obscure personal email address.
• This is their first email to the City of Alpharetta.
[Mark as Safe](#) [Report this Email](#) [Powered by Mimecast](#)

Good Morning, Mr. Woodman,
My name is Jill Powers and I am a fifty-two year resident of Karen Drive in Alpha Park. My husband and I raised our two sons here, and I have no desire to sell my home and move. In fact, it would be a great inconvenience. But with all the new projects and changes, it seems that those of us who wish to remain are coming to a point of being forced out. The new housing development with the entry and exit street from Karen Drive, I believe will create even more chaos and take away from the good quality of life we've enjoyed all these years of living in Alpharetta. There must be a better solution!

Thank you for your serious attention!

Respectively,

Jill Powers

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Date: August 21, 2024 at 8:18:01 PM EDT
To: Donna Tribble [REDACTED]
Cc: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Re: A-24-14/v-24-22 Pinnacle Pg LLC/Karen Drive

Thank you for providing comments, we will include within our staff report to Planning Commission and City Council.

Sent from my iPhone

On Aug 21, 2024, at 7:59 PM, Donna Tribble
<tribbledonna@yahoo.com> wrote:

My main concern about putting a neighborhood within a neighborhood is that it will just be too crowded and it doesn't fit the neighborhoods look. I have been here over 20 years and I am very concerned about having all of those trees which is a buffer between my house and Colony Park removed. And having many extra vehicles coming right by my house, I am on the corner of Karen Drive and I am completely opposed to putting another neighborhood within Alpha Park Subdivision.

Sent from my iPhone

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Donna Tribble [REDACTED]

Date: August 23, 2024 at 9:28:27 AM EDT

To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

Subject: Z – 24–14/V – 24/22 pinnacle Paige LLC Karen Drive

My name is Donna Tribble and I have a concern about the property on Karen Drive listed above. I want to bring up the fact that less than seven years ago I tried to have my Lot which is almost an acre zone for six homes/townhomes. The planning committee voted against me. I then tried to narrow it down to fewer houses in the end. I was given the option of building two houses and keep the remaining original house which would've been only three houses on the property. I decided to just do two houses the original house and new house on Devore. I decided to just keep R12 instead of going with a new Downtown Residential Code. Less than 7 years later, now it seems that Pinnacle LLC may be given permission to build 14 homes on 2.68 acres of land. According to the R12 code each house must be on at least 12000, ft.². I feel that since this land is coming straight through Alpha Park. It should have to follow the same regulations as all the other homeowners in this neighborhood... also, I feel building a road next to the neighbors houses would at least 25 to 30 cars coming in and out of the neighborhood will greatly impact the neighbors. Because this road has never been there and it's almost like a hidden road. It will be very dangerous to anyone walking along the street or the sidewalks. Our neighborhood has already been greatly impacted by all the cars that are coming through on Devore road and now there is another complex south of our neighborhood that is going to be very similar to The Maxwell with thousands of cars coming in to that complex every day. I feel as a former developer and home owner of Alpha Park, this is going too far. We have a nice buffer with a stream behind our home and I always thought at least we have this Green Space that won't be touch and now it seems that we may loose that. Please listen to all the concerned neighbors about the new project.

Sent from my iPhone

E **[REDACTED]**

From: Donna Tribble [REDACTED]
Sent: Friday, August 23, 2024 3:02 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Reasons for turning down the Pinnacle LLC project.

! This message could be suspicious
• This is an obscure personal email address.
• You've never replied to this email address.
[Mark as Safe](#) [Report this Email](#) [Powered by Mimecast](#)

This was my original application back in 2017 to Use DT/MU. This is what my original plan was for in 2017. It was turned down because they said we could not PieceMill the Alpha Park Subdivision.

2:41



piecemeal definition



Overview

Usage examples

Similar and opposite

Dictionary

Definitions from [Oxford Languages](#) · [Learn more](#)

adjective

characterized by unsystematic partial measures taken over a period of time.

"the village is slowly being killed off by piecemeal development"

Similar:

a little at a time

piece by piece



adverb

in an unsystematic way, through partial measures taken over a period of time.

"many organizations have been built up piecemeal"

Translations and more definitions ▾

Feedback

People also ask



What is the meaning of piecemeal?



What is a synonym for piecemealed?



 Q piecemeal definition — Private

Sent from my iPhone This is the definition of piecemill. The council did not want Alpha Park to become a community that was piecemilled together. I Remember being very disappointed when we were turned down after all of my hard work and all the money I spent but now looking back I feel the city did make the right decision in a way because I built two homes on Karen Drive... My Devore road house was sold when my husband passed away from Covid...so all of this is very emotional for me, but I hope that the city will do the right thing and turn this project down. I would say that they already set a precedent to not allow developers to come in and peicemill the neighborhood together, especially when they're asking to put another road that would intersect the Main Street which is Karen Drive.

[REDACTED]

[REDACTED]

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

From: Jim Rozati [REDACTED]
Sent: Tuesday, August 27, 2024 9:33 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: V-24-22

Hi Michael

I live at 294 Karen Drive

I am opposed to the project V-24-22

Pinnacle PG LLC/ Karen Dr.

I think this is too much congestion for this neighborhood and it will creat heavy traffic on a small street .

I have made a major investment in my property and i endured many of the city's restriction for my property,so it is not right to make the rule exception cross the street from my house .

This project will reduce the value my property.

Thank you

Jim Rozati

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	Z-24-14/V-24-22
PH #:	
☐ Property Taxes & Code Violations Verified	
☐ Fee Paid	Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name:	Pinnacle Pg LLC	Telephone:	770 209 2583
Address:	1445 Woodmont LN NW	Suite:	
City	Atlanta	State:	GA
		Zip:	30318
		Fax:	
Mobile Tel:	770 209 2583	Email:	770trend@gmail.com

Subject Property Information:

Address:	297 Karen Dr , 0 Karen Dr & 315 Karen Dr	Current Zoning:	O-I C-2
District:	1	Section:	2
		Land Lot:	4, etal.
		Parcel ID:	12 258106930059, 12 258106930281, 12 258206960113
Proposed Zoning:	DT-MU	Current Use:	Vacant Land

This Application For *(Check All That Apply)*

- | | | |
|--|--|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other <i>(Specify):</i> | |

APPLICANT REQUEST AND INTENT

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

Detached Single Family Residential

Applicant's Request (Please itemize the proposal):

- Rezone 297 Karen Dr parcel # 12 258106930059 from O & I to DT-MU
- Rezone 0 Karen Dr parcel # 12 258106930281 from C-2 to DT-MU
- Variance to require 40ft R/W for the entrance to proposed development

Consistent with the future land use plan by City of Alpharetta.

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

Build 14 Detached Single Family Residential Homes

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: PINNACLE PG, LLC

Telephone: 7702092583

Address: 1445 WOODMONT LN

Suite: _____

City ATLANTA

State: GA

Zip: 30318

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: JORDAN BARTI et al.

Telephone: 7702092583

Address: 1445 WOODMONT LN

Suite: _____

City ATLANTA

State: GA

Zip: 30318

So Sworn and Attested:

Owner Signature: _____

Date: 5/31/2024

Notary:

Notary Signature: _____

EXP 10/23/27



Date: 5/31/2024

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. 36-67A-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: PINNACLE PG, LLC, JORDAN BARTI et al.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: \$0.00

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67A-3.

Signature: 

Date: 5/31/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

To the northwest is property zoned O-I and is an office condo community. To the west is zoned C-2 and is a commercial building the southwest is zoned R-8A and is a townhome community, To the east is Karen Drive zoned R-12 with single-family homes.

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

The development of this property will have a significant positive effect on the property values in the vicinity.

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

The properties have multiple zonings (O-I, C-2, R-12a) which prevents and reasonable economic use of this tract, due to topography, stream buffers, and required setbacks between the various zoning categories.

Office and institutional use is not viable with frontage on Karen Dr, a residential neighborhood, and the O & I/C-2 zoned tracts are not conducive to be developed for office space with the increasing "work from home" economic environment.

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

Applicant contends that there would be a very minor increase to population and traffic if proposal were approved.

Based on United States Census Data for Alpharetta, Georgia, the average persons per household (2016-2020) were 2.76.

Based on the 15 homes proposed, there could be an additional 41 person increase in population.

Utilizing ITE Code 210 (Single Family Home/Townhome) trip generation estimates (9.57 Daily Trip Ends) per the 15 homes proposed, there could be an additional 134 daily trip ends.

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

There are sufficient utilities in place to serve the demand of the additional homes.

The impact to public schools will be included in the Staff Report based on Fulton County computations.

It is not significant.

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

Applicant's proposal addresses a housing element need and opportunity by managing density while creating a walkable neighborhood. Applicant's proposal also addresses a growth management need and opportunity by protecting established neighborhoods and limiting high density.

Applicant's proposal is consistent with the Future Land Use Map.

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

Applicant contends that a paradigm shift in recent years wherein more citizens are working from home ergo the majority of business's need less office space, proof being The Maxwell townhome project by The Providence Group (in close proximity to applicant's proposal) is indicative of a changing market condition supporting approval of the proposed request.

In light of the establishment of the downtown overlay district, downtown Alpharetta has witnessed substantial transformation, marked by the emergence of City Center, East of Main, the establishment of a hotel and parking facilities on Milton Avenue, as well as the proliferation of residential structures such as homes, townhomes, apartments, and various dining and retail establishments throughout the downtown area. The applicant's proposal represents a seamless progression of the evolutionary process underway within downtown Alpharetta.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

TO DECREASE RIGHT AWAY (R/W) REQUIREMENT FROM 50' TO 40'

The property is very narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by the new roadway serving the property, yielding less buildable area than a more regularly shaped and less impacted parcel. Applicant is trying to increase and enhance green space within the development. Increasing lot coverage allows applicant to keep smaller lot footprints and to create more landscaped grounds in the common areas.

EXEMPT INTERIOR SIDEWALK REQUIREMENT

Because its a low volume development, applicant proposing shared driveway and pedestrian walkway.

ALLOW UNDERGROUND DETENTION AREA UNDER ROADWAY.

Allows to preserve open space. Detention area would be commercial scale traffic rated detention system. Maintenance responsibility of detention system and roadway above would be responsibility of HOA.

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

Applying the standard R/W, sidewalk, and detention area requirements will restrict applicant's ability to enhance green space without providing any benefit to the City. All lot sizes are permitted under code. Restricting open areas and green space is a hardship.

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

The property is narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by a roadway serving the new homes. Staff has requested that applicant create larger "green" areas and applicant is attempting to satisfy that request. With the variances approved, over 30% of the master parcel will be available for Community Open Space. If interior sidewalks, a 50' R/W and an above ground detention pond are required, the amount of community open space and green space will be significantly reduced.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

The grant of this Variance would not cause any substantial detriment to the public good or impair the purpose and intent of the Zoning Code. Applicant is confident it can successfully market the homes with the increased maximum lot coverages. There is no external (outside the property) impact caused by the granting of the requested variances.

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: Pinnacle Builders Single Family Development

Contact Name: Jordan Barli Telephone: 770 209 2583

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.

<u>All those persons listed on Exhibit A attached.</u>	

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

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

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

Interested property owners may respond by mail, email, telephone or an in person meeting if requested.

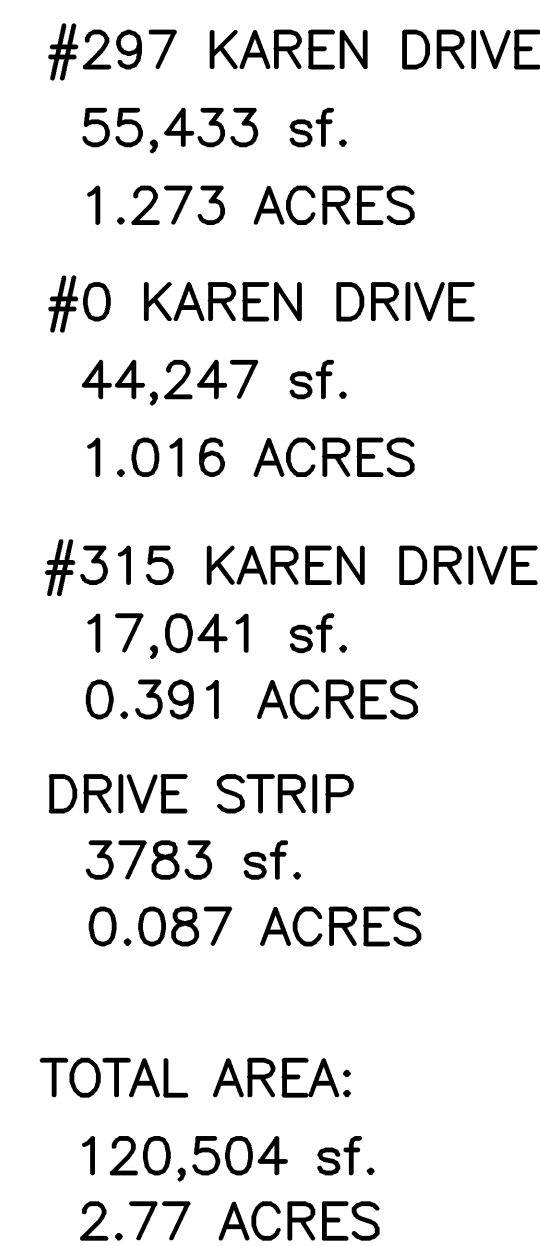
EXHIBIT "A"

1. COMCAST CABLE COMMUNICATIONS LLC
1701 JOHN F KENNEDY BLVD 1 COMCAST CENTER
PHILADELPHIA, PA 19103
2. BRIARGATE TOWNHOME ASSOC INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL, GA 30076
3. MSU LLC 308 NW 35TH ST
BOCA RATON, FL 33431
4. VLAHIOTIS JOHN & SOFIA
5310 HUNTERS OAK DR
ALPHARETTA, GA 30201
5. BROOKHAVEN DEKALB HOMES LLC
2885 REDDING RD NE
ATLANTA, GA 30319
6. ROZATI JAMAL
294 KAREN DR
ALPHARETTA, GA 30004
7. PERLING PARTNERS LLC
1048 WINDING BRANCH CT
ATLANTA, GA 30338
8. COUNTRY MANOR HOMES DEVELOPMENT CORP
296 S MAIN ST
ALPHARETTA, GA 30009

Equipment used: Topcon GTS-213 Total Station.

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER
THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA,
COMMUNITY PANEL NUMBER 13121C 0058 E. DATED 09/18/13

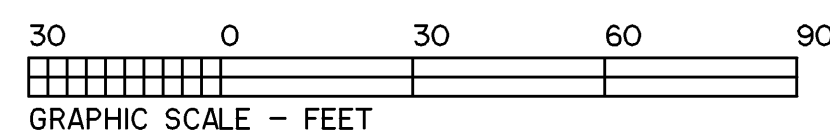
IFF = 1/2" REBAR FLOOR
 IPE = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 C.L. = CENTERLINE
 L.B. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.E.E. = SANTITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 WH = WHEEL
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 P.P. = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 E.E. = ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.F. = FINISHED FLOOR GARAGE
 B.C. = BACK OF CURB
 E.P. = EDGE OF PAVEMENT
 N.W. = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 --S-- = SANTITARY SEWER LINE/PIPE
 -X-X-X- = FENCE LINE
 -O- = OPEN DRAIN ZONE LINE
 -S- = STORM SEWER LINE/PIPE
 -W- = WATER LINE
 -G- = GAS LINE
 F.W. = FLOW MEASUREMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB GUARD FINDER
 L.S. = LIGHT STANDARD
 O.T. = OPEN TOP GUTTER
 O.P. = OPEN TOP FLOOR FOUND
 WD = WOOD DECK
 C. = CLEAN OUT
 ICV = IRRIGATION CONTROL VALVE
 W.W. = WATER METER
 G. = GUY WIRE





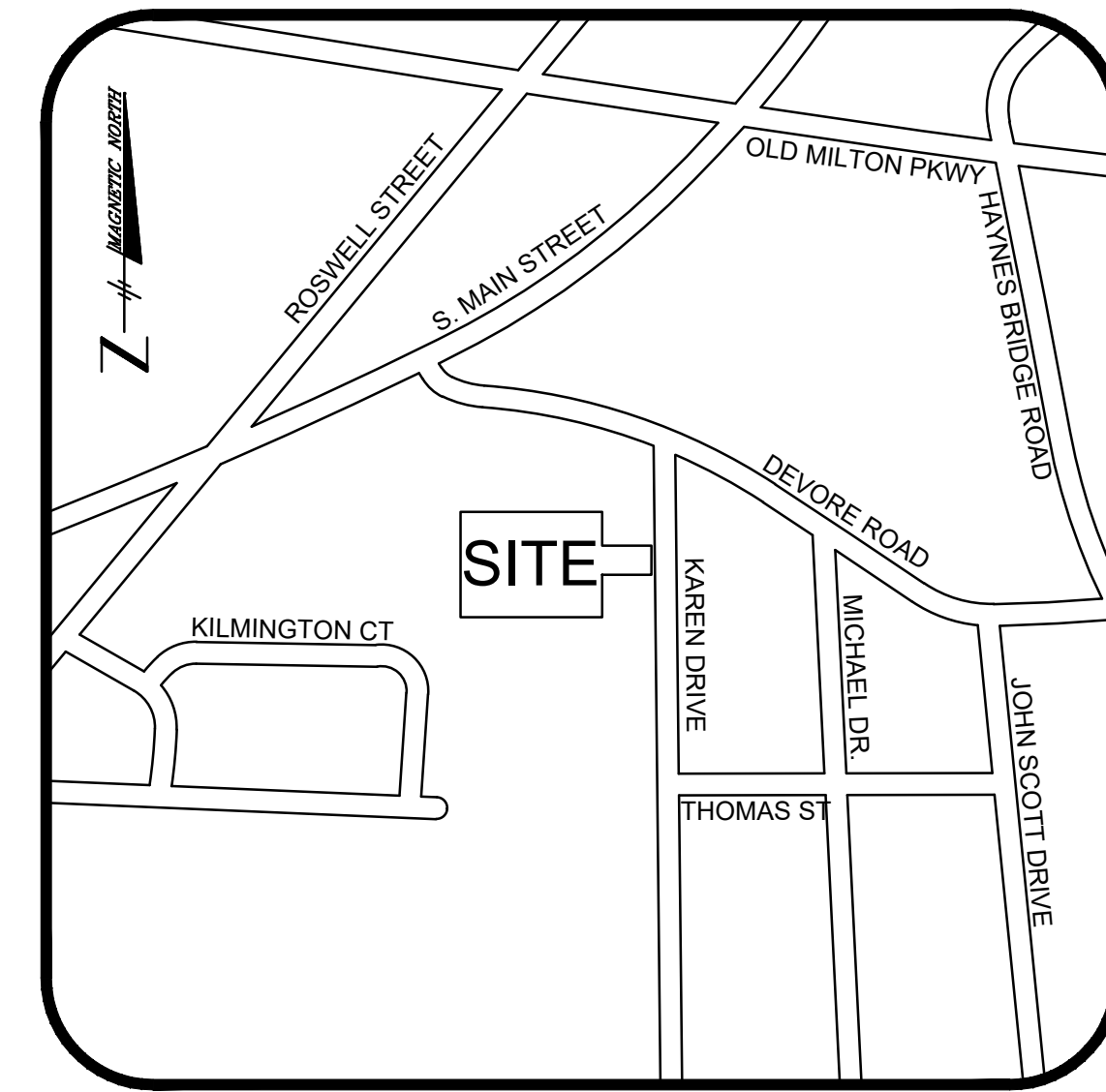
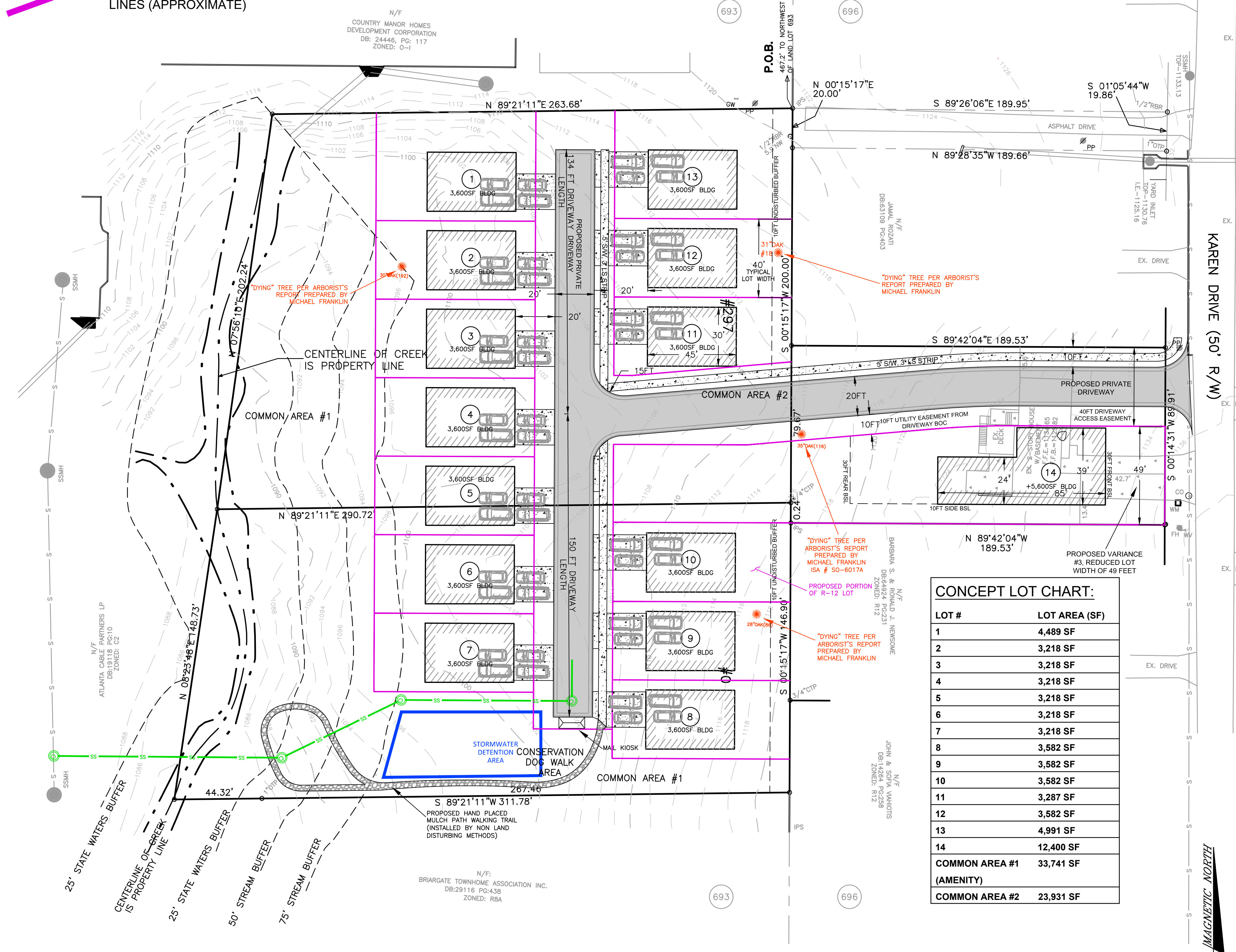
 ROBERT W. RICHARDSON, GA RLS #3419

02/26/24
 DA

ALPHA LAND SERVICES P.O. BOX 165 LOGANVILLE, GA 30052 CONTACT: ROBERT RICHARDSON PH: 770.696.4054 EMAIL: ROBERT@ALPHA-LS.COM		SURVEY FOR: KAREN DRIVE TRACTS	
REVISION: 12/27/23; 02/28/24		LAND LOT: 693 5 696 DISTRICT: 1ST FL: CTN COUNTY GEORGIA FIELD DATE: 03/22/22 PLAT DATE: 04/01/22	
REF. PLAT: PB. 75 P. 57		LOT: BLOCK: SUB: AREA = 2.77 ACRES JOB NO. 22157BT	

- SHADED AREAS REPRESENT
PROPOSED STANDARD DUTY
PAVEMENT CAPABLE OF SUPPORTING
A MINIMUM OF 75,000 LB VEHICLE
- PROPOSED SANITARY
SEWER SYSTEM
- PROPOSED STORMWATER
TREATMENT INFRASTRUCTURE
- PROPOSED FEE SIMPLE LOT
LINES (APPROXIMATE)



LOCATION MAP
NO SCALE

LAND USE NOTES:

- LOT INFORMATION:
 - PARCEL #1: 297 KAREN DRIVE
AREA: 1.273 ACRES = 55,433 SF
EXISTING ZONING: O-1
PROPOSED ZONING: DT-MU
 - PARCEL #2: 0 KAREN DRIVE
AREA: 1.016 ACRES = 44,247 SF
EXISTING ZONING: C-2
PROPOSED ZONING: DT-MU
 - PARCEL #3: 315 KAREN DRIVE
AREA: 0.391 ACRES = 17,041 SF
EXISTING ZONING: R-12 (NO CHANGE REQUESTED)
- PROPOSED DT-MU COMBINED LOT (0 AND 297 KAREN DRIVE)
 - a. NET LOT AREA: 1.27 + 1.016 = 2.289 ACRES = 99,709 SF
 - ZONING REQUIREMENTS (DETACHED HOUSE):
 - MINIMUM LOT AREA : 2,500 SF
 - MINIMUM LOT WIDTH: 25 FEET
 - MAXIMUM LOT COVERAGE: 80%
 - FRONT BUILDING SETBACK: 5 FT, 10 FT MAX. (VARIANCE REQ'D)
 - SIDE YARD MINIMUM: 0 FT
 - REAR YARD MINIMUM: 6 FT
 - MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FT
- SCOPE OF CONSTRUCTION:

PROPOSED PROJECT CONSISTS OF 14 PROPOSED 3 STORY RESIDENTIAL HOMES AND ASSOCIATED ACCESS AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
- AMENITY AREA SUMMARY:

COMMON AREA #1 TO SERVE AS COMMUNITY AMENITY AREA FOR DOG WALK AND MULCH PATH PEDESTRIAN WALKING TRAILS.

 - MINIMUM REQUIRED AMENITY SPACE: 10%
 - PROPOSED AMENITY AREA: 33,741 SF
 - PROPOSED AMENITY PERCENTAGE: 33.8%
- REQUESTED VARIANCES:
 - VARIANCE REQUEST #1:
 - VARIANCE TO ALLOW FRONT LOADED GARAGE UNITS ON LOTS 1-13 WITHIN DT-MU PROPOSED ZONING.
 - VARIANCE REQUEST #2:
 - VARIANCE TO ALLOW 0 FT SIDE CORNER SETBACK ON PROPOSED LOT #14 WHICH IS TO REMAIN R-12 ZONING.
 - VARIANCE REQUEST #3:
 - VARIANCE TO ALLOW A NARROWER LOT WIDTH AT FRONTAGE RIGHT OF WAY OF 49 FT ON LOT #14 WHICH IS TO REMAIN R-12 ZONING.

CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,287 SF
12	3,582 SF
13	4,991 SF
14	12,400 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,931 SF

SITE CONCEPT PLAN
FOR
297 KAREN DRIVE

LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

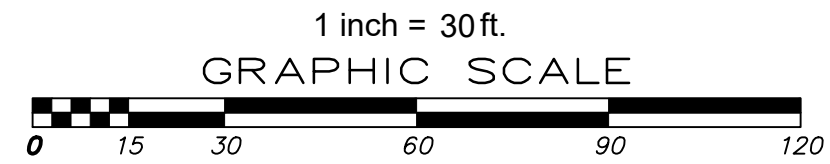
OWNER/DEVELOPER:

CONTACT:

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

Project	Sheet
230329	CP
Date	3/29/2023
Scale	1"=30'





ELEVATION 3

FRENCH ECLECTIC ARCHITECTURE

ELEVATION 2

FOLK VICTORIAN ARCHITECTURE

ELEVATION 1

ITALIANTE ARCHITECTURE









Tree Inventory Sheet @ 297 Karen Dr

DBH 1 = < 10in. 2 = 10 - 24in. 3 = > 24in.

Health 1 = good 2 = fair 3 = poor 4 = dead

Site Cond. 1 = undisturbed

Tree #	Species	DBH	Health	Site Cond	Comments
1	Dogwood	8"/8"	3	1	multi-stem severe decay in trunk, boundary tree #1 on site map
2	Oak	6"	2	1	boundary tree
3	Pine	24"	1	1	boundary tree
4	Oak	26"	2	1	boundary tree
5	Oak	7"/7"	2	1	multi-stem
6	Oak	6"/5"	2	1	multi-stem
7	Oak	6"	2	1	boundary tree
8	Oak	6"	2	1	boundary tree
9	Oak	7"	2	1	multi-stem, boundary tree
10	Oak	6"	2	1	boundary tree
11	Dogwood	7"	2	1	boundary tree
12	Oak	25"	2	1	boundary tree
13	Pine	20"	2	1	boundary tree
14	Pine	19"	2	1	boundary tree
15	Oak	7"	2	1	boundary tree
16	Pine	19"	2	1	boundary tree
17	Pine	30"	2	1	boundary tree
18	Oak	31"	2	1	*****See Notes*****
19	Birch	6"	2	1	
20	Sweetgum	6"	2	1	
21	Oak	6"	2	1	
22	Oak	8"	2	1	
23	Oak	18"	4	1	Dead # 2 on site map

24	Oak	16"	2	1	
25	Oak	8"	2	1	
26	Oak	16"	2	1	
27	Oak	10"	2	1	
28	Oak	13"	2	1	
29	Oak	20"	2	1	
30	Oak	22"	2	1	
31	Oak	15"	2	1	
32	Oak	21"	2	1	
33	Oak	16"	2	1	
34	Oak	20"	2	1	
35	Oak	15"	2	1	
36	Oak	17"	2	1	
37	Sweetgum	15"	2	1	
38	Sweetgum	19"	2	1	
39	Oak	8"	2	1	
40	Oak	14"	2	1	
41	Oak	16"	2	1	
42	Oak	14"	2	1	
43	Poplar	11"	2	1	
44	Oak	19"	2	1	
45	Oak	16"	2	1	
46	Poplar	7"	2	1	
47	Poplar	7"	2	1	
48	Poplar	16"	2	1	
49	Poplar	11"	2	1	
50	Oak	14"	2	1	
51	Poplar	10"	2	1	
52	Sweetgum	17"	2	1	
53	Poplar	7"	2	1	
54	Poplar	13"	2	1	
55	Oak	13"	2	1	
56	Hickory	9"	2	1	
57	Oak	42"	4	1	large cavity and severe decay in trunk (dying) #12 on site map
58	Hickory	9"	2	1	

59	Oak	6"	2	1	
60	Oak	18"	2	1	
61	Oak	10"	2	1	
62	Oak	19"	4	1	dead #13 on site map
63	Hickory	10"	2	1	
64	Oak	11"	2	1	
65	Oak	9"	2	1	
66	Magnolia	6"	1	1	
67	Oak	23"	2	1	
68	Oak	21"	2	1	
69	Oak	19"	2	1	
70	Oak	25"	2	1	
71	Oak	19"	2	1	
72	Oak	9"	2	1	
73	Oak	17"	2	1	
74	Oak	17"	2	1	
75	Oak	10"	2	1	
76	Oak	26"	2	1	
77	Oak	25"	2	1	
78	Oak	18"	2	1	
79	Oak	12"	4	1	dead #14 on site map
80	Oak	10"	2	1	
81	Oak	11"	2	1	
82	Oak	11"	2	1	
83	Oak	16"	2	1	
84	Hickory	14"	2	1	
85	Oak	12"	2	1	
86	Oak	28"	2	1	
87	Oak	9"	2	1	
88	Oak	20"	2	1	
89	Oak	9"	2	1	
90	Oak	13"	2	1	
91	Oak	10"	2	1	
92	Oak	12"	2	1	
93	Poplar	15"	2	1	

94	Poplar	14"	2	1	
95	Poplar	6"	2	1	
96	Poplar	19"	2	1	
97	Poplar	10"	2	1	
98	Oak	8"	2	1	
99	Poplar	13"	2	1	
100	Oak	9"	2	1	
101	Hickory	11"	2	1	
102	Sweetgum	17"	2	1	
103	Poplar	16"	2	1	
104	Poplar	8"	2	1	
105	Poplar	11"	2	1	
106	Oak	22"	4	1	dead # 11 on site map
107	Pine	19"	2	1	
108	Poplar	13"	2	1	
109	Oak	9"	4	1	dead #10 on site map
110	Poplar	16"	2	1	
111	Poplar	20"	2	1	
112	Poplar	10"	2	1	
113	Poplar	9"	2	1	
114	Poplar	9"	2	1	
115	Poplar	14"/15"	2	1	multi-stem
116	Oak	35"	2	1	
117	Oak	19"	4	1	dead # 9 on site map
118	Pine	18"	4	1	dead # 8 on site map
119	Pine	20"	2	1	
120	Pine	16"	2	1	
121	Pine	17"	2	1	
122	Pine	27"	2	1	
123	Oak	8"	4	1	severe lean # 3 on site map
124	Pine	20"	4	1	severe lean # 4 on site map
125	Oak	17"	4	1	severe lean # 5 on site map
126	Pine	20"	4	1	severe lean # 6 on site map
127	Pine	14"	4	1	severe lean # 7 on site map

*****					Trees # 18 -127 are all in proposed area of development and are to be removed due to construction.
128	Oak	18"	2	1	Stormwater Detention Area
129	Oak	28"	2	1	
130	Oak	27"	2	1	
131	Oak	11"	2	1	
132	Hickory	13"	2	1	
133	Hickory	26"	2	1	
134	Hickory	16"	2	1	
135	Oak	25"	4	1	dead # 15 on site map
136	Oak	9"	2	1	
137	Oak	24"	2	1	
138	Oak	15"	2	1	
139	Oak	17"	2	1	
140	Oak	20"	2	1	
141	Oak	23"	2	1	
142	Hickory	11"	2	1	
143	Oak	13"	2	1	
144	Oak	33"	2	1	
145	Oak	10"	2	1	
146	Sweetgum	13"	2	1	Located within 75' stream buffer, trees will not be impacted
147	Sweetgum	11"	2	1	
148	Hickory	7"	2	1	

149	Sweetgum	21"	2	1	
150	Oak	13"	2	1	
151	Oak	14"	2	1	
152	Oak	17"	2	1	
153	Oak	9"	2	1	
154	Oak	20"	2	1	
155	Oak	17"	2	1	
156	Oak	19"	2	1	
157	Oak	22"	2	1	
158	Oak	13"	2	1	
159	Sweetgum	24"	2	1	
160	Oak	24"	2	1	
161	Oak	22"	2	1	
162	Oak	8"	2	1	
163	Oak	23"	2	1	
164	Oak	15"	2	1	
165	Oak	19"	2	1	
166	Sweetgum	16"	2	1	
167	Oak	12"	2	1	
168	Sweetgum	24"	2	1	
169	Oak	7"	2	1	
170	Oak	7"	2	1	
171	Oak	24"	2	1	
172	Oak	23"	2	1	
173	Oak	10"	2	1	
174	Oak	7"	2	1	
175	Oak	10"	2	1	
176	Oak	20"	2	1	
177	Oak	14"	2	1	
178	Sweetgum	16"	2	1	
179	Oak	12"	2	1	
180	Oak	32"	2	1	
181	Sweetgum	15"	2	1	
182	Oak	22"	2	1	
183	Pine	21"	1	1	

184	Oak	29"	2	1	
185	Oak	31"	2	1	
186	Oak	32"	2	1	
187	Oak	17"	2	1	
188	Oak	10"	2	1	
189	Oak	16"	2	1	
190	Oak	9"	2	1	
191	Oak	14"	2	1	
192	Oak	30"	2	1	
193	Oak	29"	2	1	
194	Oak	14"	2	1	
195	Oak	15"	2	1	
196	Oak	7"	2	1	
197	Oak	23"	2	1	
198	Oak	17"	2	1	
199	Oak	17"	2	1	
200	Poplar	13"	2	1	
201	Oak	16"	2	1	
202	Hickory	12"	2	1	
203	Oak	11"	2	1	
204	Oak	23"	2	1	
205	Oak	6"	2	1	
206	Pine	13"	1	1	boundary tree
207	Oak	11"	2	1	boundary tree
208	Oak	9"	2	1	boundary tree
209	Sweetgum	9"	2	1	boundary tree

Michael R. Franklin

ISA Certified Arborist

ISA # SO – 6017A

TRAQ Certified

225-324-9788

Mfranklin18@hotmail.com

Date of Visit: December 13, 2023

Property Owner: Yoni Mizrahi
297 Karen Dr
Alpharetta, GA 30009

Assignment:

Assess the property to locate any dead or dying trees. Identify the size, species, and location of any of the trees found and mark the trees with a ribbon for easy identification. Once trees are identified, compile a list with an accompanying site map of the property.

Findings:

The following is a list of trees found on the property that are dead, dying, or pose a structural defect in the individual tree.

1. Dogwood	8"/8"	multi-stem, severe decay in the trunk
2. Oak	16"	Dead
3. Oak	8"	leaning > 20°
4. Pine	20"	leaning > 20°
5. Oak	17"	leaning > 20°
6. Pine	20"	leaning > 20°
7. Pine	14"	leaning > 20°
8. Pine	18"	minimal top (lion tail) dying, ivy in top
9. Oak	19"	dead
10. Oak	9"	dead
11. Oak	22"	dying, severe decay in trunk
12. Oak	42"	dying, severe decay in the trunk, large cavity
13. Oak	19"	dead
14. Oak	18"	dead
15. Oak	25"	dead
16. Oak	28"	dying, bark coming off tree (#86 on survey)
17. Oak	35"	dying, overcome with ivy (#116 on survey)
18. Oak	31"	dying, overcome with ivy (#18 on survey)

19. Oak

30"

dying, (#192 on survey)

All trees that are identified on this list are marked with an orange ribbon around the trunk.



Arrows show the significant lean in trees #3-7



The above photographs are of the 42" Oak (Tree #12 on the list above)

Conclusions:

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that the tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists or seek additional advice.

Certification:

I certify that all the statements made in this report are true, complete, and correct to the best of my knowledge and are made in good faith.

Michael R. Franklin
ISA # SO-6017A
Certified Tree Risk Assessor



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-24-04/MP-24-07/Z-24-12 EPIC DESIGN & BUILD/UPPER HEMBREE TOWNHOMES

PLANNING COMMISSION: SEPTEMBER 5, 2024

CITY COUNCIL: SEPTEMBER 30, 2024

II. STAFF RECOMMENDATION:

Deny CLUP-24-04/MP-24-07/Z-24-12 Epic Design & Build/Upper Hembree Townhomes request for comprehensive land use plan amendment, master plan amendment, and rezoning.

If approval is considered, the following conditions are recommended:

1. The 1.127-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the site plan prepared by LDP Design Group, revised 7/30/24, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Maximum density shall not exceed 6.21 dwelling units per acre.
4. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in the George Oswald Jr. Master Plan.
5. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff.
6. There shall be no impacts within the 15' natural buffer along the west, south and east property lines and buffer shall be replanted where sparse, with final approval by Staff.
7. Developer shall provide a minimum 15' undisturbed buffer along the north property line adjacent to Alpha Medical Plaza. The buffer shall be averaged to offset the encroachment of the alley on the eastern side of the property. Existing trees shall be preserved, where possible, and the remaining areas planted to City buffer standards, with final approval by Staff.
8. In order to accommodate safe passage, developer shall re-align the shared driveway on the adjacent property to the north, with final approval by Staff. A sidewalk connection shall be provided along the shared driveway between the subject property and the sidewalk along Upper Hembree Road, with final approval by Staff.
9. During the LDP review, developer shall provide AutoTURN simulation results illustrating safe vehicular movements of all vehicular classifications can be made with the proposed roadway widths on either side of the stub outs, as approved by Staff.
10. Alley shall be private and maintained by the HOA. Decorative lighting shall be required throughout the development.
11. Developer shall save trees as depicted on the site plan prepared by LDP Design Group, revised 7/30/24. In addition, developer shall save the following trees: #68 (16" hardwood), #124 (10" hardwood), #164 (10" hardwood), and #167 (19" hardwood). CRZ impacts shall not exceed 20%, as approved by Staff.
12. Developer shall make reasonable efforts to tie directly to an existing stormwater pipe including obtaining easements and agreements from the neighboring property. If direct tie-in is unavailable, developer shall seek written permission to place the outfall pipe off-site as depicted on the site plan. If permission is not granted for the off-site outfall pipe, daylighting the pond outfall pipe shall be done at least 20' from the property line. Stormwater management shall not be placed in an underground system.
13. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Epic Design & Build, LLC, is requesting a comprehensive land use plan amendment, master plan amendment, and rezoning to allow for the construction of seven (7) 'For-Sale' townhomes on 1.127 acres. The applicant requests a comprehensive land use plan amendment from 'Professional Business Office' to 'High Density Residential' and a rezoning from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the George Oswald Jr. Master Plan. The subject property is located at 0 Upper Hembree Road on the south side of Upper Hembree Road and west of Harris Road.

DISCUSSION

The submitted request, if approved, would allow for the development of seven (7) 'For-Sale' townhomes on 1.127 acres. The proposed density is 6.21 dwelling units per acre. The applicant requests a comprehensive

land use plan amendment from 'Professional Business Office' to 'High Density Residential' and a rezoning from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the George Oswald Jr. Master Plan. The subject property is located at 0 Upper Hembree Road on the south side of Upper Hembree Road and west of Harris Road.

The George Oswald, Jr. Master Plan was approved in 1988 as a 2.9-acre office condominium development. Two (2) former residential structures were converted to office buildings in Phase 1 of the development. Although never developed, Phase 2 contemplated three (3) additional small office buildings on the rear portion of the property.

The undeveloped property is wooded and has access through an office condominium development, Alpha Medical Plaza, located at 1105 & 1115 Upper Hembree Road. Sanitary sewer and stormwater pipes have been extended through the property. Surrounding properties are zoned O-I to the north and east, and City of Roswell is located to the south and west. Alpha Medical Plaza is located to the north, Taylor Oaks subdivision is located to the west and south, and Austin Dental of Roswell is located to the east. The comprehensive land use plan designation of the property is 'Professional Business Office'. The applicant proposes a change to the future land use designation to 'High Density Residential'.

SITE PLAN

The submitted site plan depicts seven (7), two (2) story over basement townhome units in a single building with access from an existing shared driveway off Upper Hembree Road. The property does not have frontage on Upper Hembree Road and relies on a 30' common ingress/egress easement for vehicular access over an existing driveway for the Alpha Medical Plaza. The driveway was laid out to serve an office condominium development, not a residential development. The site plan depicts realignment of the existing off-site driveway and a five-foot (5') sidewalk on the east side of the driveway connecting the proposed development to Upper Hembree Road. Townhomes are proposed to be front-loaded with a minimum lot width of 30'. A private alley serves each townhome unit, and the building complies with the 65' building setback required along Upper Hembree Road. A fifteen-foot (15') natural buffer, required by the Master Plan, is depicted along the west, south and east property lines.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum ten-foot (10') by eighteen-foot (18') driveway for a total of 21 parking spaces. Each home has two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in the code-compliant driveway, for a total of 28 parking spaces. Three (3) additional guest parking spaces are provided on the west side of the alley.

The property is heavily wooded, consisting of a mix of hardwoods and pines. Tree saves are depicted in the fifteen-foot (15') natural buffers, as well as along the north property line. A walled stormwater pond is proposed on the west side of the townhome building. A 48" pipe located at the rear of the property provides stormwater management for the adjacent Alpha Medical Plaza property to the north.

RENDERINGS

According to the applicant, townhome units will be three (3) bedroom, two and a half (2-½) bath, and approximately 2,300 square feet (not including the unfinished basement). Renderings were provided by the applicant depicting the two (2) story townhomes with brick or stone on the front façade. The side and rear elevations are depicted to be board and batten.

TRAFFIC

Staff calculated vehicular trips and estimates that the seven (7) townhome units would generate four (4) AM Peak Hour trips and five (5) PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 8 For-Sale Townhome Units

School	Single Family Average #
Hembree Springs Elementary School	0 to 1 students
Elkins Pointe Middle School	0 to 1 students
Milton High School	0 to 1 students
TOTAL	0 to 3 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 3 school age children. Numbers provided by Fulton County Schools show that Milton High School is currently over capacity.

COMPREHENSIVE LAND USE PLAN AMENDMENT REVIEW CRITERIA

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: Current CoStar data reflects a City-wide office vacancy rate of 23.2%; however, the City’s office condominium market has a much lower vacancy rate of 2.5%. Therefore, there is demand for the office condominium use developed on the adjoining property to the north and approved for the subject property.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is inconsistent with the following goals, policies, and strategies in the 2040 Comprehensive Plan:

H Strategy 1.4: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Strategy 1.5: Prioritize high density development to locate in the North Point area and limit high density development in other areas of the City. Base high density development approvals on the availability of adequate infrastructure, such as schools, roads, sidewalks, utilities, etc.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support high quality residential product.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change to allow a residential use would have impacts on schools and parks and recreation.

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

Response: Current CoStar data reflects a City-wide office vacancy rate of 23.2%; however, the City's office condominium market has a much lower vacancy rate of 2.5%. Therefore, there is demand for the office condominium use developed on the adjoining property to the north and approved for the subject property.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The low vacancy rate in the City's office condominium market reflects a demand for that use which is developed on the adjoining property to the north and approved on the subject property.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING CHANGES AND MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment or 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 City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property. The requested rezoning is not supported by the future land use designation of the property, which is 'Professional Business Office'.

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

Response: The proposed development would adversely impact the natural environment if tree saves were not provided.

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

Response: The property is zoned O-I and allows medical and professional office by-right. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The zoning proposal to allow a residential use would have impacts on schools and parks and recreation.

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

Response: Not applicable.

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

Response: The zoning proposal does not reflect a reasonable balance. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The property is zoned O-I and allows medical and professional office. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The comprehensive land use plan designation of the property is 'Professional Business Office', which requires an amendment to allow the applicant's proposal.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, master plan amendment, and rezoning. The proposal conflicts with goals, policies, and strategies in the Horizon 2040 Comprehensive Plan and the City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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 adjacent and nearby residents had questions and concerns, including whether or not a buffer would be provided along the rear property line, concern over stormwater runoff, request that the rear property line be marked, request that a fence be provided along the rear property line, and questions about the size of the townhomes. The applicant provided two (2) letters of support from the adjacent property to the north.

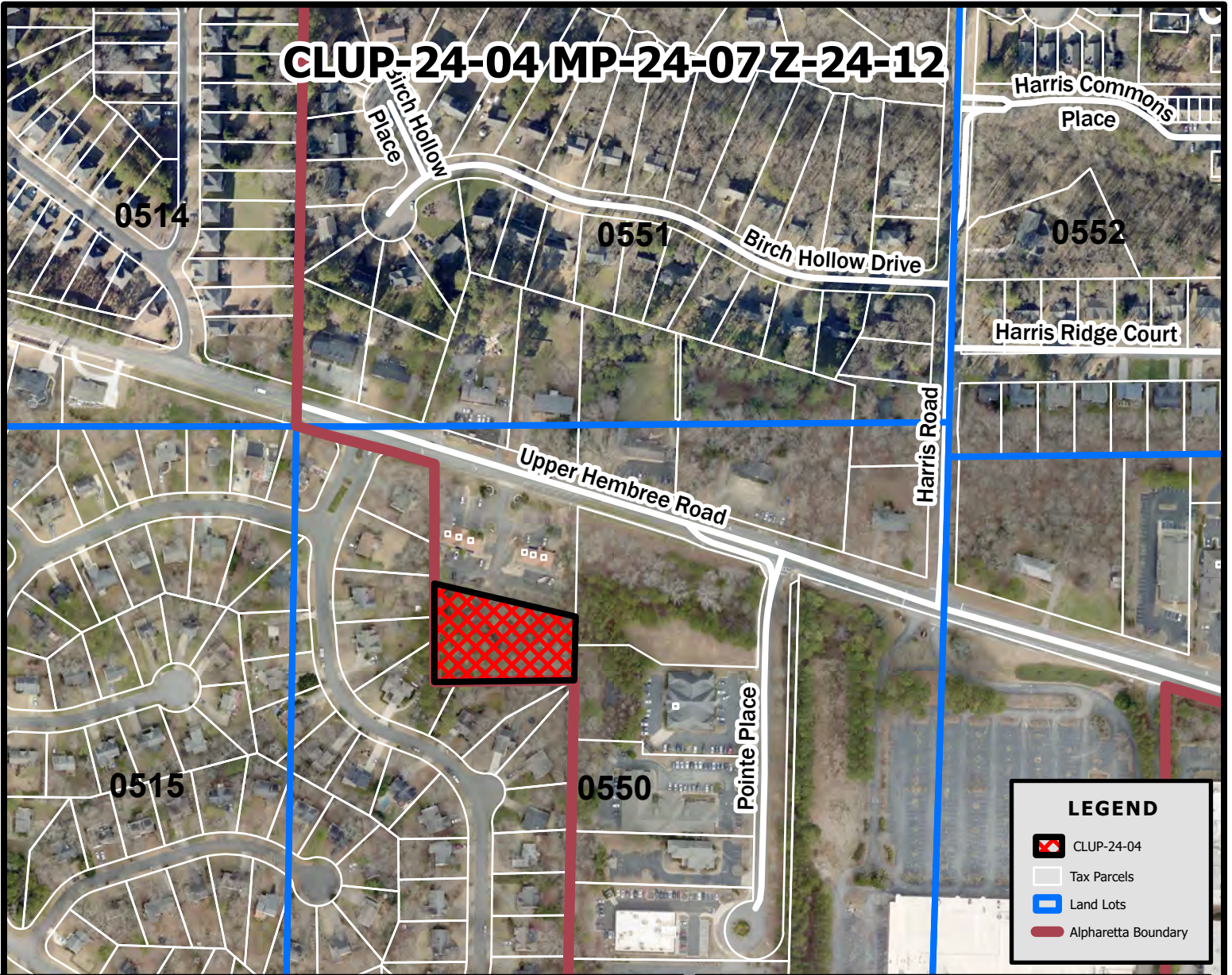
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 12, 2024. There was one (1) public comment requesting that the south property line be marked.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan & Tree Information
- CZIM
- Citizen Part B
- Application

CLUP-24-04 MP-24-07 Z-24-12



LEGEND

-  CLUP-24-04
-  Tax Parcels
-  Land Lots
-  Alpharetta Boundary

UPPR HEMBREE
RD

City of Alpharetta

CLUP-24-04 MP-24-07 Z-24-12

D/LL: 1/2/550

PC: 7/11/24

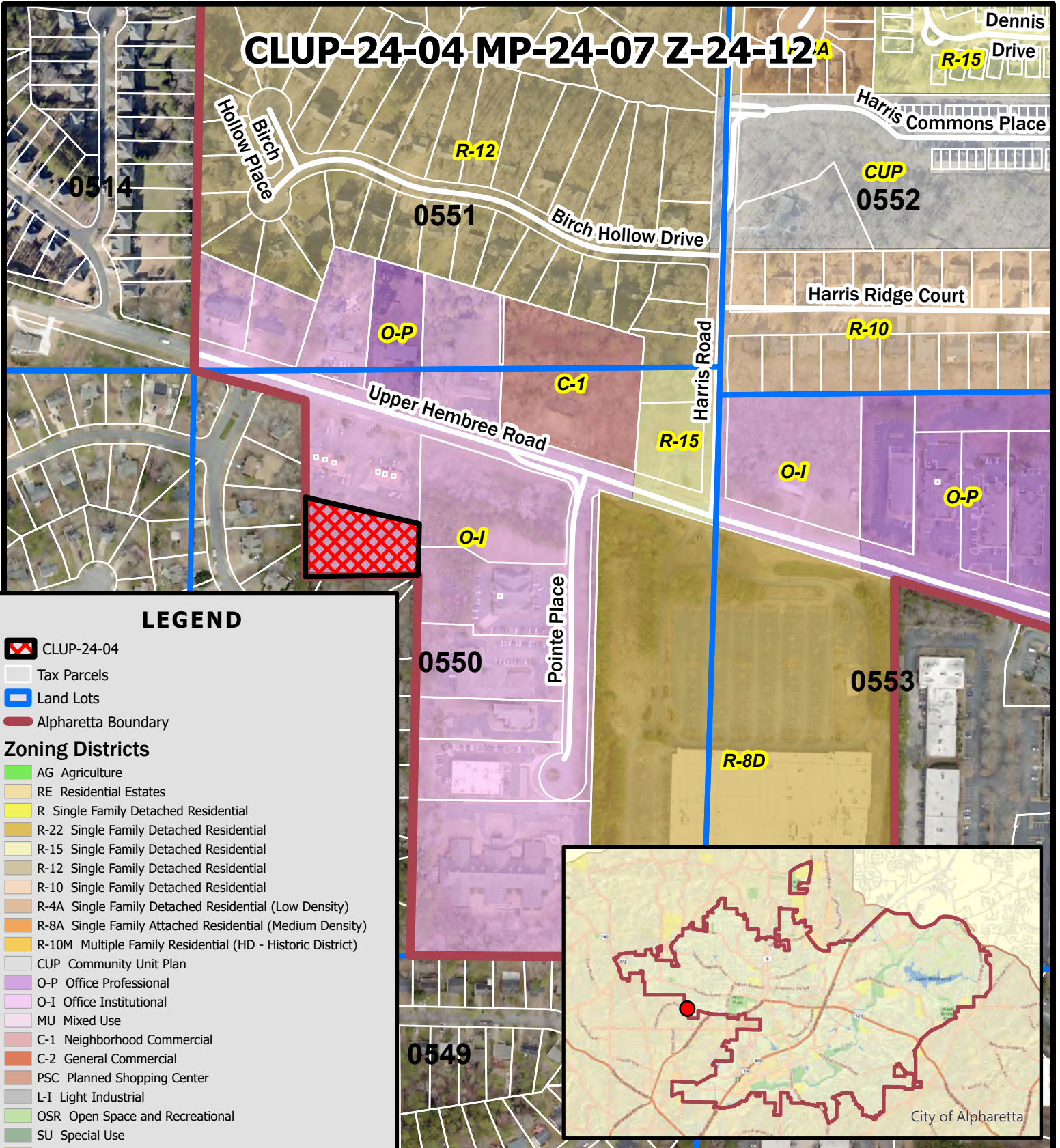
CC: 7/29/24



Aerial Map
Upper Hembree Townhomes
0 Upper Hembree Road

Location Map Provided by:
Community Development - GIS
Page 350 of 421

CLUP-24-04 MP-24-07 Z-24-12



LEGEND

CLUP-24-04

Tax Parcels

Land Lots

Alpharetta Boundary

Zoning Districts

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

CLUP-24-04 MP-24-07 Z-24-12

D/LL: 1/2/550

PC: 7/11/24

CC: 7/29/24

Zoning Map

Upper Hembree Townhomes

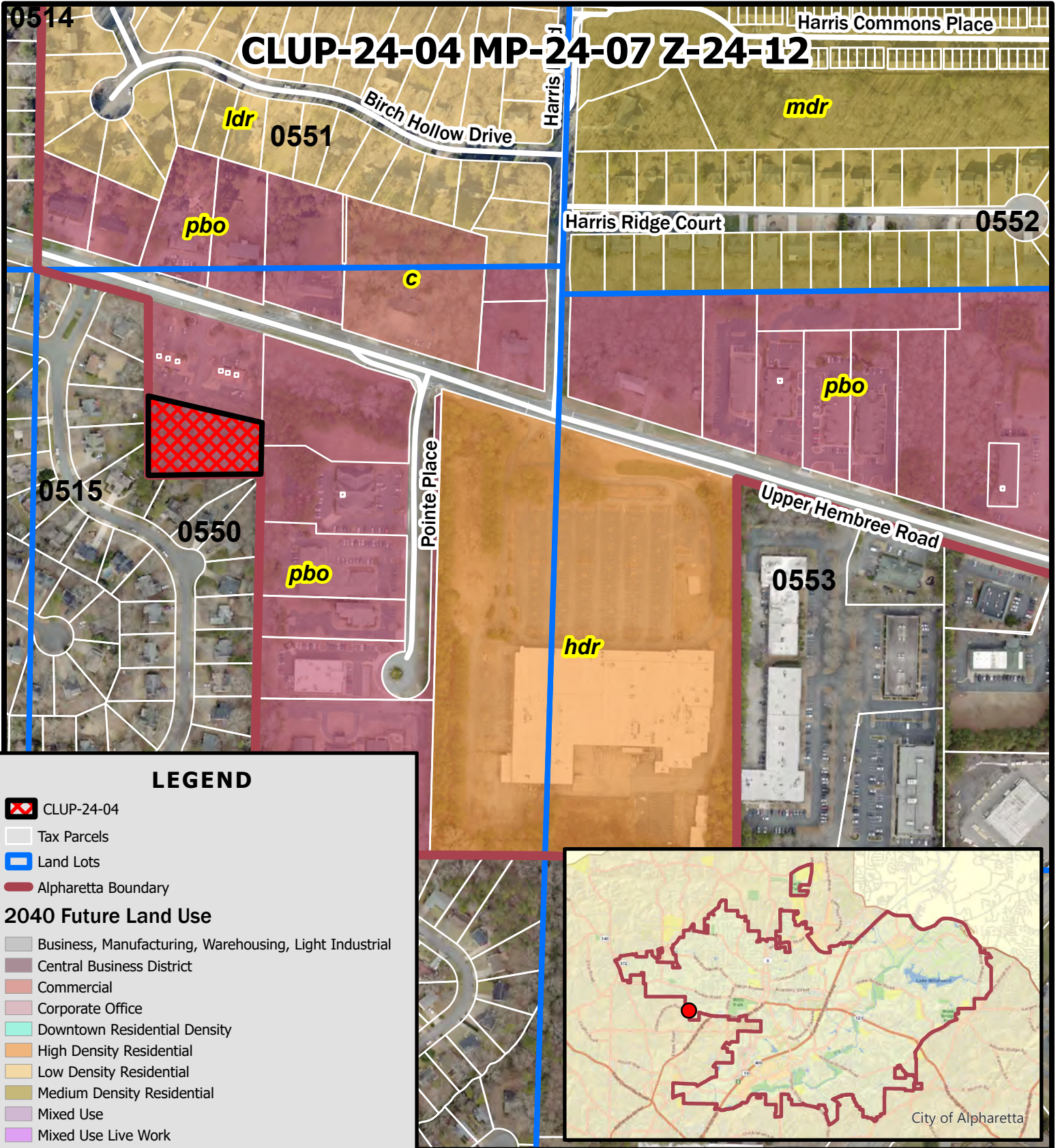
0 Upper Hembree Road



Location Map Provided by:
Community Development - GIS

Page 351 of 421

CLUP-24-04 MP-24-07 Z-24-12



LEGEND

CLUP-24-04

Tax Parcels

Land Lots

Alpharetta Boundary

2040 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

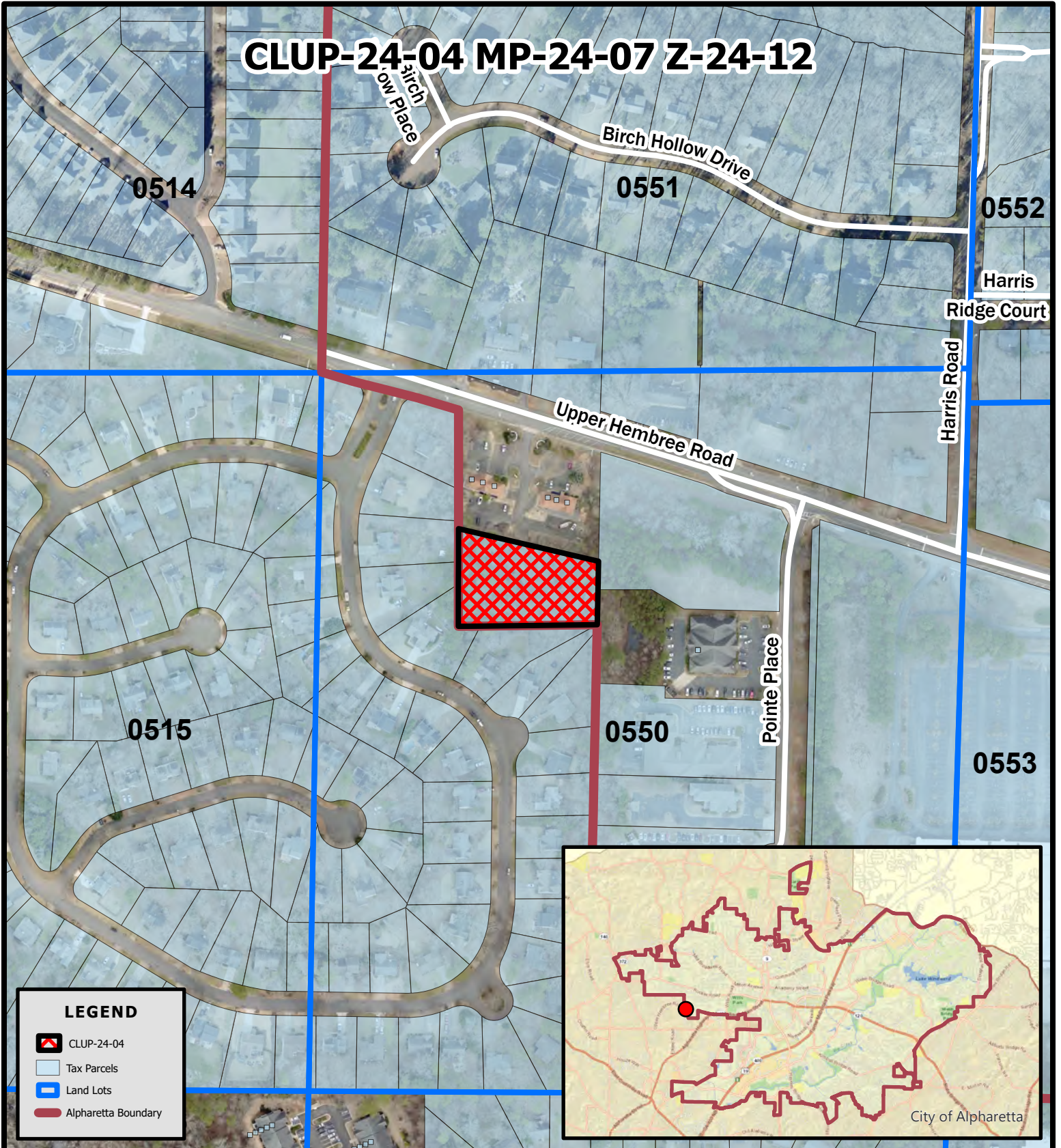
CLUP-24-04 MP-24-07 Z-24-12

D/LL: 1/2/550

PC: 7/11/24

CC: 7/29/24

CLUP-24-04 MP-24-07 Z-24-12



CLUP-24-04 MP-24-07 Z-24-12

D/LL: 1/2/550

PC: 7/11/24

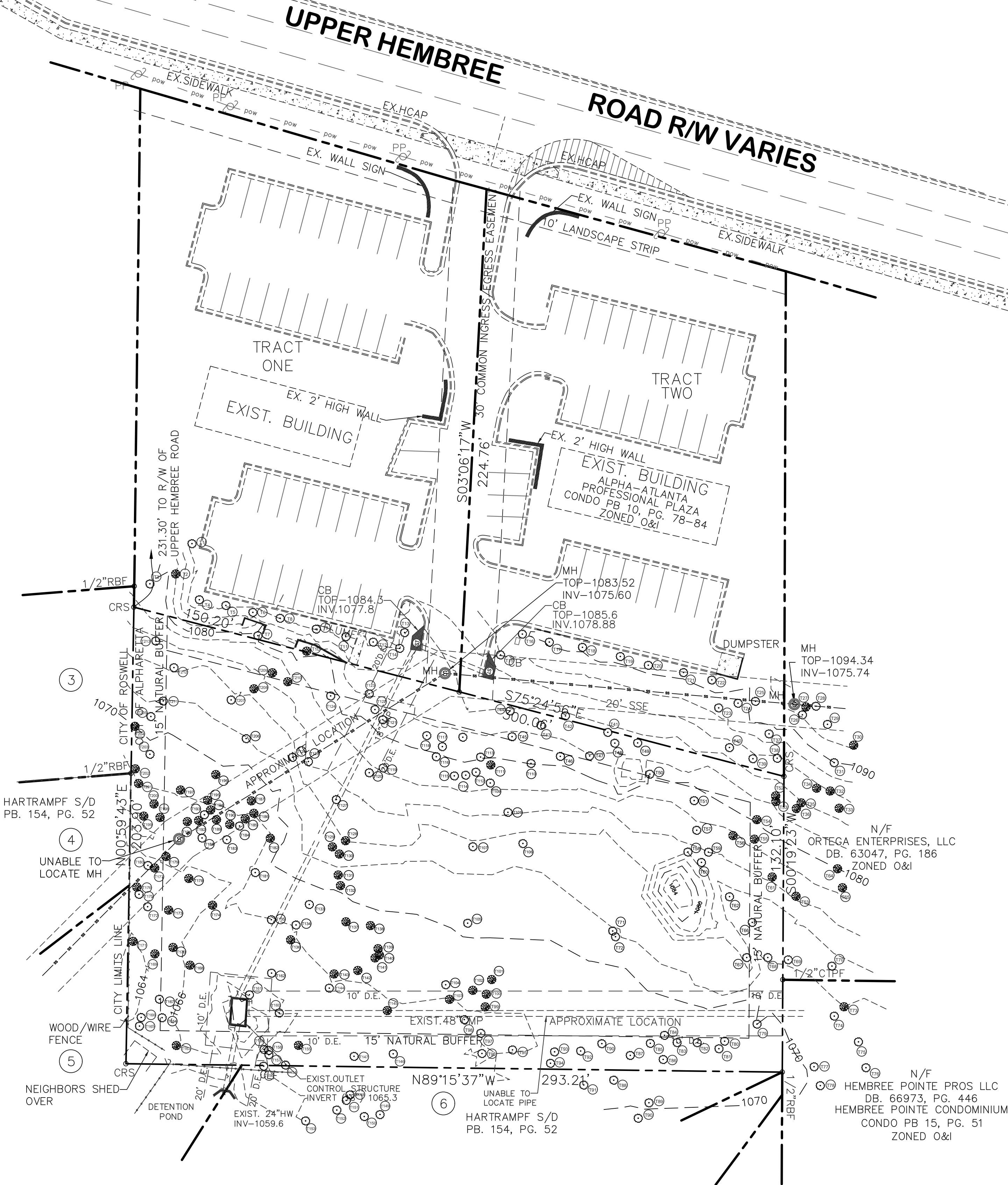
CC: 7/29/24

Location Map
Upper Hembree Townhomes
0 Upper Hembree Road



Location Map Provided by:
Community Development - GIS
Page 353 of 421

TREE TABLE			TREE TABLE			TREE TABLE		
#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH
T1	HW	10"	T81	HW	11"	T161	HW	6"
T2	PINE	20"	T82	HW	11"	T162	CHERRY	7"
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T10	PINE	19"	T90	HW	15"	T170	PINE	18"
T11	HW	19"	T91	HW	10"	T171	PINE	11"
T12	HW	12"	T92	POPLAR	25"	T172	POPLAR	17"
T13	RIVER BIRCH	21"	T93	POPLAR	19"	T173	PINE	19"
T14	RIVER BIRCH	26"	T94	SWEETGUM	13"	T174	PINE	14"
T15	HW	17"	T95	OAK	6"	T175	POPLAR	13"
T16	HW	7"	T96	POPLAR	15"	T176	PINE	17"
T17	HW	16"	T97	HW	14"	T177	PINE	8"
T18	HW	15"	T98	POPLAR	16"	T178	PINE	17"
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T32	PINE	7"	T112	HW	6"	T192	PINE	14"
T33	PINE	7"	T113	HW	7"	T193	OAK	8"
T34	PINE	8"	T114	HW	8"	T194	PINE	7"
T35	PINE	7"	T115	HW	8"	T195	PINE	14"
T36	PINE	10"	T116	HW	11"	T196	PINE	8"
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T63	PINE	9"	T143	PINE	9"			
T64	PINE	7"	T144	POPLAR	15"			
T65	PINE	9"	T145	PINE	17"			
T66	HW	15"	T146	HW	11"			
T67	OAK	23"	T147	HW	13"			
T68	HW	16"	T148	MAPLE	8"			
T69	HW	9"	T149	POPLAR	22"			
T70	HW	12"	T150	POPLAR	21"			
T71	HW	10"	T151	HW	7"			
T72	HW	10"	T152	HW	10"			
T73	PINE	17"	T153	HW	21"			
T74	HW	12"	T154	POPLAR	24"			
T75	MAPLE	11"	T155	PINE	19"			
T76	HW	8"	T156	POPLAR	13"			
T77	HW	8"	T157	POPLAR	11"			
T78	SWEETUM	17"	T158	HW	10"			
T79	POPLAR	20"	T159	HW	13"			
T80	MAPLE	13"	T160	POPLAR	9"			



100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004	

DRAWING ISSUE RECORD

DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

SHEET TITLE:

OVERALL EXISTING PLAN

LDP Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpsdesign2000@gmail.com

SURVEYOR

SCI DEVELOPMENT SERVICES
2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT: JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL: email@surveysconcepts.net

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI & AHSAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8051
PHONE: (770) 474-1555
epicdesign08@gmail.com

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NO. 19294
07/30/24

Date:

05/01/2024

PROJECT NUMBER:

Scale:

24-157

AS SHOWN

DRAWN:

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C-1.1

ENGINEER

HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL: ldpsdesign2000@gmail.com

GSWCC

24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL: ldpsdesign2000@gmail.com

GEORGIA811

Utilities Protection Center, Inc.
Know what's below. Call before you dig.
CALL: 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THEY MAY BE CHANGES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES.

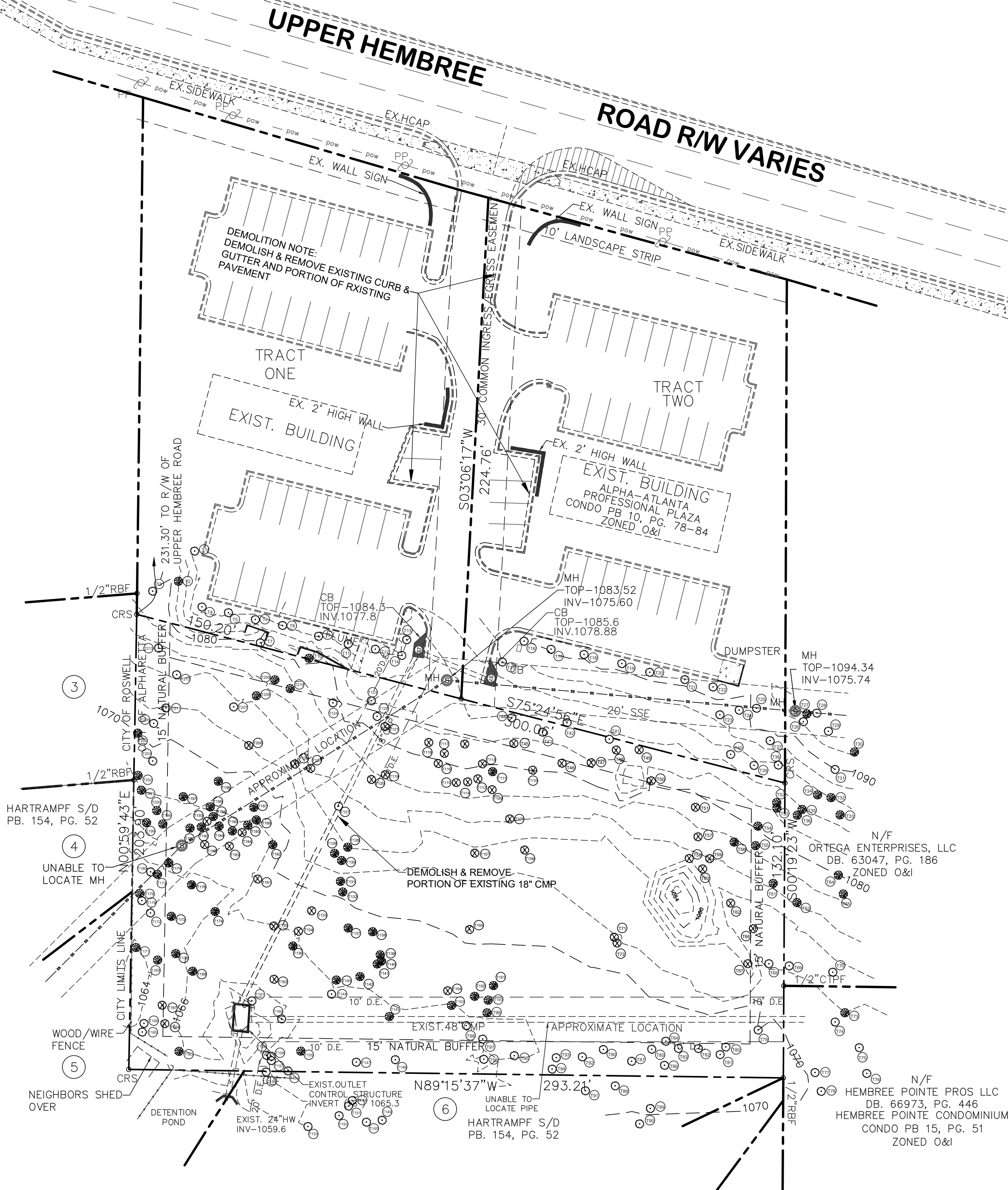
GSWCC

Georgian Soil and Water Conservation Commission
Hamid D. Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000018238
ISSUED: 10/13/2021
EXPIRES: 10/13/2024

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY:
SCI DEVELOPMENT SERVICES DATED 01/31/2024.

Tree Table			Tree Table			Tree Table		
#	Species	DBH	#	Species	DBH	#	Species	DBH
T1	HW	10"	T81	HW	11"	T161	HW	6"
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GENERAL:	
CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.
WATER SERVICE: FULTON COUNTY PUBLIC WATER.

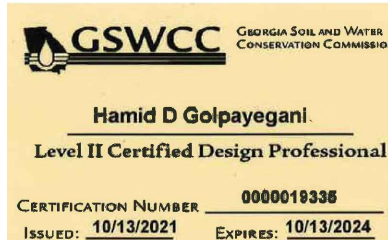
FRONT BUILDING LINE: (SEE PLAN)
 REAR BUILDING LINE: (SEE PLAN)
 SIDE BUILDING LINE: (SEE PLAN)

LOT ADDRESS:
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



**Know what's below.
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CALL: 811 OR 800-282-7411

THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSIGNS NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

SHEET TITLE:

DEMOLITION PLAN



**LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.**
ARCHITECTS, PLANNERS, ENGINEERS

**1150 LEA DRIVE
ROSWELL, GEORGIA 30076**
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdsgn2000@gmail.com

SURVEYOR
SCI DEVELOP
SERVICE

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveyconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

**EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI**

12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (866) 986-4051
PHONE: (773) 474-1555
epichomesdb@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: _____ Scale: _____

24 157	AS SHOWN
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GRAND TOTAL

CHECKED: H.G.

ISSUED:

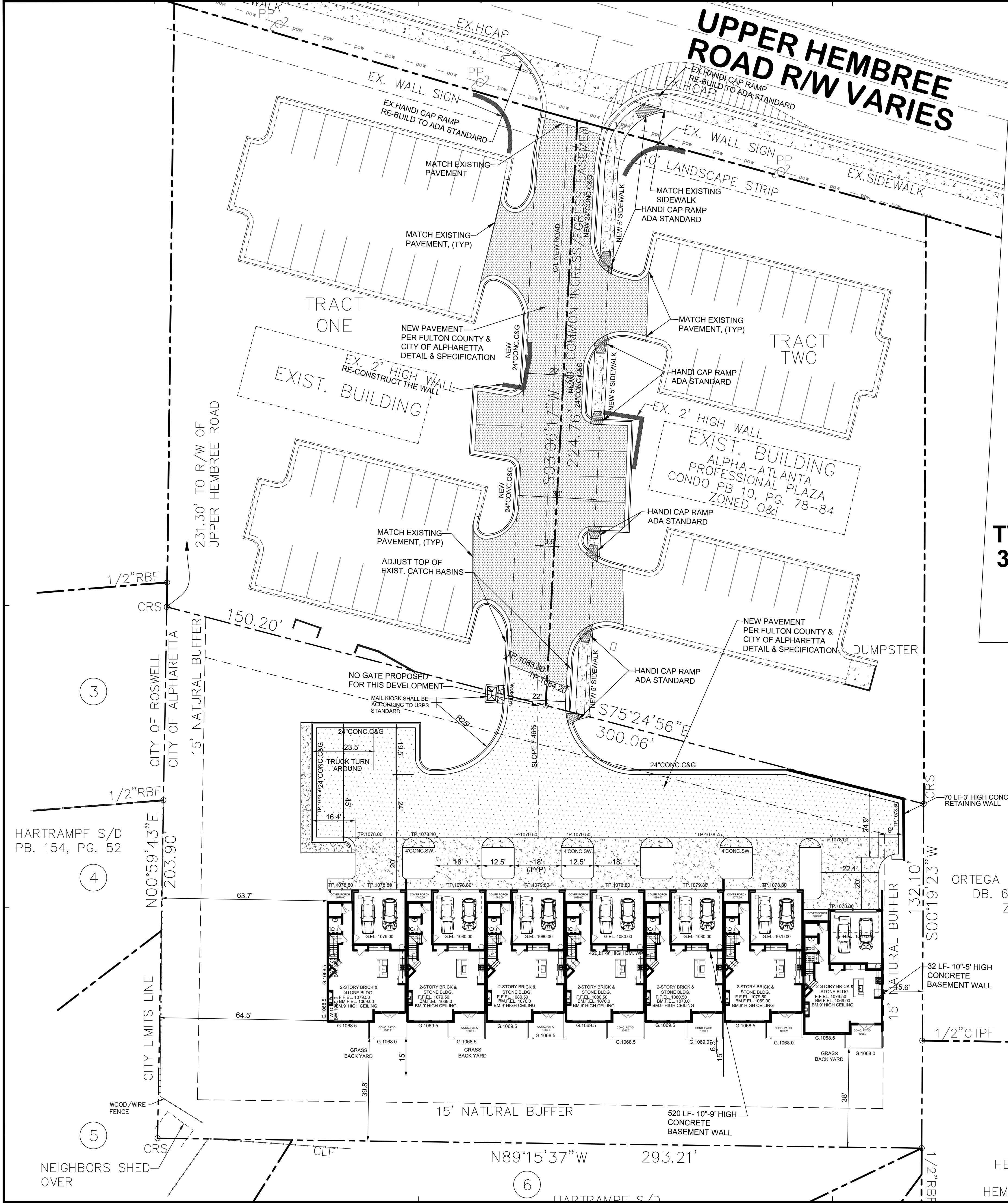
SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C 12

C-1.2

C-1.2



EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF ALPHARETTA ORDINANCE.

H.V.A.C. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

CITY OF ALPHARETTA NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013. FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

EROSION CONTROL NOTE:

ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY ON-SITE INSPECTOR.

CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE VEHICLE. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

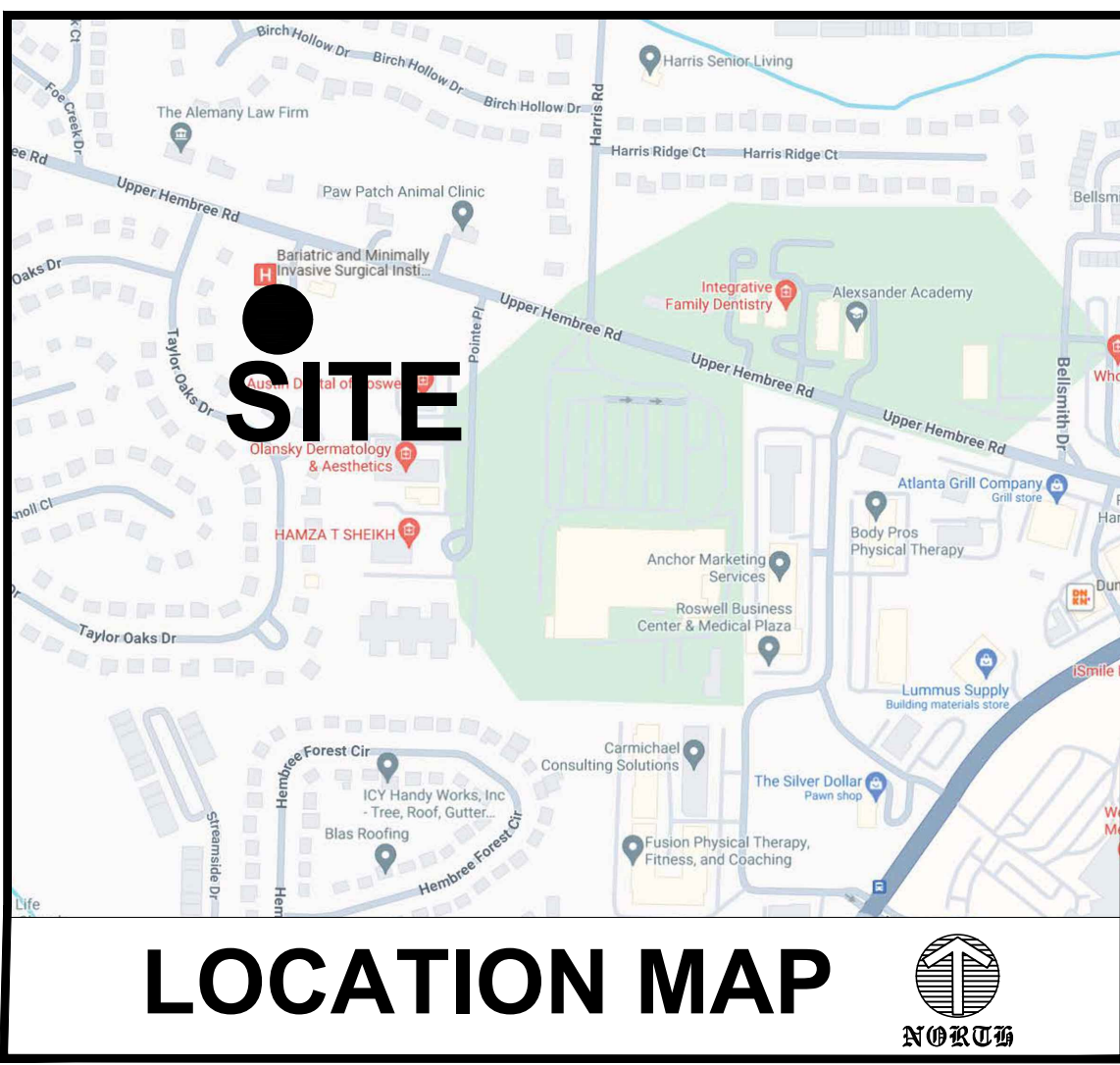
STORM WATER FACILITY AS-BUILT NOTE:

AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

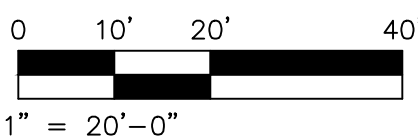
REQUEST ZONING: TOWNHOMES, R-8A/D TYPICAL UNIT TWO STORY 30'-0" x 50'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT

N/F
ORTEGA ENTERPRISES, LLC
DB. 63047, PG. 186
ZONED O&I

N/F
HEMBREE POINTE PROS LLC
DB. 66973, PG. 446
HEMBREE POINTE CONDOMINIUM



LOCATION MAP



DEVELOPMENT DATA:

GENERAL:

CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D

PROJECT DATA:

TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES

UNIT BUILDING DATA:

NEW TWO STORY TOWNHOMES

FIRST FLOOR AREA =	928 SF.
SECOND FLOOR AREA =	1,310 SF.
TOTAL HEATED FLOOR AREA =	2,238 SF.
FRONT 2-DOOR GARAGE AREA =	394 SF.
FRONT ENTRY COVERED PORCH AREA =	20 SF.
REAR SIDE COVERED PORCH AREA =	86 SF.
BUILDING FOOT PRINT AREA =	1,428 SF.

NEW TWO STORY TOWNHOMES - END UNITS

FIRST FLOOR AREA =	928 SF.
SECOND FLOOR AREA =	1,310 SF.
TOTAL HEATED FLOOR AREA =	2,238 SF.
FRONT 2-DOOR GARAGE AREA =	394 SF.
FRONT ENTRY COVERED PORCH AREA =	20 SF.
REAR SIDE COVERED PORCH AREA =	86 SF.
BUILDING FOOT PRINT AREA =	1,428 SF.

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

BUILDING SETBACKS:

FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:

7 UNITS BUILDING FOOT PRINT AREA	=	9,996 SF.
HVAC UNITS AREA	=	20 SF. x 7 = 140 SF.
TOTAL MAIN ROAD AREA	=	6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	=	3,222 SF.
TOTAL SIDEWALK & CURB AREA	=	1,252 SF.
TOTAL IMPERVIOUS AREA	=	21,571 SF.
TOTAL REMAIN PROJECT AREA:	=	40,092 SF.
21,571 SF./40,092 SF.	=	0.538 = 53.80%
MAXIMUM LOT COVERAGE	=	0.60 = 60.00%

LOT BUILDING DENSITY CLACULATION:

9,996 SF./40,092 SF.	=	0.2493 = 24.93%
----------------------	---	-----------------

MAXIMUM HEIGHT LIMIT:

MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET <, = 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



Know what's below.
Call before you dig.
CALL: 811 OR 800-252-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THEY MAY BE CHANGES OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DATE	DESCRIPTION
05/01/2024	FOR ZONING
06/30/2024	REVISED FOR ZONING
07/30/2024	REVISED FOR ZONING

PROJECT NAME:
UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST. DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

SITE PLAN



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
SCI DEVELOPMENT
SERVICES

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI &
ASHAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
PHONE: (770) 474-1555
epicdesignbuild@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: Scale:

24-157 AS SHOWN

DRAWN: M.G.

CHECKED: H.G.

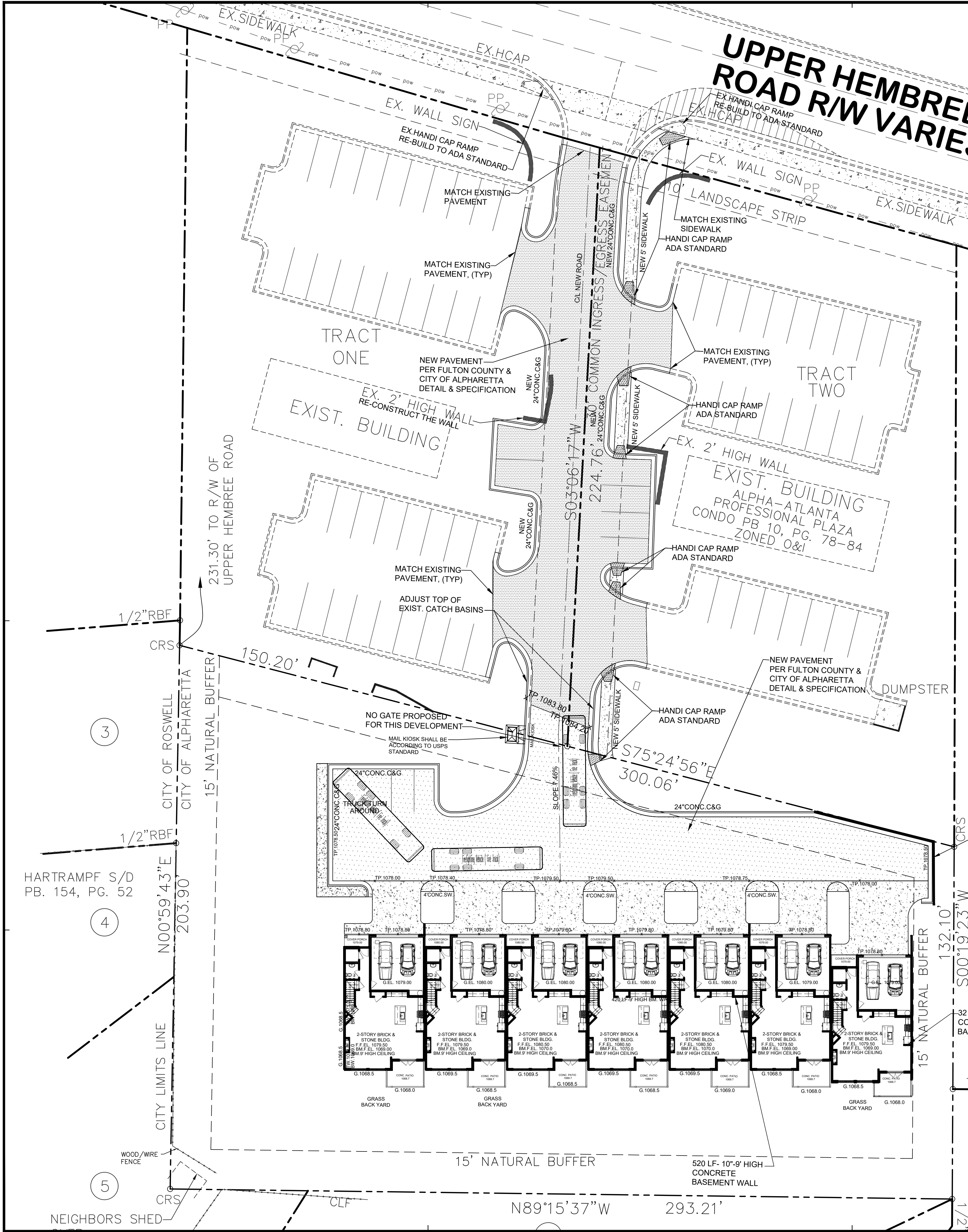
ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C-2.2

Page 550



EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF ALPHARETTA ORDINANCE.

H.V.A.C. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

CITY OF ALPHARETTA NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

100 YEAR FLOOD NOTE:

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SURVEY NOTE:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

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CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE VEHICLE. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

STORM WATER FACILITY AS-BUILT NOTE:

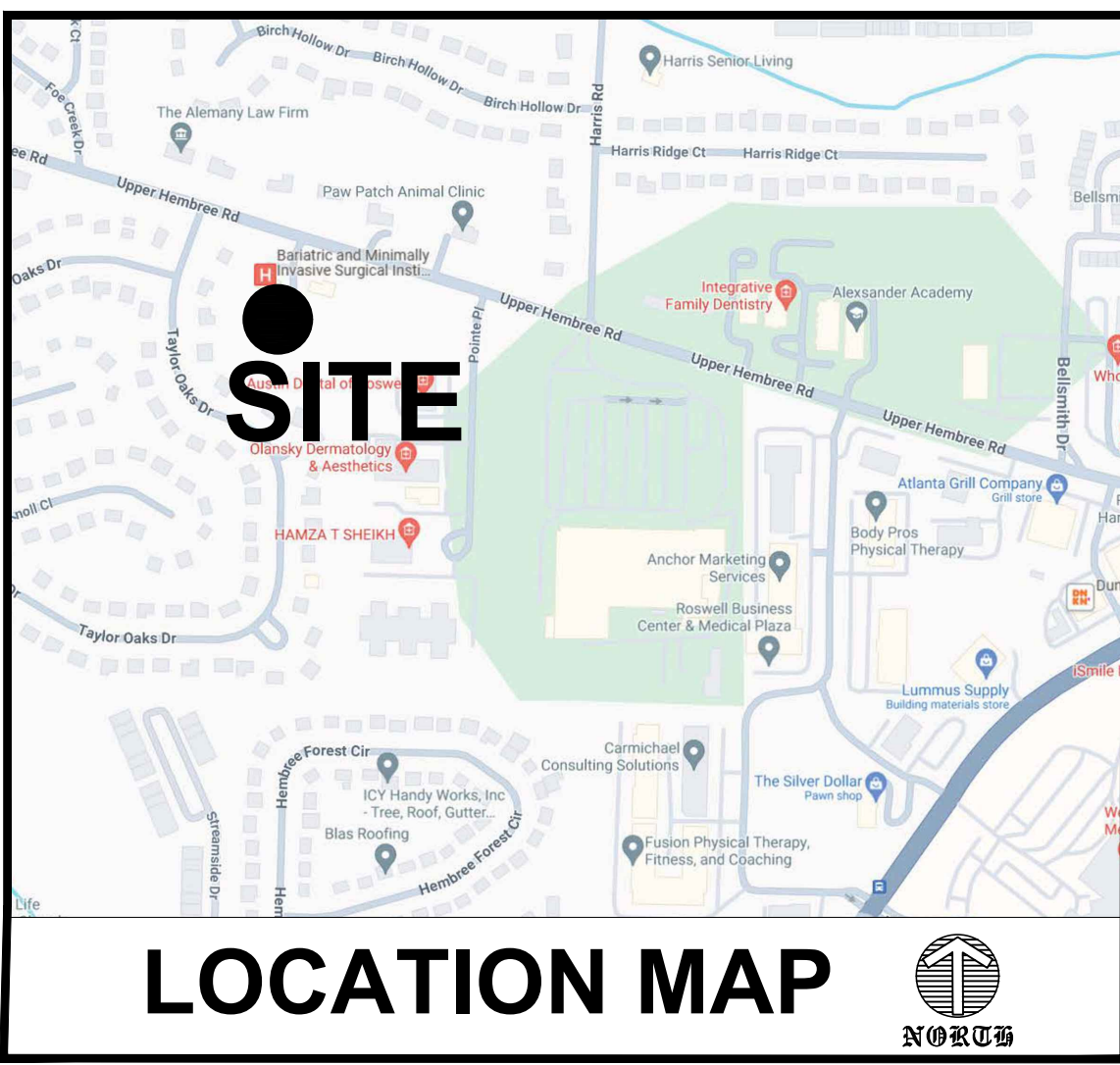
AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

REQUEST ZONING:
TOWNHOMES, R-8A/D

TYPICAL UNIT
TWO STORY 30'-0" x 50'-0"
3 BED ROOMS & 2 1/2 BATH
WITH BASEMENT

N/F
ORTEGA ENTERPRISES, LLC
DB. 63047, PG. 186
ZONED O&I

N/F
HEMBREE POINTE PROS LLC
DB. 66973, PG. 446



LOCATION MAP



DEVELOPMENT DATA:

GENERAL:

CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D

PROJECT DATA:

TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES

UNIT BUILDING DATA:

NEW TWO STORY TOWNHOMES

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BUILDING FOOT PRINT AREA = 1,428 SF.

NEW TWO STORY TOWNHOMES - END UNITS

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FRONT ENTRY COVERED PORCH AREA = 20 SF.
REAR SIDE COVERED PORCH AREA = 86 SF.
BUILDING FOOT PRINT AREA = 1,428 SF.

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

BUILDING SETBACKS:

FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:

7 UNITS BUILDING FOOT PRINT AREA	= 9,996 SF.
HVAC UNITS AREA	= 20 SF. x 7 = 140 SF.
TOTAL MAIN ROAD AREA	= 6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	= 3,222 SF.
TOTAL SIDEWALK & CURB AREA	= 1,252 SF.
TOTAL IMPERVIOUS AREA	= 21,571 SF.
TOTAL REMAIN PROJECT AREA:	= 40,092 SF.
21,571 SF./40,092 SF.	= 0.538 = 53.80%
MAXIMUM LOT COVERAGE	= 0.60 = 60.00%

LOT BUILDING DENSITY CLACULATION:

9,996 SF./40,092 SF.	= 0.2493 = 24.93%
----------------------	-------------------

MAXIMUM HEIGHT LIMIT:

MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET < = 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



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Hamid D Golpayegani
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000018338
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

ENGINEER

HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC

24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DRAWING ISSUE RECORD

DATE	DESCRIPTION
05/01/2024	FOR ZONING
06/30/2024	REVISED FOR ZONING
07/30/2024	REVISED FOR ZONING

PROJECT NAME:
UPPER HEMBREE TOWNHOMES

56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

**SITE TRAFFIC
TRUCK PLAN**



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR

**SCI DEVELOPMENT
SERVICES**

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
enaj@surveysconcepts.net

**OWNER/DEVELOPER
& CONTRACTOR**

EPIC DESIGN & BUILD, LLC
**ALMASOOD QURESHI
& AHASAN ALREFAI**

12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8051
PHONE: (770) 474-1555
epicdesign2000@gmail.com

SEAL



Date:

05/01/2024

PROJECT NUMBER:

Scale:

24-157

AS SHOWN

DRAWN:

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C-2.4

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY:
SCI DEVELOPMENT SERVICES DATED 01/31/2024.



GENERAL:	
CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004	

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME: **UPPER HEMBREE TOWNHOMES**
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST. DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

SIGHT DISTANCE PLAN

LDP Design Group

**LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.**
ARCHITECTS, PLANNERS, ENGINEERS

**1150 LEA DRIVE
ROSWELL, GEORGIA 30076**

CONTACT: HAMID D. GOLPAYEGANI

PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
**SCI DEVELOPMENT
SERVICES**
2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveyconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI

12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (860) 986-4051
PHONE: (773) 474-1555
epichomesdb@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: _____ Scale: _____

24-157 AS SHOWN

DRAWN : M.G.

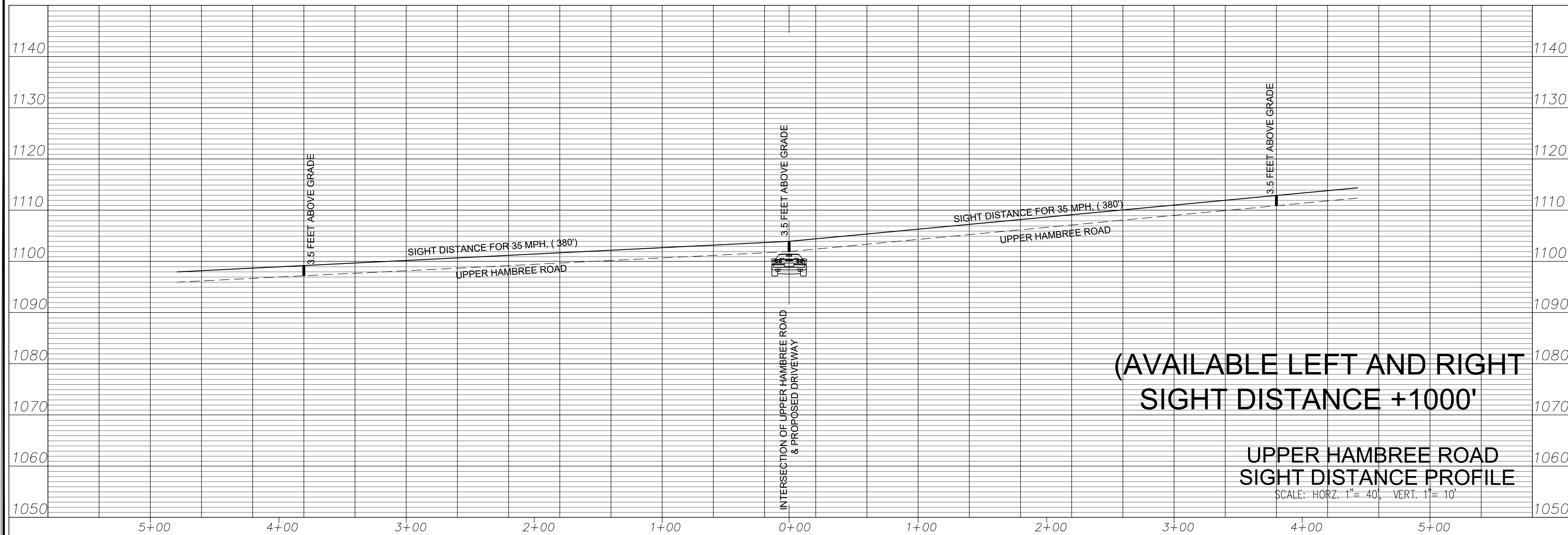
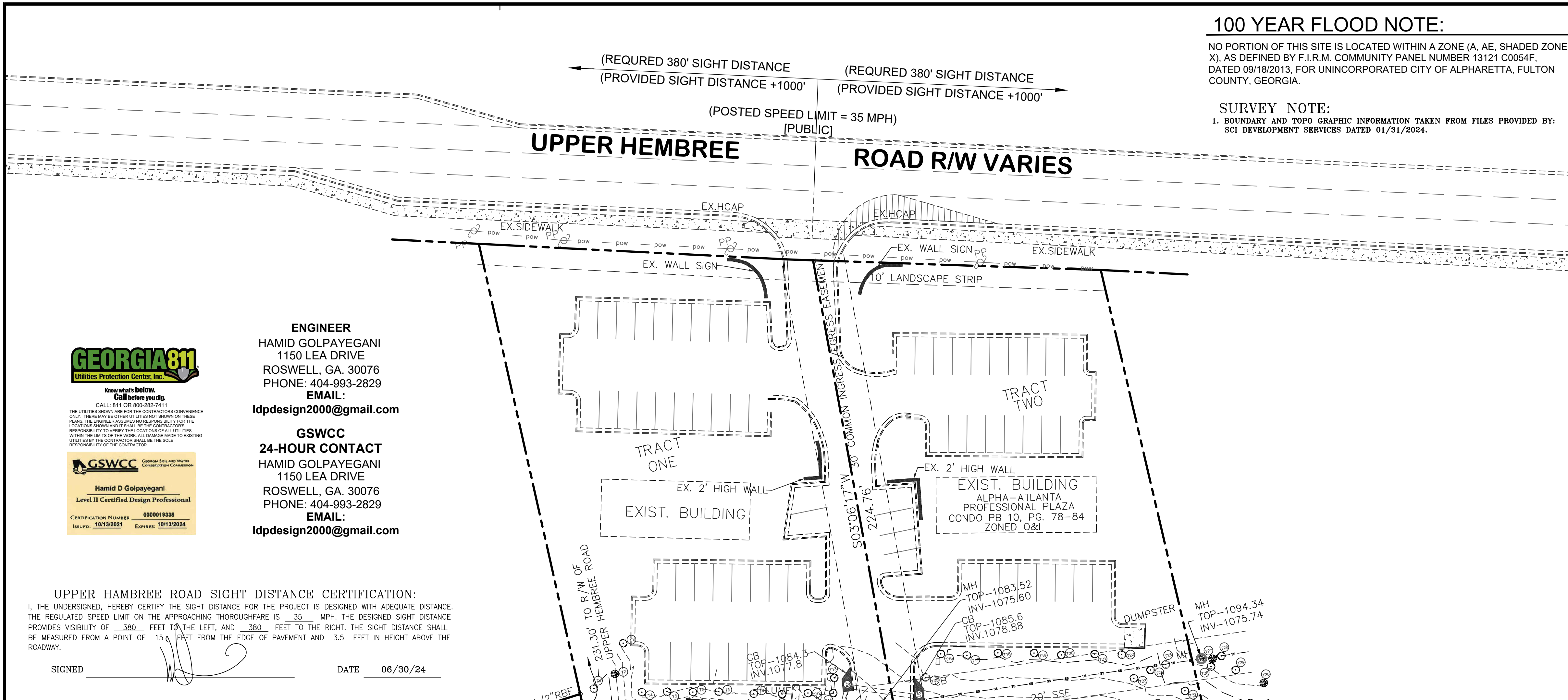
CHECKED: _____ H.G.

ISSUED: _____

SHEET NUMBER: _____
ORIGINAL DRAWINGS SIZES 24"x36"

C 25

C-2.5



NOTE: rainfall from online NOAA Atlas 14 <https://hdsc.nws.noaa.gov/hdsc/pfds/>

_____ MATCH EXIST



9 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



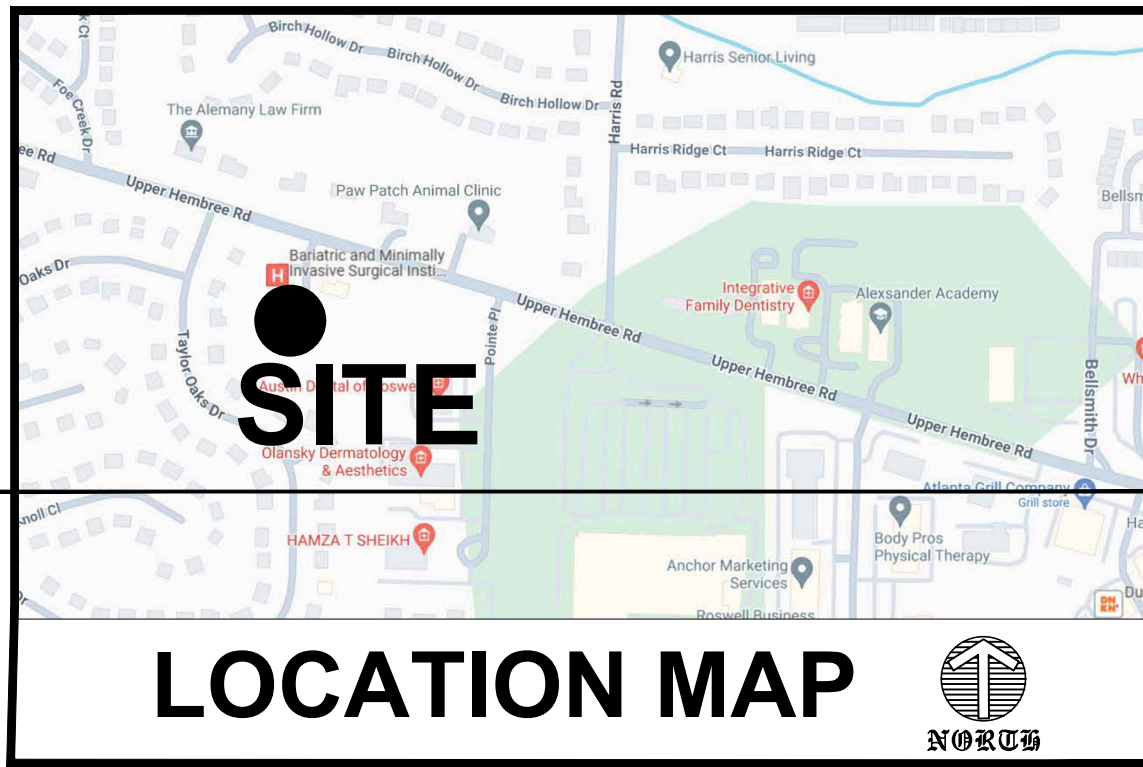
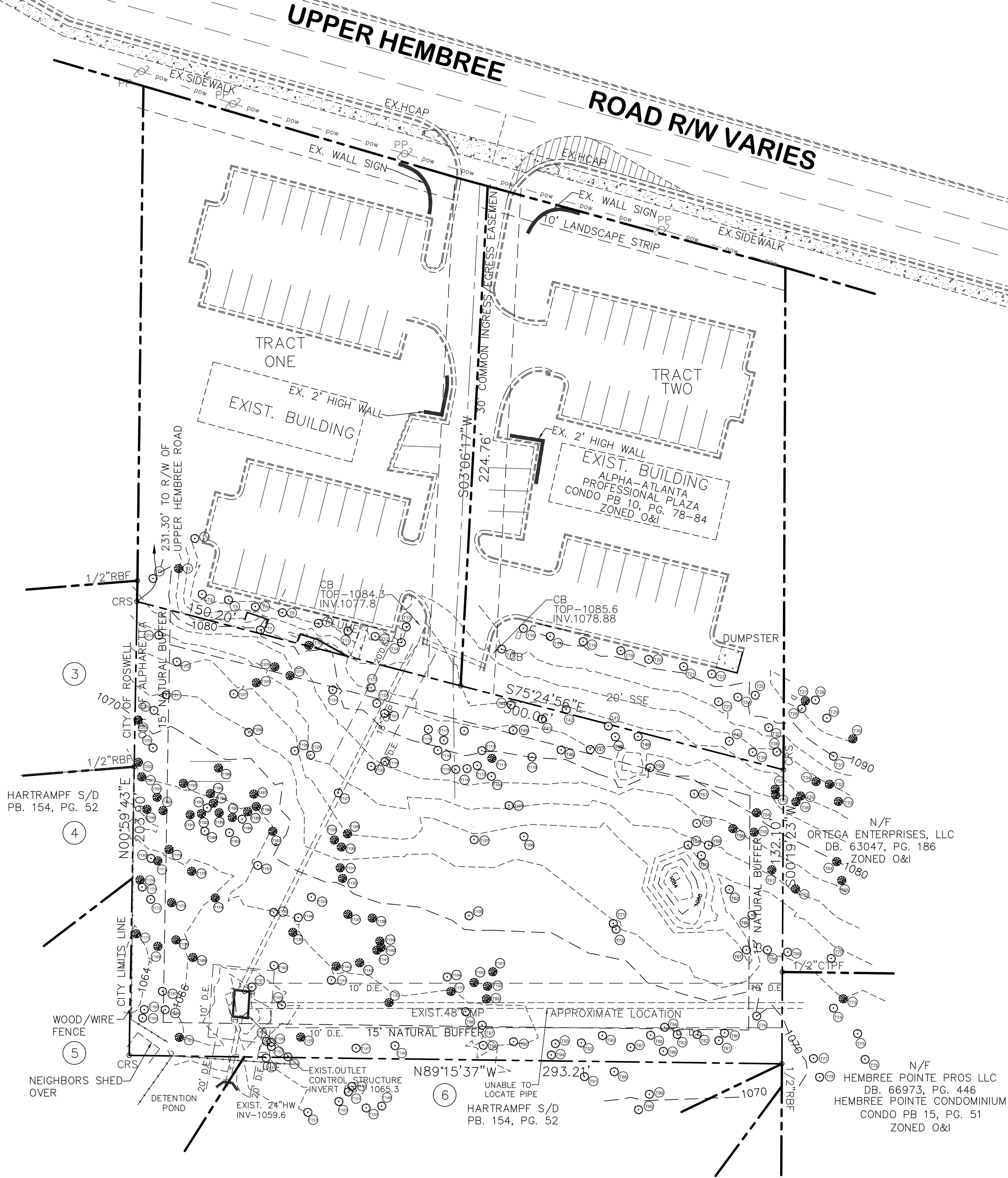
GSWCC
24-HOUR CONTACT
 HAMID GOLPAYEGANI
 1150 LEA DRIVE
 ROSWELL, GA. 30076
 PHONE: 404-993-2829
EMAIL:
 ldpdesign2000@gmail.com



TREE TABLE		
#	SPECIES	DBH
T1	HW	10"
T2	PINE	20"
T3	HW	15"
T4	BRADFORD PEAR	15"
T5	HW	12"
T6	HW	14"
T7	HW	7"
T8	HW	19"
T9	HW	12"
T10	PINE	19"
T11	HW	19"
T12	HW	12"
T13	RIVER BIRCH	21"
T14	RIVER BIRCH	26"
T15	HW	17"
T16	HW	7"
T17	HW	16"
T18	HW	15"
T19	HW	18"
T20	HW	17"
T21	HW	17"
T22	HW	15"
T23	HW	10"
T24	HW	6"
T25	HW	7"
T26	HW	10"
T27	PINE	10"
T28	HW	10"
T29	HW	8"
T30	PINE	11"
T31	HW	9"
T32	PINE	7"
T33	PINE	7"
T34	PINE	8"
T35	PINE	7"
T36	PINE	10"
T37	HW	8"
T38	HW	8"
T39	HW	11"
T40	HW	8"
T41	HW	8"
T42	HW	9"
T43	HW	7"
T44	HW	8"
T45	HW	7"
T46	HW	6"
T47	HW	7"
T48	HW	8"
T49	HW	7"
T50	HW	7"
T51	HW	6"
T52	PINE	6"
T53	PINE	6"
T54	PINE	9"
T55	PINE	9"
T56	PINE	7"
T57	HW	13"
T58	HW	17"
T59	HW	10"
T60	HW	17"
T61	PINE	6"
T62	BEECH	9"
T63	PINE	9"
T64	PINE	7"
T65	PINE	9"
T66	HW	15"
T67	OAK	23"
T68	HW	16"
T69	HW	9"
T70	HW	12"
T71	HW	10"
T72	HW	10"
T73	PINE	17"
T74	HW	12"
T75	MAPLE	11"
T76	HW	9"
T77	HW	8"
T78	SWEETUM	17"
T79	POPLAR	20"
T80	MAPLE	13"

TREE TABLE		
#	SPECIES	DBH
T81	HW	11"
T82	HW	11"
T83	OAK	13"
T84	SWEETGUM	19"
T85	HW	8"
T86	POPLAR	23"
T87	OAK	9"
T88	CHERRY	7"
T89	HW	9"
T90	HW	15"
T91	HW	10"
T92	POPLAR	25"
T93	POPLAR	19"
T94	SWEETGUM	13"
T95	OAK	6"
T96	POPLAR	15"
T97	HW	14"
T98	POPLAR	16"
T99	PINE	12"
T100	PINE	11"
T101	PINE	16"
T102	PINE	11"
T103	PINE	8"
T104	POPLAR	15"
T105	HW	13"
T106	HW	17"
T107	HW	6"
T108	HW	12"
T109	HW	7"
T110	HW	6"
T111	PINE	8"
T112	HW	6"
T113	HW	7"
T114	HW	8"
T115	HW	8"
T116	HW	11"
T117	HW	9"
T118	HW	19"
T119	HW	7"
T120	HW	7"
T121	HW	9"
T122	HW	7"
T123	HW	6"
T124	HW	10"
T125	HW	15"
T126	HW	21"
T127	HW	12"
T128	HW	14"
T129	PINE	11"
T130	PINE	10"
T131	PINE	11"
T132	PINE	8"
T133	MAPLE	7"
T134	HW	6"
T135	POPLAR	13"
T136	PINE	8"
T137	PINE	13"
T138	PINE	12"
T139	PINE	9"
T140	PINE	12"
T141	PINE	11"
T142	PINE	7"
T143	PINE	9"
T144	POPLAR	15"
T145	PINE	17"
T146	HW	11"
T147	HW	13"
T148	MAPLE	8"
T149	POPLAR	22"
T150	POPLAR	21"
T151	HW	7"
T152	HW	10"
T153	HW	21"
T154	POPLAR	24"
T155	PINE	19"
T156	POPLAR	13"
T157	POPLAR	11"
T158	HW	10"
T159	HW	13"
T160	POPLAR	9"

TREE TABLE		
#	SPECIES	DBH
T161	HW	6"
T162	CHERRY	7"
T163	PINE	14"
T164	HW	10"
T165	HW	8"
T166	MAPLE	8"
T167	HW	19"
T168	PINE	25"
T169	PINE	25"
T170	PINE	19"
T171	PINE	11"
T172	POPLAR	17"
T173	PINE	19"
T174	PINE	14"
T175	POPLAR	13"
T176	PINE	17"
T177	PINE	8"
T178	PINE	17"
T179	PINE	14"
T180	BEECH	7"
T181	HW	20"
T182	PINE	27"
T183	HW	8"
T184	HW	7"
T185	PINE	9"
T186	PINE	8"
T187	PINE	21"
T188	HW	7"
T189	PINE	14"
T190	PINE	13"
T191	PINE	9"
T192	PINE	14"
T193	OAK	8"
T194	PINE	7"
T195	PINE	14"
T196	PINE	8"
T197	PINE	18"
T198	PINE	19"
T199	PINE	12"
T200	PINE	11"
T201	PINE	18"
T202	PINE	14"
T203	HW	8"
T204	PINE	22"
T205	HICKORY	11"
T206	HW	8"
T207	HW	6"
T208	PINE	22"
T209	PINE	18"
T210	PINE	15"
T211	HICKORY	7"
T212	OAK	22"
T213	HW	18"



DEVELOPMENT DATA:	
GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

100 YEAR FLOOD NOTE:
NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:
1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

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AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

REQUEST ZONING:
TOWNHOMES, R-8A/D
TYPICAL UNIT
TWO STORY 30'-0" x 50'-0"
3 BED ROOMS & 2 1/2 BATH
WITH BASEMENT



Know what's below.
Call before you dig.
CALL: 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THEY MAY BE OBSOLETE AND NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES.



Hamid D Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000018038
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

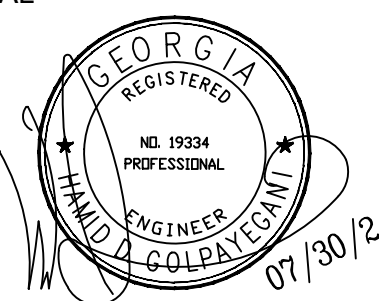
GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FOR ZONING	05/01/2024
TREE SURVEY	06/15/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:
UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

SHEET TITLE:
EXISTING TREE SURVEY

OWNER/DEVELOPER & CONTRACTOR
EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI & AHSAN ALREFAI
12285 HERACIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
PHONE: (770) 474-1555
epicdesign2000@gmail.com

SEAL


Date: **05/01/2024**

PROJECT NUMBER: Scale:

24-157 **AS SHOWN**

DRAWN: M.G.

CHECKED: H.G.

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

T-1.1

TREE TABLE		
#	SPECIES	DBH
T1	HW	10"
T2	PINE	20"
T3	HW	15"
T4	BRADFORD PEAR	15"
T5	HW	12"
T6	HW	14"
T7	HW	7"
T8	HW	19"
T9	HW	12"
T10	PINE	19"
T11	HW	19"
T12	HW	12"
T13	RIVER BIRCH	21"
T14	RIVER BIRCH	26"
T15	HW	17"
T16	HW	7"
T17	HW	16"
T18	HW	15"
T19	HW	18"
T20	HW	17"
T21	HW	17"
T22	HW	15"
T23	HW	10"
T24	HW	6"
T25	HW	7"
T26	HW	10"
T27	PINE	10"
T28	HW	10"
T29	HW	8"
T30	PINE	11"
T31	HW	9"
T32	PINE	7"
T33	PINE	7"
T34	PINE	8"
T35	PINE	7"
T36	PINE	10"
T37	HW	8"
T38	HW	8"
T39	HW	11"
T40	HW	8"
T41	HW	8"
T42	HW	9"
T43	HW	7"
T44	HW	8"
T45	HW	7"
T46	HW	6"
T47	HW	7"
T48	HW	8"
T49	HW	7"
T50	HW	7"
T51	HW	6"
T52	PINE	6"
T53	PINE	6"
T54	PINE	9"
T55	PINE	9"
T56	PINE	7"
T57	HW	13"
T58	HW	17"
T59	HW	10"
T60	HW	17"
T61	PINE	6"
T62	BEECH	9"
T63	PINE	9"
T64	PINE	7"
T65	PINE	9"
T66	HW	15"
T67	OAK	23"
T68	HW	16"
T69	HW	9"
T70	HW	12"
T71	HW	10"
T72	HW	10"
T73	PINE	17"
T74	HW	12"
T75	MAPLE	11"
T76	HW	9"
T77	HW	8"
T78	SWEETUM	17"
T79	POPLAR	20"
T80	MAPLE	13"

TREE TABLE		
#	SPECIES	DBH
T81	HW	11"
T82	HW	11"
T83	OAK	13"
T84	SWEETGUM	19"
T85	HW	8"
T86	POPLAR	23"
T87	OAK	9"
T88	CHERRY	7"
T89	HW	9"
T90	HW	15"
T91	HW	10"
T92	POPLAR	25"
T93	POPLAR	19"
T94	SWEETGUM	13"
T95	OAK	6"
T96	POPLAR	15"
T97	HW	14"
T98	POPLAR	16"
T99	PINE	12"
T100	PINE	11"
T101	PINE	16"
T102	PINE	11"
T103	PINE	8"
T104	POPLAR	15"
T105	HW	13"
T106	HW	17"
T107	HW	6"
T108	HW	12"
T109	HW	7"
T110	HW	6"
T111	PINE	8"
T112	HW	6"
T113	HW	7"
T114	HW	8"
T115	HW	8"
T116	HW	11"
T117	HW	9"
T118	HW	8"
T119	HW	7"
T120	HW	7"
T121	HW	9"
T122	HW	7"
T123	HW	6"
T124	HW	10"
T125	HW	15"
T126	HW	21"
T127	HW	12"
T128	HW	14"
T129	PINE	11"
T130	PINE	10"
T131	PINE	11"
T132	PINE	8"
T133	MAPLE	7"
T134	PINE	6"
T135	POPLAR	13"
T136	PINE	8"
T137	PINE	13"
T138	PINE	12"
T139	PINE	9"
T140	PINE	12"
T141	PINE	11"
T142	PINE	7"
T143	PINE	9"
T144	POPLAR	15"
T145	PINE	17"
T146	HW	11"
T147	HW	13"
T148	MAPLE	8"
T149	POPLAR	22"
T150	POPLAR	21"
T151	HW	7"
T152	HW	10"
T153	HW	21"
T154	POPLAR	24"
T155	PINE	19"
T156	POPLAR	13"
T157	POPLAR	11"
T158	HW	10"
T159	HW	13"
T160	POPLAR	9"

TREE TABLE		
#	SPECIES	DBH
T161	HW	6"
T162	CHERRY	7"
T163	PINE	14"
T164	HW	10"
T165	HW	8"
T166	MAPLE	8"
T167	HW	19"
T168	PINE	25"
T169	PINE	25"
T170	PINE	19"
T171	PINE	11"
T172	POPLAR	17"
T173	PINE	19"
T174	PINE	14"
T175	POPLAR	13"
T176	PINE	17"
T177	PINE	8"
T178	PINE	17"
T179	PINE	14"
T180	BEECH	7"
T181	HW	20"
T182	PINE	27"
T183	HW	8"
T184	HW	7"
T185	PINE	9"
T186	PINE	8"
T187	PINE	21"
T188	HW	7"
T189	PINE	14"
T190	PINE	13"
T191	PINE	9"
T192	PINE	14"
T193	OAK	8"
T194	PINE	7"
T195	PINE	14"
T196	PINE	8"
T197	PINE	18"
T198	PINE	19"
T199	PINE	12"
T200	PINE	11"
T201	PINE	18"
T202	PINE	14"
T203	HW	8"
T204	PINE	22"
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T206	HW	8"
T207	HW	6"
T208	PINE	22"
T209	PINE	18"
T210	PINE	15"
T211	HICKORY	7"
T212	OAK	22"
T213	HW	18"

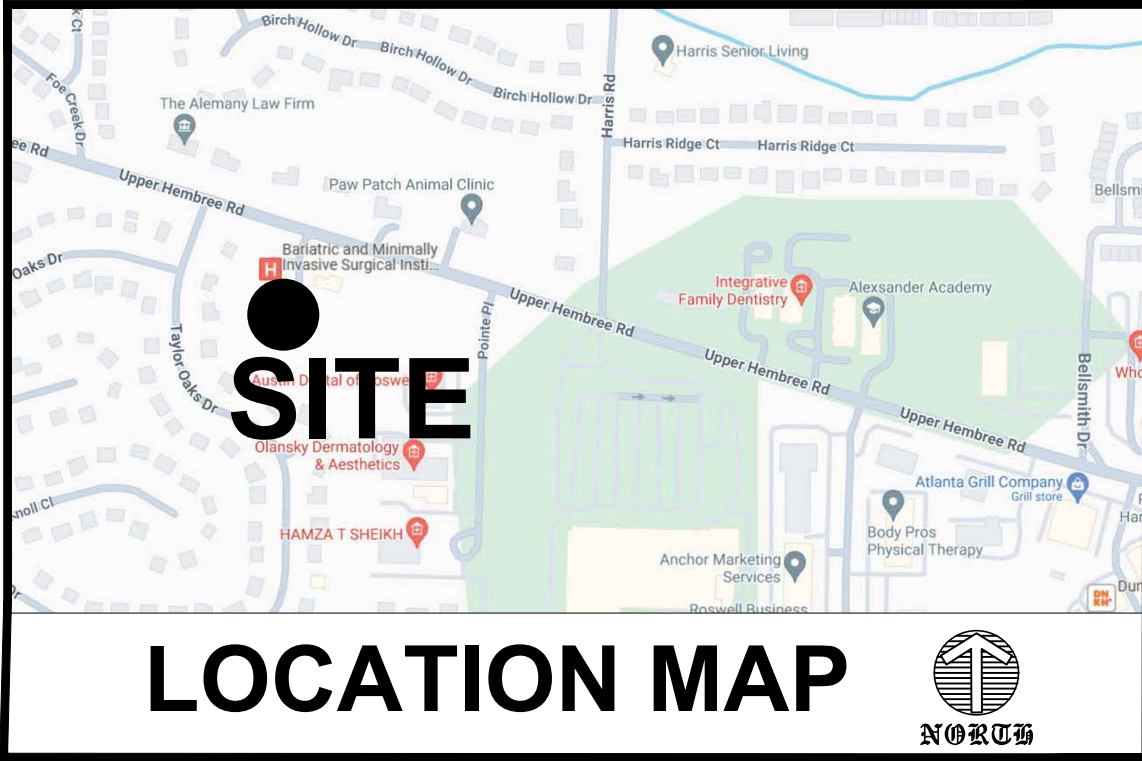
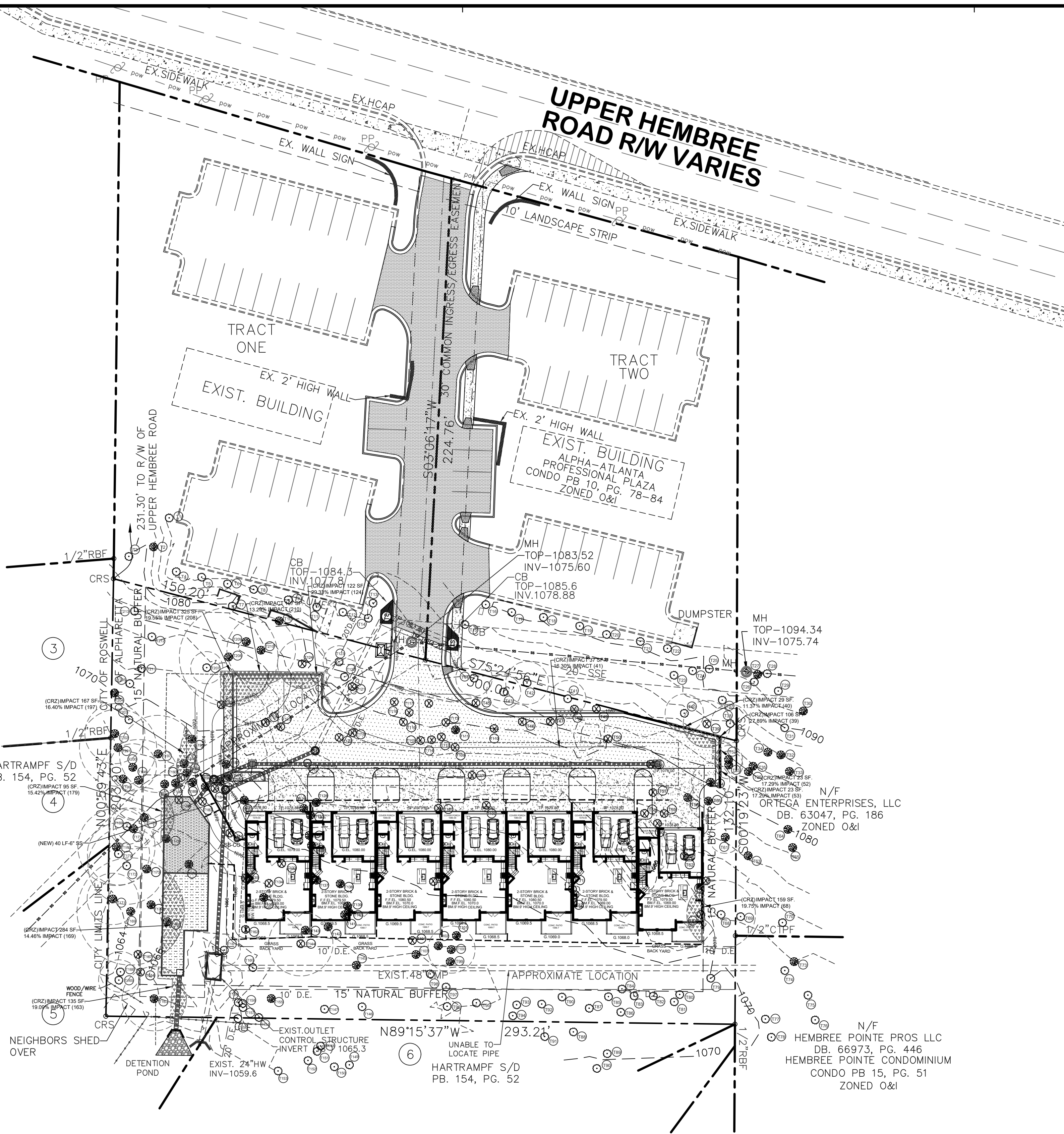
ARBORIST REPORT:

General Notes

- 1) The majority of the small diameter trees T16 through T150 behind Tract Two Existing Build are Bradford Pears that have seeded from the row Bradford Pears aloont the edge of the parking lot behind this building. These trees are a poor species to attempt to save during a construction project. They tend to have poor structure, are prone to insect and disease problems and will mature and continue to seed offspring.
- 2) This lot is inundated with wisteria. Infact it made tree identification very difficult because of the density of the vines.
- 3) Prior to grading to remove any trees that may be permitted to remove, these wisteria vines must be cut at the base of these trees to prevent damage from grading equipment pulling these vines. Of course this would best done once the leaves fall from the wisteria in the fall if the schedule permits.

Gerry Korzi

ISA Certified Arborist SO-0130a
ArborLogic, LLC
770 402 6049



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:	
7 UNITS BUILDING FOOT PRINT AREA	= 9,996 SF.
HVAC UNITS AREA	= 20 SF.x 7 = 140 SF.
TOTAL MAIN ROAD AREA	= 6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	= 3,262 SF.
TOTAL SIDEWALK & CURB AREA	= 1,252 SF.
TOTAL IMPERVIOUS AREA	= 21,571 SF.
TOTAL REMAIN PROJECT AREA:	= 40,092 SF.
21,571 SF./40,092 SF.	= 0.538 = 53.80%
MAXIMUM LOT COVERAGE	= 0.60 = 60.00%
LOT BUILDING DENSITY CLACULATION:	
9,996 SF./40,092 SF.	= 0.2493 = 24.93%

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013. FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

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REQUEST ZONING:
TOWNHOMES, R-8A/D

TYPICAL UNIT
TWO STORY 30'-0" x 50'-0"
3 BED ROOMS & 2 1/2 BATH
WITH BASEMENT

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
CALL: 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THEY MAY BE CHANGED WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GSWCC
Georgia State and Water Construction Commission
Hamid D. Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000018338
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DRAWING ISSUE RECORD

DATE	DESCRIPTION
FOR ZONING	05/01/2024
TREE SURVEY	06/15/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

SHEET TITLE:

TREE TO BE REMOVED PLAN

DATE:

05/01/2024

PROJECT NUMBER:

24-157

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

T-1.2

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR

SCI DEVELOPMENT SERVICES
2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEPHAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI & AHSAN ALREFAI
12285 BERARIGO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8051
PHONE: (770) 474-1555
epicdesignbuild@gmail.com

5/31/2021 11:28:06 AM

Page 363 of 421

Community Zoning Information Meeting (CZIM)

June 12, 2024

Please sign-in and leave your comments and/or concerns.

CLUP-24-04/MP-24-07/Z-24-12 / Epic Design & Build/Upper Hembree Road

NAME	ADDRESS	COMMENTS
WAFIA & Tammam AbuASSAF (Tom)	1105 Upper Hembree Rd.	tomabo12@gmail.com
Mike + Vicki Griffin	1050 Taylor Oaks Dr Roswell, GA	MG182@AOL.COM Home #6 - Can property line be marked
SWATHI KONDA	3015 Vance Court Alpharetta	
LESLIE HOWARD	1050 TAYLOR KNOLL CLOSE ROSWELL 30076	howala2@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: CLUP-24-04, MP-24-07, Z-24-12 - 0 Upper Hembree Road

Contact Name: Miles Hansford, LLC - J. Ethan Underwood

Telephone: 770-781-4100

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

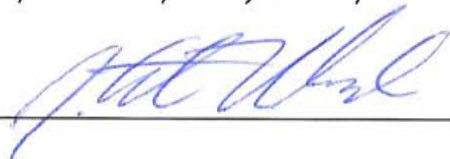
A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time, and location of the Community Zoning Information Meeting (CZIM), the Public Hearing, and the City Council Meeting was sent to adjacent and nearby property owners on May 31, 2024. A copy of the letter is attached as Exhibit "B". A certificate of mailing is attached as Exhibit "C". In addition, the Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on June 12, 2024. A copy of the comment sheet is attached as Exhibit "D". A summary of issues raised by all adjoining property owners and supporting documents are attached as Exhibit "E".

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 <i>(Please Specify)</i> <u>Community Zoning Information Meeting</u> |

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: 6/20/24

Print Form

GUINN ROBERT FRED & DEBORAH LYNNE
965 UPPER HEMBREE RD
ROSWELL GA 30076

REYES JOSE BENJAMIN GRANADOS & GR
NADOS MARIA E
1345 TAYLOR OAKS DR
ROSWELL GA 30076

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

UNGOR FIKRI
305 FOE CREEK DR
ROSWELL GA 30076

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

HATCHER DIANA LYNN
245 TAYLOR MEADOW CHASE
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

LIOR ADAM
1125 TAYLOR OAKS DR
ROSWELL GA 30076

SFR JAVELIN BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS TX 75201

GRAVES SPENCER D
1085 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

GZESH JOSEPH
250 TAYLOR MEADOW CHASE
ROSWELL GA 30076

BRYANT EMMA JACKSON
1080 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

GAZDZIAK JENNIFER B
240 TAYLOR MEADOW CHASE
ROSWELL GA 30076

SKARPNESS OWEN C & WONG KIMBERLY
1070 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

NORRIS GIDEON MILLER & NORRIS LAUR
EN TANNETT
1450 TAYLOR OAKS DR
ROSWELL GA 30076

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

AHMED FAROOQ & UZMA T
1460 TAYLOR OAKS DR
ROSWELL GA 30076

JC VENTURES GROUP LLC
8905 HUNTCLIFF LAKE CT
SANDY SPRINGS GA 30350

TAYGA LLC
PO BOX 869088
CHARLOTTE NC 28266

MOAFO SAMUEL TCHIO & TIGWA HONORIN
E D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

DAESCHLER EVAN C & LINDA M
1065 TAYLOR OAKS DR
ROSWELL GA 30076

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

MILJKOVIC LAZAR
1055 TAYLOR OAKS DR
ROSWELL GA 30076



SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

GARDNER DAVID W JR & PATRICIA
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

MURRAY SEAN & AMANDA
1090 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

STEEZZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

AMAZON COM SERVICES LLC
410 TERRY AVE N
SEATTLE WA 98109

GEORGIA CENTER FOR PSYCHIATRIC SER
VICES P C
1115 UPPER HEMBREE RD STE B
ROSWELL GA 30076

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

SZ CENTURY ALPHA LLC
3965 ASHLEY TRACE CT
LILBURN GA 30047

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

ABOUASSAF Wafa
1105 UPPER HEMBREE RD
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

ALPHA PLAZA LLC
15942 MANOR CLUB DR
ALPHARETTA GA 30004

RIVTAI LLC
7778 MCGINNIS FERRY RD STE 295
SUWANEE GA 30024

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636



Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

May 31, 2024

Re: CLUP-24-04/MP-24-07/Z-24-12 – Epic Design & Build Upper Hembree Townhomes

Dear Property Owner:

In an effort to foster community accord, Epic Design and Build LLC, (the "Applicant") would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 1.127 acres located at 0 Upper Hembree Road and known as Fulton County Tax Parcel: 12 223605500076. The Applicant proposes to develop on the subject property a total of 8 townhomes.

The Applicant is requesting the following:

- a) CLUP-24-04 – Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential) to allow the development of 8 townhomes on the Subject Property.
- b) MP-24-07 – Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property.
- c) Z-24-12 – Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

A copy of the proposed site plan for these applications is enclosed.

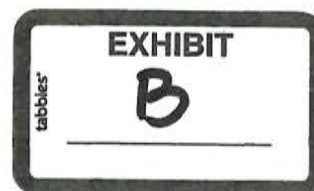
The Citizen Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, June 12, 2024 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009.

This Item will be considered by the **Planning Commission on Thursday, July 11, 2024, at 6:30 PM** and **City Council on Monday, July 29, 2024, at 6:30 PM**. The meeting will be held in the Council City Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (770) 781-4100 or eunderwood@miles hansford.com. When contacting our office, please reference **Epic Design** so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant

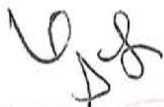


Epic Design & Build LLC CLUP-24-04/MP-24-07/L-24-12 16101.0000

65 Letters



Certificate of Mailing — Firm

Name and Address of Sender Miles Hansford, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here  U.S. POSTAGE PAID CUMMING, GA 30040 MAY 31, 24 AMOUNT \$28.42 R2305K132045-18	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Pi  U.S. POSTAGE PAID CUMMING, GA 30040 MAY 31, 24 AMOUNT \$9.28 R2305K132045-18	
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2.	REYES JOSE BENJAMIN GRANADOS & GR NADOS MARIA E 1345 TAYLOR OAKS DR ROSWELL GA 30076			
3.	SAFSTROM DAVID D & SHIRLEY E 8620 BIRCH HOLLOW DR ROSWELL GA 30076			
4.	UNGOR FIKRI 305 FOE CREEK DR ROSWELL GA 30076			
5.	MC DONALD COLIN P 1025 TAYLOR OAKS DR ROSWELL GA 30076			
6.	ARREH ABDORACHID C & BARKAD KADIDJ A A 1110 TAYLOR OAKS DR ROSWELL GA 30076			

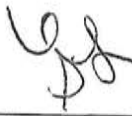


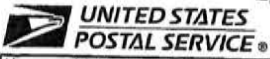


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		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift		
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2.	VIRTUOSO OLIVIA 1035 TAYLOR OAKS DR ROSWELL GA 30076						
3.	LIOR ADAM 1125 TAYLOR OAKS DR ROSWELL GA 30076						
4.	SFR JAVELIN BORROWER LP 1717 MAIN ST SUITE 2000 DALLAS TX 75201						
5.	GRAVES SPENCER D 1085 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
6.	YOGENDRA ANAND & BOETTCHER YOGENI A URSULA 1115 TAYLOR OAKS DR ROSWELL GA 30076						



Epic Design & Build LLC CLUP-24-04/MP-24-07/Z-24-12 16101.0000

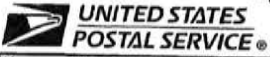
65 Letters

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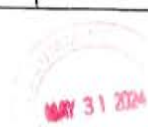
Name and Address of Sender Miles Hansford, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ <i>[Signature]</i>	Affix Stamp Here Postmark with Date of Receipt. <i>[Stamp: MAY 31 2024]</i>			
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2.	BRYANT EMMA JACKSON 1080 TAYLOR KNOLL CLOSE ROSWELL GA 30076			<i>[Vertical Line]</i>			
3.	STREET REUBEN M & CHRISTIE O 1105 TAYLOR OAKS DR ROSWELL GA 30076						
4.	GAZDZIAK JENNIFER B 240 TAYLOR MEADOW CHASE ROSWELL GA 30076						
5.	SKARPNES OWEN C & WONG KIMBERLY 1070 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
6.	LEET JOHN M & JUDITH L 1095 TAYLOR OAKS DR ROSWELL GA 30076						

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65 Letters



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USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift		
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2.	S2 PARTNERS LLC 5755 NORTH POINT PKWY STE 210 ALPHARETTA GA 30022						
3.	MAUNEY JAMES ROBERT & JENNIFER ELIZABETH 1085 TAYLOR OAKS DR ROSWELL GA 30076						
4.	AHMED FAROOQ & UZMA T 1460 TAYLOR OAKS DR ROSWELL GA 30076						
5.	JC VENTURES GROUP LLC 8905 HUNTCLIFF LAKE CT SANDY SPRINGS GA 30350						
6.	TAYGA LLC PO BOX 669088 CHARLOTTE NC 28266						



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USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift	
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2.	TOXQUI ROLANDO TEUTLE 215 TERRAMONT WAY ROSWELL GA 30076					
3.	DAESCHLER EVAN C & LINDA M 1065 TAYLOR OAKS DR ROSWELL GA 30076					
4.	TUDOR PATRICK 1355 TAYLOR OAKS DR ROSWELL GA 30076					
5.	ALEMANY REAL ESTATE HOLDINGS LLC 1080 UPPER HEMBREE RD ROSWELL GA 30076					
6.	MILJKOVIC LAZAR 1055 TAYLOR OAKS DR ROSWELL GA 30076					



Epic Design & Build LLC CLUP-24-04/MP-24-07/Z-24-12 16101.0000

65 Letters

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1.	SNOW MARK R 1045 TAYLOR OAKS DR ROSWELL GA 30076	.64				
2.	WILLIAMS ELIZABETH M 1120 TAYLOR KNOLL CLOSE ROSWELL GA 30076	<i>[Vertical Bar]</i>				
3.	GRIFFIN REVOCABLE TRUST THE 1050 TAYLOR OAKS DR ROSWELL GA 30076					
4.	ROJO ESTEFANA & MEJIA ROGELIO 1040 TAYLOR OAKS DR ROSWELL GA 30076					
5.	GARDNER DAVID W JR & PATRICIA 1110 TAYLOR KNOLL CLOSE ROSWELL GA 30076					
6.	DORSETT DAVID EDWARDS & DORSETT LA UREN MARIE 1060 TAYLOR OAKS DR ROSWELL GA 30076					

65 Letters

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3.	ECHOLS BRANDON T 1070 TAYLOR OAKS DR ROSWELL GA 30076						
4.	ARGO E DONALD & BRITT A 1090 TAYLOR OAKS DR ROSWELL GA 30076						
5.	MURRAY SEAN & AMANDA 1090 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
6.	HILL ANDRE S & HILL CEDRA ALANA 1100 TAYLOR OAKS DR ROSWELL GA 30076						



Epic Design & Build LLC CLUP-24-04/MP-24-07/L-24-12 16101.0000

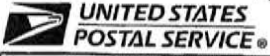
65 Letters

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USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling	Parcel Airlift
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3.	OSWALD GEORGE JR 195 FOREST AVE MARIETTA GA 30060					
4.	LANCELLOTTI ROBERT J 1000 TAYLOR OAKS DR ROSWELL GA 30076					
5.	PERKSA INC 1100 UPPER HEMBREE RD ROSWELL GA 30076-1142					
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Epic Design & Build LLC CLUP-24-04/MP-24-07/L-24-12 16101.0000

65 Letters

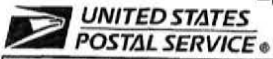


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1.	RODRIGUEZ JAMIE 1010 TAYLOR OAKS DR ROSWELL GA 30076			.64			
2.	AMAZON COM SERVICES LLC 410 TERRY AVE N SEATTLE WA 98109						
3.	GEORGIA CENTER FOR PSYCHIATRIC SER VICES P C 1115 UPPER HEMBREE RD STE B ROSWELL GA 30076						
4.	FLEMING LINDA B 1020 TAYLOR OAKS DR ROSWELL GA 30076						
5.	NATURAL MEDICAL SOLUTIONS LLC 1130 UPPER HEMBREE RD ROSWELL GA 30076						
6.	SZ CENTURY ALPHA LLC 3965 ASHLEY TRACE CT LILBURN GA 30047						

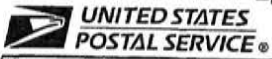
Epic Design & Build LLC CLUP-24-04/MP-24-07/Z-24-12 16101.0000

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1.	DESAI JASHVANT & PUSHPA 1030 TAYLOR OAKS DR ROSWELL GA 30076	.64					
2.	ORTEGA ENTERPRISES LLC 5369 FOREST BROOK PKWY MARIETTA GA 30068	[Vertical Line]					
3.	ABOUASSAF Wafa 1105 UPPER HEMBREE RD ROSWELL GA 30076						
4.	READ BACA CATHY E 1105 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
5.	ICREATE LLC 11755 POINTE PL ALPHARETTA GA 30076						
6.	ALPHA PLAZA LLC 15942 MANOR CLUB DR ALPHARETTA GA 30004						



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65 Letters

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		Postmaster, per (name of receiving employee) MAY 31 2024					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
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2.		HEMBREE POINTE PROS LLC 11775 POINTE PL #104 ROSWELL GA 30076-4636					
3.		HEMBREE POINTE PROS LLC 11775 POINTE PL #102 ROSWELL GA 30076					
4.		HARBEN ALAN 11775 POINTE PL # 103 ROSWELL GA 30076					
5.		HEMBREE POINTE PROS LLC 11775 POINTE PL # 101 ROSWELL GA 30076-4636					
6.							

Community Zoning Information Meeting (CZIM)

June 12, 2024

Please sign-in and leave your comments and/or concerns.

CLUP-24-04/MP-24-07/Z-24-12 / Epic Design & Build/Upper Hembree Road

NAME	ADDRESS	COMMENTS
WAFIA & Tamara Abouassaf (Tom)	1105 Upper Hembree Rd.	tombo12@gmail.com
Mike + Vicki Griffin	1050 Taylor Oaks Dr Roswell, GA	MG182@AOL.COM Home #6 - Can property line be marked
SWATHI KONDA	3015 Vance Court Alpharetta	
LESLIE HOWARD	1050 TAYLOR KNOLL CLOSE ROSWEEL 30076	howala2@yahoo.com

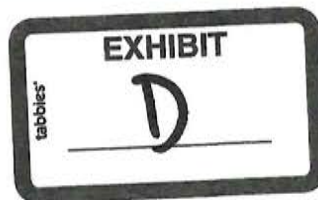


Exhibit "E"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Interested Parties

The Applicant attended the Community Zoning Information Meeting (CZIM) in Council Chambers at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009 on June 12, 2024.

Summary of Issues/Questions & Responses:

Issue #1: Neighbors inquired about whether there would be a buffer along the rear property boundary.

Response: The City does not require a buffer when residential zoning districts abut; however, the Master Plan requires a 15' natural buffer on the rear and sides of the Subject Property which will remain undisturbed.

Issue #2: Neighbors expressed concern with stormwater runoff.

Response: The Applicant is proposing underground detention which will not increase the flow rate of water onto adjacent properties.

Issue #3: A neighbor expressed concern of the location of the rear property boundary and the markings of trees.

Response: The Applicant is having the property surveyed and specimen trees identified.

Issue #4: A neighbor asked if the developer can place a fence along the rear property boundary.

Response: The Applicant will take this under advisement.

Issue #5: A neighbor inquired about the size of the townhomes.

Response: The townhomes will be approximately 2,238 square feet consisting of two stories with a basement.

Date: August 20, 2024

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

RE: CLUP-24-04, MP-24-07, Z-24-12 - Epic Design & Build, LLC

Dear City Officials:

This letter is to notify you that the undersigned are supportive of, CLUP-24-04, MP-24-07, Z-24-12 which requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).
- 2) Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property
- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

Name: THOMAS LUDWICZAK

Address: 1115 UPPER HEMBREE RD
SEC

Signature: Thomas Ludwiczak

Date: 08/20/2024

Title: Owner

tel: 678 674 6466

Extra Mile Dentist

**1115 Upper Hembree Rd, Suite C
Roswell, Ga 30076**

Date: August 20, 2024

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

RE: CLUP-24-04, MP-24-07, Z-24-12 - Epic Design & Build, LLC

Dear City Officials:

This letter is to notify you that the undersigned are supportive of, CLUP-24-04, MP-24-07, Z-24-12 which requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).
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- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

Name: Tammam ABOUASSAF

Address: 1105 Upper Hembree Rd.
Rosewell, GA 30076

Signature:  (708) 715-006

Date: 08-21-2024

Title: owner

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY CLUP-24-04/MP-24-07/	
Case #:	<u>Z-24-12</u>
PH #:	_____
☐ Property Taxes & Code Violations Verified	
☐ Fee Paid	Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

Address: 178 S Main Street Suite: 310

City Alpharetta State: GA Zip: 30009 Fax: 770-781-9191

Mobile Tel: N/A Email: eunderwood@milesansford.com / tfisher@milesansford.com

Subject Property Information:

Address: Upper Hembree Road, Alpharetta, GA 30004 Current Zoning: O-I

District: 1st Section: 2nd Land Lot: 550 Parcel ID: 12 223605500076

Proposed Zoning: R-8 A/D Current Use: Vacant

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

8 single-family attached townhouses.

Applicant's Request (Please itemize the proposal):

The Applicant requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).
- 2) Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property
- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

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

Approval of the Applicant's Proposal will allow development of aesthetically attractive residences that complement the surrounding community.

The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property. The Applicant seeks to amend applicable planning documents to allow development of 8 single-family attached townhouses upon the Subject Property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Epic Design & Build LLC

Telephone: 773-474-1555

Address: 12285 Beragio Place

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Authorization:

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

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

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☒ Master Plan

☐ Land Use Application

☒ Other

Comprehensive Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Epic Design & Build LLC

Telephone: 773-474-1555

Address: _____

Suite: _____

City Alpharetta

State: GA

Zip: 30004

So Sworn and Attested:

Owner Signature: _____

Ahsan Akrefai

Date: 05/07/2024

Notary:

Notary Signature: _____

Nimesh J. Parikh



Date: 05/07/2024

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: Epic Design & Build LLC

Subject Public Hearing Case: Upper Hembree Townhouses

Campaign Contribution Information:

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

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

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

Description of Contribution: N/A Value: N/A

Description of Contribution: _____ Value: _____

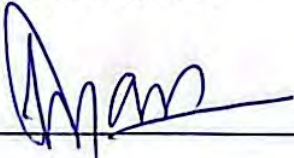
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 05/07/2024

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the development of the Subject Property, which has not occurred since the Subject Property as subjected to MP-88-05 in 1988. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and housing option for nearby businesses.

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

No. The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property.

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

The increase to population if the Proposal were approved would be approximately 20 people (assuming 2.5 people per residence). The increase to traffic would be approximately 46 vehicle trips per 24 hours (calculated assuming 8 residences multiplied by 5.75 vehicle trips per residence per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The number of new students that will live at the Subject Property is estimated to be approximately 6 (assuming 0.75 students per residence) spread across all school grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The proposed development will utilize underground stormwater detention that discharges into existing stormwater lines on the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Applicant is seeking an Amendment to the Alpharetta Comprehensive Plan to facilitate the Proposed Use. If such Amendment is approved, the Proposed Use will be consistent with the Alpharetta Comprehensive Plan and Future Land Use Map.

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

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

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

Trip Generation Report

			A.M. Peak			P.M. Peak		
Land Use	Number of Homes	Daily Total Vehicle Trips	In	Out	Total	In	Out	Total
Townhouses	8	46	4	14	18	12	5	17



J. Ethan Underwood
eunderwood@MilesHansford.com

May 6, 2024

CAMPAIGN DISCLOSURE

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential— Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles Hansford, LLC has made the following campaign contributions to local officials of the Governing Jurisdiction:

- **April 26, 2023 - \$500 to Councilman Fergal Brady**
- **May 3, 2023 - \$500 to City Councilman John Hipes**

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the “UDC”), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).**
- 2) Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property**
- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).**

Approval of the Applicant's Proposal will allow development of aesthetically attractive residences that complement the surrounding community.

The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property. The Applicant seeks to amend applicable planning documents to allow development of 8 single-family attached townhouses upon the Subject Property.

The Applicant is seeking an Amendment to the Alpharetta Comprehensive Plan to facilitate the Proposed Use. If such Amendment is approved, the Proposed Use will be consistent with the Alpharetta Comprehensive Plan and Future Land Use Map.

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property

without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



Detailed Tax Summary

City of Atlanta / Fulton

Tax Year: 2023

Owner Name **Parcel Identification** **Account Number**
 OSWALD GEORGE JR 12 223605500076 4894616

Property Location **Tax District**
 0 UPPER HEMBREE ROAD 10 - ALPHARETTA

Fair Market Value **Assessed Value** **Temporary Assessment**
 39,400.00 15,760.00 None

City Exemption

County Exemption

Levies	Assessment	Exemptions	Net Assessment		Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	15,760.00	0.00	15,760.00	X	.000180	\$0.00	\$2.84
FULTON OPER	15,760.00	0.00	15,760.00	X	.008870	\$0.00	\$139.79
FULTON SCHOOL GEN	15,760.00	0.00	15,760.00	X	.017140	\$0.00	\$270.13
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
			Total Amount Billed				\$412.76
Last Payment: 11/1/2023			Less Amount Paid				\$412.76
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).



Real Estate

View Bill

As of	5/6/2024
Bill Year	2023
Bill	2304880
Owner	OSWALD GEORGE JR
Parcel ID	12 -2236-0550-007-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$90.62	\$90.62	\$0.00	\$0.00	\$0.00
Interest			\$1.81			\$0.00
TOTAL		\$90.62	\$90.62	\$0.00	\$0.00	\$0.00

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: _____

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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

Owners of Properties located within 500 ft. of the
Subject Property

City officials

Affected government departments

Interested parties noted on any list provided by
the City

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☒ Other <i>(Please Specify)</i> <u>Community Zoning Information Meeting</u> |

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

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email eunderwood@miles hansford.com as well as during the public participation process.

GUINN ROBERT FRED & DEBORAH LYNNE
965 UPPER HEMBREE RD
ROSWELL GA 30076

BEZGUNOVA ZEMFIRA N
370 FOE CREEK DR
ROSWELL GA 30076

HIDVEGI ELIA P TR
2318 PINE HEIGHTS DR NE
ATLANTA GA 30324

NAQVI KAMRAN
920 UPPER HEMBREE RD
ROSWELL GA 30076

PATEL RAJENDRAKUMAR ET AL
380 FOE CREEK DR
ROSWELL GA 30076

SEN BIDHAN CHANDRA & SEN JOYA
185 FOE CREEK CT
ROSWELL GA 30076

FRANCOLA DEAN & TODD MELINDA AMBER
929 UPPER HEMBREE RD
ROSWELL GA 30076

JOSEPH EDWIN & ALGINIA C
395 FOE CREEK DR
ROSWELL GA 30076-4641

SANCHEZ DANIELA
175 FOE CREEK CT
ROSWELL GA 30076

PATEL DHARMESH & MITAL
300 FOE CREEK DR
ROSWELL GA 30075

ROD MAHROD
385 FOE CREEK DR
ROSWELL GA 30076

OZTURK OZGUR & SARI SAHIN
165 FOE CREEK CT
ROSWELL GA 30076

SHAH SHREYANS
310 FOE CREEK DR
ROSWELL GA 30076

HSU CHUANCHIEH & LIN JINGHWA
4730 HASTINGS TER
ALPHARETTA GA 30005

GAMBLIN TANISHA & ERIC
155 FOE CREEK CT
ROSWELL GA 30076

HAKLE ANWAR BASHA & KHALIFAH SABIH
A BANU
320 FOE CREEK DR
ROSWELL GA 30076

BLACK TED W BLACK SUSANA
365 FOE CREEK DR
ROSWELL GA 30076

PERERA NIRANJAN & JOHN MICHELLE
145 FOE CREEK CT
ROSWELL GA 30076

LOUHASSI KHADIJA
330 FOE CREEK DR
ROSWELL GA 30076

WILLIS EMILY B
355 FOE CREEK DR
ROSWELL GA 30076-4641

MALAPATI SUDHAKAR
3623 ROLLINS RD
CUMMING GA 30040

RICHMOND JASON
3285 LORD N LADY LANE
ALPHARETTA GA 30022

CHANDRAKASAN OMPRAKASH
345 FOE CREEK DR
ROSWELL GA 30076-4641

SHANBHAG SHAILESH
125 FOE CREEK CT
ROSWELL GA 30076

BU SEAN Z
350 FOE CREEK DR
ROSWELL GA 30076

ANIK HAKKI
110 FOE CREEK CT
ROSWELL GA 30076

ISLAM MOHD S
115 FOE CREEK CT
ROSWELL GA 30076

AGU CAVIT
360 FOE CREEK DR
ROSWELL GA 30076

PATTEN JOHNNY M
120 FOE CREEK CT
ROSWELL GA 30076

MOOSA MUSTAQ H A & ABDULLA SHALINI
105 FOE CREEK CT
ROSWELL GA 30076

O DONNELL IRENE D
325 FOE CREEK DR
ROSWELL GA 30076

FELIX PATRICIO & MARIA
100 TAYLOR RIDGE CT
ROSWELL GA 30076

CHISM JO ANN
200 TAYLOR MEADOW CHASE
ROSWELL GA 30076

UPADHYAYA DINKERRAI ET AL
315 FOE CREEK DR
ROSWELL GA 30076

HATFIELD DAVID F
110 TAYLOR RIDGE CT
ROSWELL GA 30076

EUBANKS KRISTIN
205 TAYLOR MEADOW CHASE
ROSWELL GA 30076

UNGOR FIKRI
305 FOE CREEK DR
ROSWELL GA 30076

ABRAHAMSON PAUL W & KATHERINE S
135 TAYLOR RIDGE CT
ROSWELL GA 30076

VRIELING ANNA KATHRYN
215 TAYLOR MEADOW CHASE
ROSWELL GA 30076

FALSTAFF LLC
1130 FALSTAFF DR
ROSWELL GA 30076

MC LEROY DENNIS W & LINDA B
125 TAYLOR RIDGE CT
ROSWELL GA 30076

WAGNER JEFFREY O & EMILY C
225 TAYLOR MEADOW CHASE
ROSWELL GA 30076

KRATOWICZ TOM
1330 TAYLOR OAKS DR
ROSWELL GA 30076

MOORE TORNIA
115 TAYLOR RIDGE CT
ROSWELL GA 30076

BUNTING BROOK & FRANKLIN VAUGHN
235 TAYLOR MEADOW CHASE
ROSWELL GA 30076

HAN FANGQIU & WANG SHUTING
1142 FORDHAM WAY
MOUNTAIN VIEW CA 94040

DIALLO MAMADOU D DIALLO SALIMATOU
105 TAYLOR RIDGE CT
ROSWELL GA 30076

HATCHER DIANA LYNN
245 TAYLOR MEADOW CHASE
ROSWELL GA 30076

ARASMITH WESLEY D & ARASMITH CARRI
E MAE
1350 TAYLOR OAKS DR
ROSWELL GA 30076

AKPINAR MUSTAFA
11060 ROTHERICK DR
ALPHARETTA GA 30022

SFR JAVELIN BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS TX 75201

FRANKS JOHN D
1360 TAYLOR OAKS DR
ROSWELL GA 30076-1169

KELLY TERENCE G
1315 TAYLOR OAKS DR
ROSWELL GA 30076

GZESH JOSEPH
250 TAYLOR MEADOW CHASE
ROSWELL GA 30076

FUJIHIRA TONY & MAUREEN
1370 TAYLOR OAKS DR
ROSWELL GA 30076

CASILLAS JULIAN ESCOBEDO
1305 TAYLOR OAKS DR
ROSWELL GA 30076

GAZDZIAK JENNIFER B
240 TAYLOR MEADOW CHASE
ROSWELL GA 30076

MORAN ELIZABETH B
1380 TAYLOR OAKS DR
ROSWELL GA 30076

NGUYEN KIM
1295 TAYLOR OAKS DR
ROSWELL GA 30076

SCHULTZ RANDALL J
230 TAYLOR MEADOW CHASE
ROSWELL GA 30076

HEFFELFINGER KATIE & SCHABEL KELLY
220 TAYLOR MEADOW CHASE
ROSWELL GA 30076

WAGENBRENNER DEAN M & HEATHER
1325 TAYLOR OAKS DR
ROSWELL GA 30076

CAMBRE CONSTANZA C & CAMBRE TIMOTH
Y WILLIAM
1300 TAYLOR OAKS DR
ROSWELL GA 30076

SPMKX GA LLC
3735 CHEROKEE ST
KENNESAW GA 30144

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

LINN LAURA J
1310 TAYLOR OAKS DR
ROSWELL GA 30076

MARINELLI DANIEL & MARINELLI DENNAE
1430 TAYLOR OAKS DR
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

HADDAD NAYEF H & JOUMANA
1320 TAYLOR OAKS DR
ROSWELL GA 30076

FARRAR GREGORY A JR & JENNIFER
1440 TAYLOR OAKS DR
ROSWELL GA 30076

HERNANDEZ ANGELICA
1255 TAYLOR OAKS DR
ROSWELL GA 30076

DEMALINE BEN & WENDY J
1045 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

NORRIS GIDEON MILLER & NORRIS LAUR
EN TANNETT
1450 TAYLOR OAKS DR
ROSWELL GA 30076

BROWN DAKOTA & JORDAN
1035 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MEADOR JEFFREY D & JILL D
1055 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

AHMED FAROOQ & UZMA T
1460 TAYLOR OAKS DR
ROSWELL GA 30076

BROWN DAKOTA & BROWN JORDAN
1215 TAYLOR OAKS DR
ROSWELL GA 30076

YU SANDY S & YU TODD S
150 BROOKEIVEY LN
ALPHARETTA GA 30004-7345

MOAFO SAMUEL TCHIO & TIGWA HONORIN
E D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

KIAGE LAWRENCE
1250 TAYLOR OAKS DR
ROSWELL GA 30076

BURKE MARILYN
1075 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

HICKS GEORGE & HICKS KELLY
1260 TAYLOR OAKS DR
ROSWELL GA 30076

GRAVES SPENCER D
1085 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

REYES JOSE BENJAMIN GRANADOS & GRA
NADOS MARIA E
1345 TAYLOR OAKS DR
ROSWELL GA 30076

SPRINKLE CLIFTON R & SPRINKLE LAUR
EN H
1280 TAYLOR OAKS DR
ROSWELL GA 30076

BRYANT EMMA JACKSON
1080 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

CAMPBELL STEPHEN CARL & KITTIE SUE
1335 TAYLOR OAKS DR
ROSWELL GA 30076

MOORE KELLY & STUART PEGGY
1290 TAYLOR OAKS DR
ROSWELL GA 30076

SKARPNES OWEN C & WONG KIMBERLY
1070 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

BOWERS JOEL ANDREW & BOWERS LESLIE
MC KEE
1060 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MARTIN JAMES F
1004 RIVERBEND CLUB DR
ATLANTA GA 30339

LATKA JAN P & ZAMBRANA GEORGINA
8550 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

HOWARD JASON N & LESLIE Z
1050 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

HEMBREE CC LLC
200 GLENRIDGE POINT PKWY
ATLANTA GA 30342

VORE STEVEN J & HILARY
8560 BIRCH HOLLOW DR
ROSWELL GA 30076

DITTO KENNETH J
1040 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

FADDEN GARRETT & FADDEN JESSICA
8570 BIRCH HOLLOW DR
ROSWELL GA 30076

NURSE KEITHROY & CORDELIA
1030 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MATIKEEVA KINNEY SAIRAGUL & KINNEY
ANTHONY ROBERT
11910 HARRIS RD
ROSWELL GA 30076

MC ALONAN KIM JEAN
8580 BIRCH HOLLOW DR
ROSWELL GA 30075

NEKTALOV RAFAEL & NEKTALOV BORIS
5749 SINGLETON RD
NORCROSS GA 30093

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

ACHARYA NARASIMHA & ANURADHA
8590 BIRCH HOLLOW DR
ROSWELL GA 30076

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

WILLIAMSON ANNELYSS K
8500 BIRCH HOLLOW DR
ROSWELL GA 30076

HOLMES BRITTANIE A
8600 BIRCH HOLLOW DR
ROSWELL GA 30076

JC VENTURES GROUP LLC
8905 HUNTCLIFF LAKE CT
SANDY SPRINGS GA 30350

GARNETT LYNDEE L
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

STROMQUIST ALICIA
8610 BIRCH HOLLOW DR
ROSWELL GA 30076

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

JACOBSON WILLIAM D & KATHLEEN M
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

CHERYL L GORMAN REVOCABLE TRUST THE
8530 BIRCH HOLLOW DR
ROSWELL GA 30076

ROWE JOAN ELLEN
8630 BIRCH HOLLOW DR
ROSWELL GA 30076

UPPER HEMNBREE MEDICAL PLAZA ROSWE
LL LLC & YASH PR
235 MORTON MANNER CT
ALPHARETTA GA 30022

BECKER GARY L & BECKER MARY L
8540 BIRCH HOLLOW DR
ROSWELL GA 30076

WELLS RILEY P & SARAH J
8635 BIRCH HOLLOW DR
ROSWELL GA 30076

2017 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

BLACKSTAD GARY R & CYNTHIA A
8561 BIRCH HOLLOW DR
ROSWELL GA 30076

SCHWARZELL ANDREW G & WENTZEL KATH
LENE
1130 TAYLOR OAKS DR
ROSWELL GA 30076

NAYLOR CHARLES T JR & MARY G
200 BIRCH HOLLOW PL
ROSWELL GA 30076

DYON WILLIAM C JR
8551 BIRCH HOLLOW DR
ROSWELL GA 30076

BINA PAYVAND & POOSTI MARYAM
1140 TAYLOR OAKS
ROSWELL GA 30076

GRAVES RICHARD A III
210 BIRCH HOLLOW PL
ROSWELL GA 30076

HPA BORROWER 2016 2 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

MARTIN MARTINA PATRICE
1150 TAYLOR OAKS DR
ROSWELL GA 30076

HOWELL STEVEN B & BARBARA B
225 BIRCH HOLLOW PL
ROSWELL GA 30076

LARRY & DONNA KLINK LIVING TRUST T
HE
8531 BIRCH HOLLOW DR
ROSWELL GA 30076

DAHER BOBBIE L & SHIPP JEAN W
1160 TAYLOR OAKS DR
ROSWELL GA 30076

WATZMAN SAUL Z & KYLE L
215 BIRCH HOLLOW PL
ROSWELL GA 30076

GALINAITIS RICHARD
8521 BIRCH HOLLOW DR
ROSWELL GA 30076-1176

STILWELL GABRIELA & SCOTT
1170 TAYLOR OAKS DR
ROSWELL GA 30076

GAMBA SETH & LEAH C
205 BIRCH HOLLOW PL
ROSWELL GA 30076

STEWART LESLIE MICHAEL & KEIR ANTO
INETTE
101 WEATHERBURNE DR
ROSWELL GA 30076

KRIEGER BENNETT LEE
1200 TAYLOR OAKS DR
ROSWELL GA 30076

ROSE ROBIN D & SALLY ANNE EDNA
8605 BIRCH HOLLOW DR
ROSWELL GA 30076

MALONEY JUDITH A
8501 BIRCH HOLLOW DR
ROSWELL GA 30076

HINES STEPHEN V & MOOTY LISA
1175 TAYLOR OAKS DR
ROSWELL GA 30076

BROADWAY MICHAEL J & DEBRA W
8591 BIRCH HOLLOW DR
ROSWELL GA 30076

WHITNEY JEREMY E
11960 HARRIS RD
ROSWELL GA 30076

JONES PATRICK B & MICHELLE I
1165 TAYLOR OAKS DR
ROSWELL GA 30076

TOSCANO JOSEPH & SUSAN
8581 BIRCH HOLLOW DR
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

GARDNER JOSHUA N & GARDNER AMANDA
MARIE
1155 TAYLOR OAKS DR
ROSWELL GA 30076

WOLF ZACHARY & MEGAN BROOKE
8571 BIRCH HOLLOW DR
ALPHARETTA GA 30076

FIX DAWN & KRISTOFER D
1120 TAYLOR OAKS DR
ROSWELL GA 30076-1186

JENKINS ALEXANDER H & EMILY M
1084 HOWELL MILL RD NW # 446
ATLANTA GA 30318

NEDUVA ALEKSANDR & GORLOVA NATALYA
1135 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

KONTUL JANICE M
4214 HARRIS RIDGE CT
ROSWELL GA 30076-4610

LIOR ADAM
1125 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

RINGLER JOSHUA C
4207 HARRIS RIDGE CT
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

LOWREY ROBERT N & TAMARA L
4203 HARRIS RIDGE CT
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

ELAINE RUSSELL LIVING TRUST THE
4202 HARRIS RIDGE CT
ROSWELL GA 30076

BLANCO MILAGRO
4201 HARRIS RIDGE CT
ROSWELL GA 30076

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS
4204 HARRIS RIDGE CT
ROSWELL GA 30076

LUCKY CORP
1055 BAY POINTE XING
ALPHARETTA GA 30005

TAYGA LLC
PO BOX 669088
CHARLOTTE NC 28266

ALBERT ALEXANDER & ALBERT ARIEL
4206 HARRIS RIDGE CT
ROSWELL GA 30076

MMAC PIX ATLANTA GA SPE LLC
3807 CLEGHORN AVE SUITE 903
NASHVILLE TN 37215

DAESCHLER EVAN C & LINDA M
1065 TAYLOR OAKS DR
ROSWELL GA 30076

TOMIOKA HIROSHI
5050 QUORUM DR SUITE 225
DALLAS TX 75254

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

MILJKOVIC LAZAR
1055 TAYLOR OAKS DR
ROSWELL GA 30076

COLLEEN PATRICIA PEREZ REVOCABLE L
IVING TRUST THE
4210 HARRIS RIDGE CT
ROSWELL GA 30076

JENNIFER JEAN MARTIN LIVING TRUST
THE
1605 BRANCH VALLEY DR
ROSWELL GA 30076

SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

COOPER NOCHOLAS & HUFF KAITLYN ELI
ZABETH
4212 HARRIS RIDGE CT
ROSWELL GA 30076

WRIGHT LISA L
430 HEMBREE FOREST CIR
ROSWELL GA 30076

BOLDEN LES
420 HEMBREE FOREST CIR
ROSWELL GA 30076

MORALES SILVA JUAN A & ESOBEDO SE
RENO MARIA
320 HEMBREE FOREST CIR
ROSWELL GA 30076

VAN CHRISTIAN T & VAN KELLY T
345 HEMBREE FOREST CIR
ROSWELL GA 30076

JIMENEZ LUIS
410 HEMBREE FOREST CIR
ROSWELL GA 30076

WANG BINHONG
2732 COLLINS COVE AVE
LAWRENCEVILLE GA 30043-6100

JACKSON CAROLYN J
355 HEMBREE FOREST CIR
ROSWELL GA 30076

BOURALEH WAISS G & WAIS AMINA L
400 HEMBREE FOREST CIR
ROSWELL GA 30076

BERGOO CONSULTING LLC
3624 RITTENHOUSE CT
MARIETTA GA 30062

PEREZ MARIA E & CASTENA GABRIEL L
385 HEMBREE FOREST CIR
ROSWELL GA 30076

SWAY 2014 1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

CRUZ LUIS A & GONZALEZ ODANIA
290 HEMBREE FOREST CIR
ROSWELL GA 30076

SHAFIK BAHAA M & KANATER SAHAR
425 HEMBREE FOREST CIR
ROSWELL GA 30076

BONNETTE RICHARD KELLY
380 HEMBREE FOREST CIR
ROSWELL GA 30076

BRYANT CLOVER C
280 HEMBREE FOREST CIR
ROSWELL GA 30076

SOTO ALEJANDRO ALANIS
435 HEMBREE FOREST CIR
ROSWELL GA 30076

GOODRICH PHYLLIS JEAN
370 HEMBREE FOREST CIR
ROSWELL GA 30076

CONTRERAS ARMANDO
270 HEMBREE FOREST CIR
ROSWELL GA 30076-1196

ROJAS WILLIAM R & ROJAS MANUELA M
445 HEMBREE FOREST CIR
ROSWELL GA 30076

HICKS NATALIE B
360 HEMBREE FOREST CIR
ROSWELL GA 30076

HILL MATTHEW TIMOTHY & JENNIFER CU
PPY
4499 WOODFORD PASS NE
ROSWELL GA 30075

PASUMARTHI TAVI C & RAVITEJA
465 HEMBREE FOREST CIR
ROSWELL GA 30076

GOMEZ ALEXEI MENDIETA & GARCIA MIR
LA PEREZ
350 HEMBREE FOREST CIR
ROSWELL GA 30076

LERNER VLADIMIR & SUAREZ BETILUZ
315 HEMBREE FOREST CIR
ROSWELL GA 30076

STELMACHERS ALEXANDER
475 HEMBREE FOREST CIR
ROSWELL GA 30076

PANCICH GUILLERMO ISRAEL RAMOS & M
ARTINEZ NORMA AN
340 HEMBREE FOREST CIR
ROSWELL GA 30076

JAMISON MICHAEL CHRISTIAN
325 HEMBREE FOREST CIR
ROSWELL GA 30076

FORD CURTIS LEE & RUIZ CRISTIAN ED
UARDO BLAS
485 HEMBREE FOREST CIR
ROSWELL GA 30076

FKH SFR C2 LP
1850 PARKWAY PL SUITE 900
MARIETTA GA 30067

CONNORS SCOTT A & LINDSAY K
335 HEMBREE FOREST CT
ROSWELL GA 30076-1199

MATHENY RONALD S
230 ENCLAVE CT
ROSWELL GA 30076

ADVANCED RECOVERY SYSTEMS LLC
100 SE THIRD AVE SUITE 1800
FORT LAUDERDALE FL 33394

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DAN ADE HOLDINGS LLC & DBA HARRIS
SENIOR LIVING
11905 HARRIS RD
ROSWELL GA 30076

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

GARDNER DAVID W JR & PATRICIA
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

BIS PROPERTIES LLC
1230 UPPER HEMBREE RD # 200
ROSWELL GA 30076

TRABER RICHARD J
1190 TAYLOR OAKS DR
ROSWELL GA 30076

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

MURRAY SEAN & AMANDA
1090 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

SPIRIT OF GOD CHRISTIAN CHURCH INC
7197 BELCREST DR
DULUTH GA 30097

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

STEZZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

MAXWELL WILLIAM E
220 BIRCH HOLLOW PL
ROSWELL GA 30076-1181

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

PEARSON DARREN L & CHIQUITA L
1180 TAYLOR OAKS DR
ROSWELL GA 30076

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

AMAZON COM SERVICES LLC
410 TERRY AVE N
SEATTLE WA 98109

FARAHPOOR FARZAD
1210 TAYLOR OAKS DR
ROSWELL GA 30076

DELA FUENTA BRIAN
1270 TAYLOR OAKS DR
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

OKIYAMA PAUL R & JENNIFER L
1220 TAYLOR OAKS DR
ROSWELL GA 30076

BAKER BRYANT & WICHMAN YVONNE
1095 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

ADLAM BAPTISTE LORRAINE
1230 TAYLOR OAKS DR
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

CHO SUSAN L & WON MIN
1240 TAYLOR OAKS DR
ROSWELL GA 30076

GAMBILL RICHARD K
1205 TAYLOR OAKS DR
ROSWELL GA 30076

GRUBER OREN NEIL & GRUBER TIFFANY
DAWN
927 UPPER HEMBREE RD
ROSWELL GA 30076

SARACCO WILLIAM D & SARACCO LYNN B
513 STREAMSIDE DR
ROSWELL GA 30076

KHANNA RON
1195 TAYLOR OAKS DR
ROSWELL GA 30076

EIBE TARA
925 UPPER HEMBREE RD
ROSWELL GA 30076

MADDEN JUDY HEMPHILL
521 STREAMSIDE DR
ROSWELL GA 30076

DEYE BRIAN & WEBER ALISON
1185 TAYLOR OAKS DR
ROSWELL GA 30076

HARRIS COMMONS COMMUNITY ASSOCIATI
ON INC .
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

DECKER BONNIE LOU
511 STREAMSIDE DR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

MOHAMMED AZEEM & MOIZ SAMIHA
1000 BLUE INDIGO DR
ROSWELL GA 30076

SILVA CARLOS A ET AL
426 STREAMSIDE DR
ROSWELL GA 30076

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

HEMBREE LLC
1130 FALSTAFF DR
ROSWELL GA 30076

GRIFFIN DEBORAH G
416 STREAMSIDE DR
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

WASHINGTON MELISSA S
917 UPPER HEMBREE RD
ROSWELL GA 30076

BIEYTES FERNANDO A & BIEYTES ROSE
MARIE
406 STREAMSIDE DR
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

PREMIERE HOMES LLC
11175 CICERO DR SUITE 100
ALPHARETTA GA 30022

LADD JOHN JAMES
414 STREAMSIDE DR # 428
ROSWELL GA 30076

TEG ROSWELL LLC
5901 PEACHTREE DUNWOODY RD STE A500
ATLANTA GA 30328

THOMPSON GAGE ALAN
522 STREAMSIDE DR
ROSWELL GA 30076

YAO EDITH & TOLER REIKO
418 STREAMSIDE DR
ROSWELL GA 30076

ROSWELL BC LLC
780 OLD ROSWELL PL STE 100
ROSWELL GA 30076

LOVEDAY BETTY
512 STREAMSIDE DR
ROSWELL GA 30076

LEVY HELANE DORE
414 STREAMSIDE DR # #425
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

BAGHERI ALI
523 STREAMSIDE DR
ROSWELL GA 30076

COPTIC ORTHODOX DIOCESE OF THE SOU
THERN UNITED STA
415 STREAMSIDE DR
ROSWELL GA 30076

MILLER JOHN & ANNA
405 STREAMSIDE DR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

PHILLIP STEPHEN CORDONE IRREVOCABL
E TRUST THE
427 STREAMSIDE DR
ROSWELL GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

SHENOUDA MARY P
417 STREAMSIDE DR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

M CENTER ENTERPRISES LLLP THE
1240 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

GEORGIA CENTER FOR PSYCHIATRIC SER
VICES P C
1115 UPPER HEMBREE RD STE B
ROSWELL GA 30076

KASHLAN MUNIR & KACHLAN EIMAN
1240 UPPER HEMBREE RD UNIT B
ROSWELL GA 30076

SZ CENTURY ALPHA LLC
3965 ASHLEY TRACE CT
LILBURN GA 30047

AVC PROPERTY LLC
1033 SOUTHERBY LANE
ALPHARETTA GA 30004

ABOUASSAF Wafa
1105 UPPER HEMBREE RD
ROSWELL GA 30076

EC UPPER HEMBREE LLC
1240 UPPER HEMBREE RD UNIT D
ROSWELL GA 30076

ALPHA PLAZA LLC
15942 MANOR CLUB DR
ALPHARETTA GA 30004

C2M HOLDINGS LLC
1240 UPPER HEMBREE RD STE E
ROSWELL GA 30076

RIVTAI LLC
7778 MCGINNIS FERRY RD STE 295
SUWANEE GA 30024

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

Legal Description

All that tract or parcel of land lying and being in Land Lot 550 of the 1st Land District, 2nd Section, Fulton County, Georgia containing 1.27 acres, more or less, according to a plat of survey dated November 27, 2023, prepared for Almasood Qureshi by SCI Development Services and certified by John A. Steerman, Georgia Registered Land Surveyor No. 2576, and being more particularly described as follows:

To find the True Point of Beginning commence from a point located at the intersection of the common boundary of the City of Roswell and the City of Alpharetta and the southerly right-of-way of Upper Hembree Road; run thence leaving said right-of-way, south along the common boundary of the City of Roswell and the City of Alpharetta a distance of 231.30 feet to a capped rebar set (1/2" rebar) located on the common boundary of the City of Roswell and the City of Alpharetta, which is the True Point of Beginning; run

Thence from the True Point of Beginning, South 75 degrees 24 minutes 56 seconds East a distance of 300.06 feet to a capped rebar set (1/2" rebar); run

Thence South 00 degrees 19 minutes 23 seconds West a distance of 132.10 feet to an iron pin found (1/2" rebar); run

Thence North 89 degrees 15 minutes 37 seconds West a distance of 293.21 feet to a capped rebar set (1/2" rebar) located along the common boundary of the City of Roswell and the City of Alpharetta; run

Thence along the common boundary of the City of Roswell and the City of Alpharetta, North 00 degrees 59 minutes 43 seconds East a distance of 203.90 feet to a capped rebar set (1/2" rebar) located on the common boundary of the City of Roswell and the City of Alpharetta, which is the True Point of Beginning.

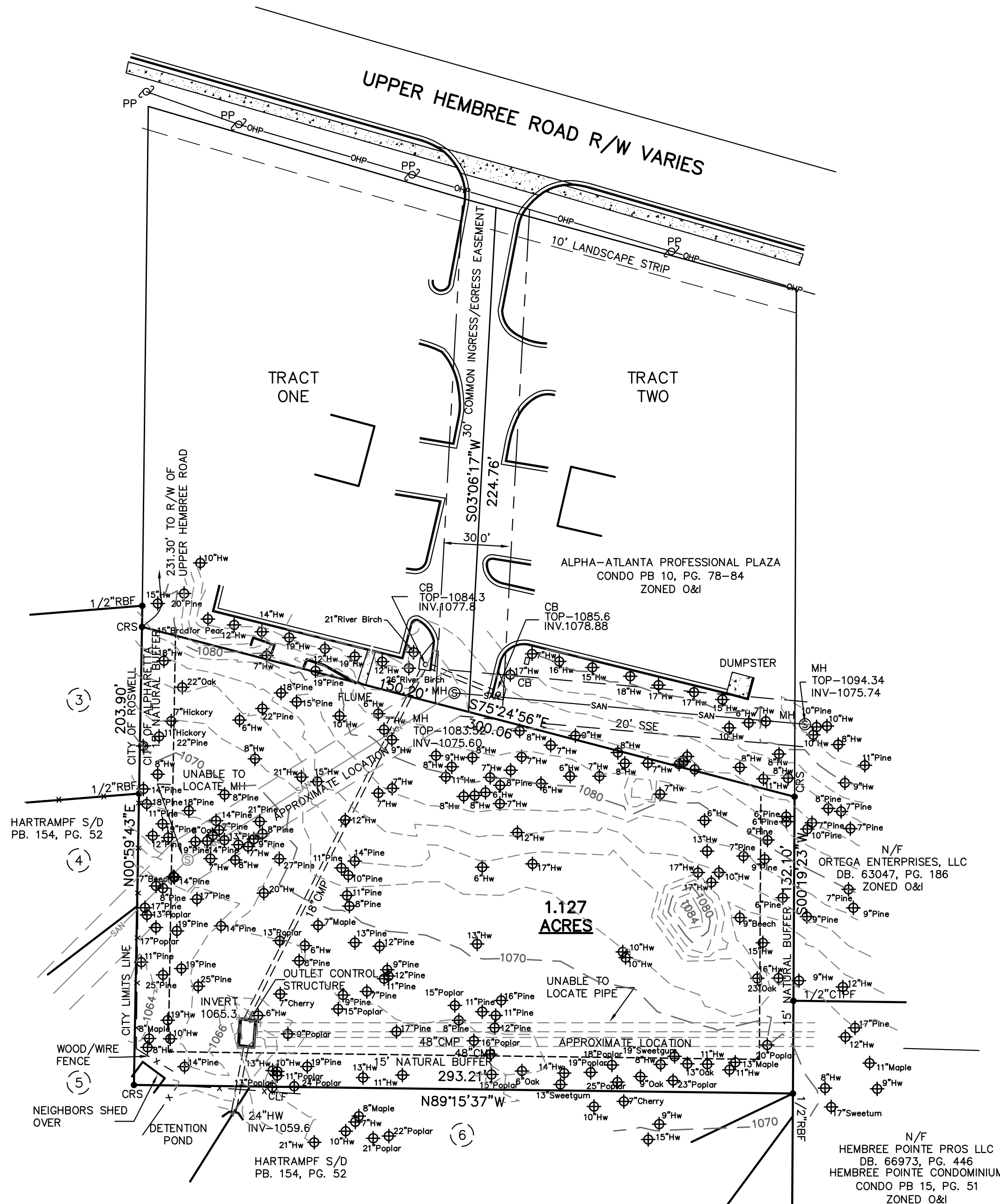
Said property is more accurately described according to the above referenced plat which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTPF	OPEN TOP FOUND
CTPF	CRIMP TOP FOUND
☆	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPD	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
AE	ACCESS EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER
-AGL-	ATLANTA GAS LINE

BEARING BASED ON
WEST LINE PER PLAT



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 324,496 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

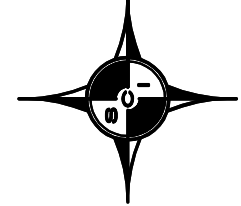
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0054F DATED 9/18/13.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-SITE E-SNELLYVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET



ALMASOOD QURESHI

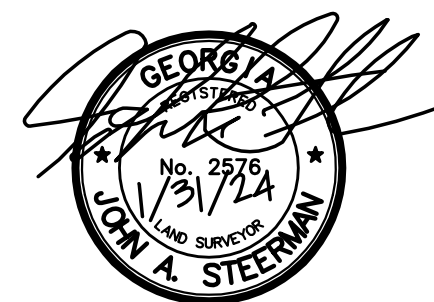
LAND LOT 550, 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

SURVEY FOR

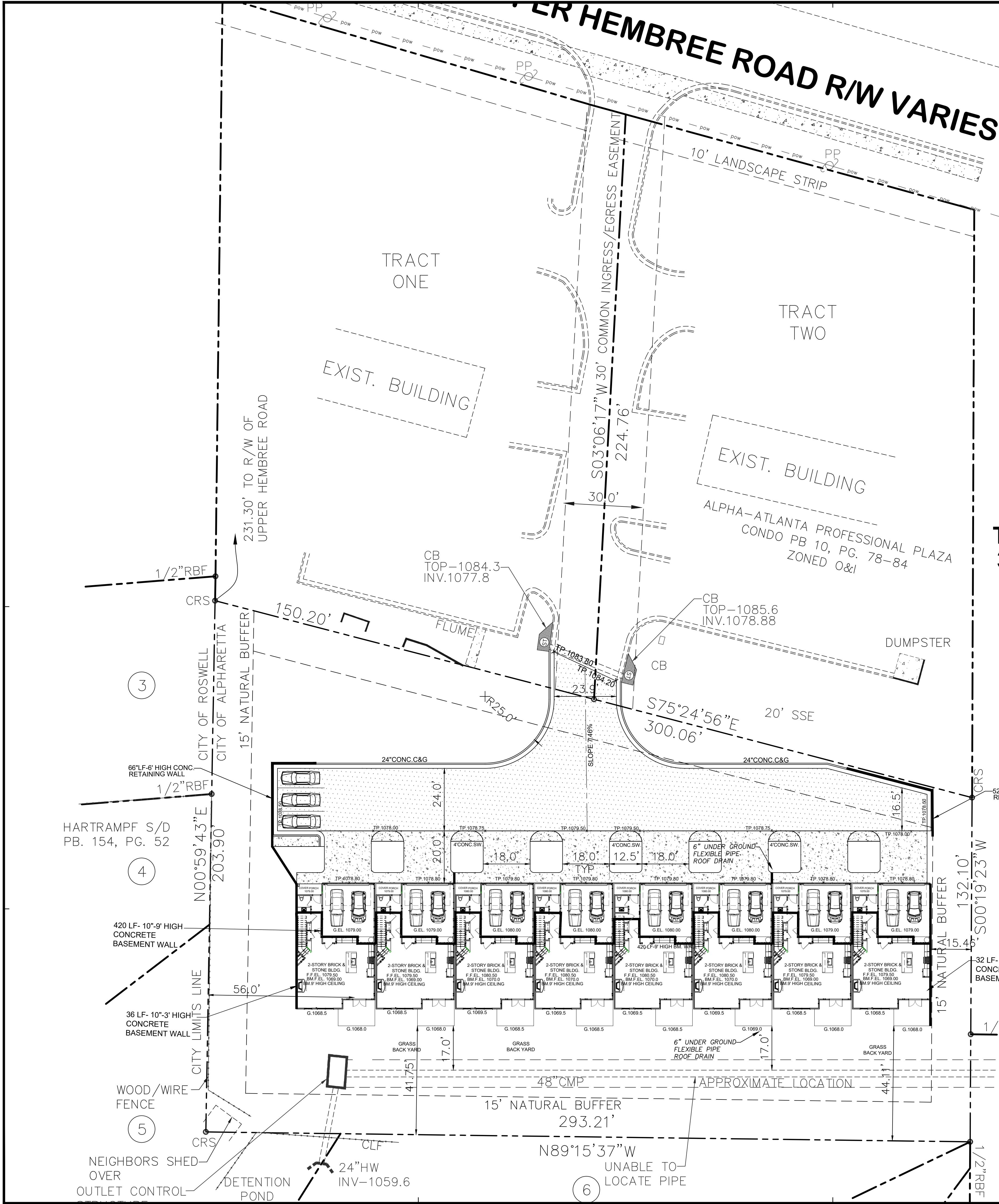
DRAWN DCP	CHECKED JAS
DATE	11/27/23
SCALE	1"=40'
PROJECT NUMBER	56269

1

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF ALPHARETTA ORDINANCE.

H.V.A.C. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

CITY OF ALPHARETTA NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013. FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

EROSION CONTROL NOTE:

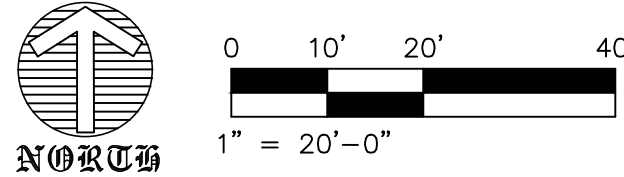
ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY ON-SITE INSPECTOR.

CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE VEHICLE. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

STORM WATER FACILITY AS-BUILT NOTE:

AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

REQUEST ZONING: TOWNHOMES, R-8A/D TYPICAL UNIT TWO STORY 30'-0" x 48'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT



DEVELOPMENT DATA:

GENERAL:

CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D

PROJECT DATA:

TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES

UNIT BUILDING DATA:

NEW TWO STORY TOWNHOMES

FIRST FLOOR AREA = 928 SF.
SECOND FLOOR AREA = 1,310 SF.
TOTAL HEATED FLOOR AREA = 2,238 SF.
FRONT 2-DOOR GARAGE AREA = 394 SF.
FRONT ENTRY COVERED PORCH AREA = 20 SF.
REAR SIDE COVERED PORCH AREA = 86 SF.
BUILDING FOOT PRINT AREA = 1,428 SF.

NEW TWO STORY TOWNHOMES - END UNITS

FIRST FLOOR AREA = 928 SF.
SECOND FLOOR AREA = 1,310 SF.
TOTAL HEATED FLOOR AREA = 2,238 SF.
FRONT 2-DOOR GARAGE AREA = 394 SF.
FRONT ENTRY COVERED PORCH AREA = 20 SF.
REAR SIDE COVERED PORCH AREA = 86 SF.
BUILDING FOOT PRINT AREA = 1,428 SF.

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

BUILDING SETBACKS:

FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:

8 UNITS BUILDING FOOT PRINT AREA = 11,424 SF.
HVAC UNITS AREA = 20 SF.x 8 = 160 SF.
8 UNITS BUILDING FOOT PRINT AREA = 11,584 SF.
TOTAL MAIN ROAD AREA = 6,693 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA = 3,344 SF.
TOTAL SIDEWALK & CURB AREA = 1,047 SF.
TOTAL IMPERVIOUS AREA = 22,665 SF.
TOTAL REMAIN PROJECT AREA: = 40,092 SF.
22,665 SF./40,092 SF. = 0.5653 = 56.53%
MAXIMUM LOT COVERAGE = 0.60 = 60.00%

LOT BUILDING DENSITY CLACULATION:

11,424 SF./40,092 SF. = 0.2849 = 28.49%

MAXIMUM HEIGHT LIMIT:

MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET <= 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



Know what's below.
Call before you dig.
CALL: 811 OR 800-252-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THEY MAY BE CHANGED WITHOUT NOTICE. THESE LOCATIONS SHOWN AND IF SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
JAN D. GUNNING
LEVEL IA CERTIFIED
NO. 0000010304
PH. 404-403-7627
EMAIL:
Doekes@octavebuilt.com

DATE: 05/01/2024
DESCRIPTION: FOR ZONING

PROJECT NAME: UPPER HEMBREE TOWNHOMES
SHEET TITLE: SITE PLAN

DATE: 05/01/2024
DESCRIPTION: FOR ZONING

PROJECT NUMBER: 24-157
DRAWN: M.G.
CHECKED: H.G.
ISSUED:

SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"
C-2.2

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

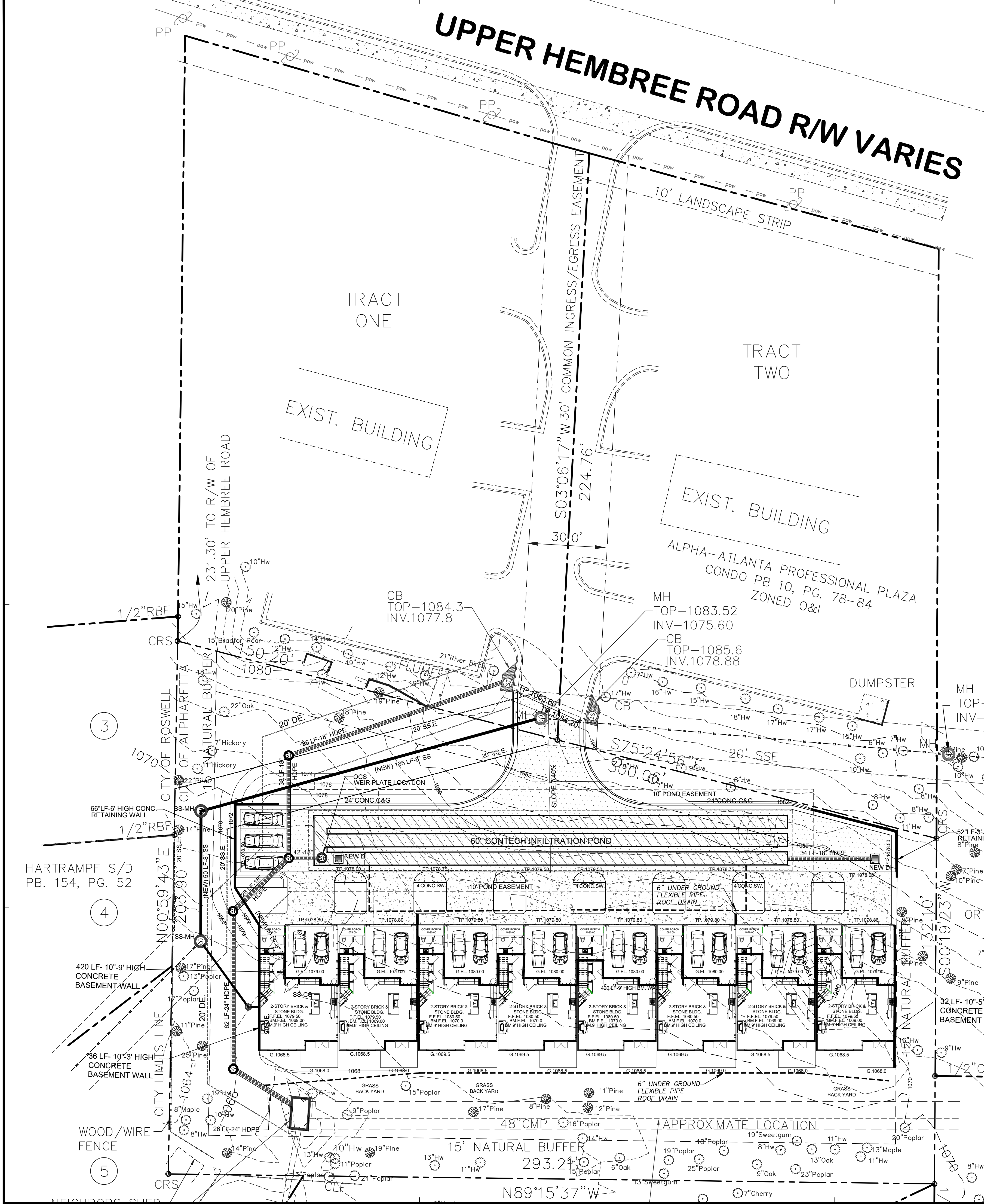
EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI & AHSAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
PHONE: (770) 474-1555
epicdesign08@gmail.com

SEAL

DATE: 05/01/2024

PROJECT NUMBER: 24-157
DRAWN: M.G.
CHECKED: H.G.
ISSUED:

SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"
C-2.2



EROSION & SEDIMENT CONTROL

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SURVEY NOTE:

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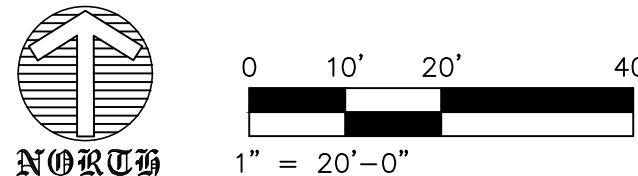
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REQUEST ZONING: TOWNHOMES, R-8A/D

TYPICAL UNIT TWO STORY 30'-0" x 48'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT



DEVELOPMENT DATA:

GENERAL:

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HVAC UNITS AREA = 20 SP.X 8 = 160 SF.
8 UNITS BUILDING FOOT PRINT AREA = 11,584 SF.
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TOTAL DRIVEWAY & SIDEWALKS AREA = 3,341 SF.
TOTAL SIDEWALK & CURB AREA = 1,047 SF.
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TOTAL REMAIN PROJECT AREA: = 40,092 SF.
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MAXIMUM HEIGHT LIMIT:

MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET < = 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



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Hamid D Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0900019338
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
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PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
JAN D. GUNNING
LEVEL IA CERTIFIED
NO. 0000010304
PH. 404-403-7627
EMAIL:
Doekes@octavebuilt.com

PROJECT NAME:
UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST. DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:
GRADING & DRAINAGE PLAN

DATE: 05/01/2024

DESCRIPTION: FOR ZONING

PROJECT NUMBER: 24-157

AS SHOWN

CHECKED: H.G.

ISSUED:

SHEET NUMBER: ORIGINAL DRAWINGS SIZES 24"x36"

C-2.4



DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

SITE PLAN

LDP

Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomes8@gmail.com
PHONE: (561) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

1" = 10'-0"

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C101



DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road, Alpharetta, GA 30004

SHEET TITLE:

3D-VIEW SITE PLAN

LDP Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAVEGANI
PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

OWNER/DEVELOPER

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C102



1 FRONT SIDE ELEVATION VIEW -2

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-1

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
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ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAVEGANI
PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

OWNER/DEVELOPER

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ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 996-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C103



5/1/2024 7:46:58 AM

DRAWING ISSUE RECORD		
No.	DESCRIPTION	DATE

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-2

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
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PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

OWNER/DEVELOPER

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12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C104



1 REAR SIDE ELEVATION VIEW-1

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road, Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-3

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
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ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

OWNER/DEVELOPER

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C105



5/1/2024 7:48:39 AM

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-4

LDP

Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
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CONTACT: HAMID D. GOLPAVEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER

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ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

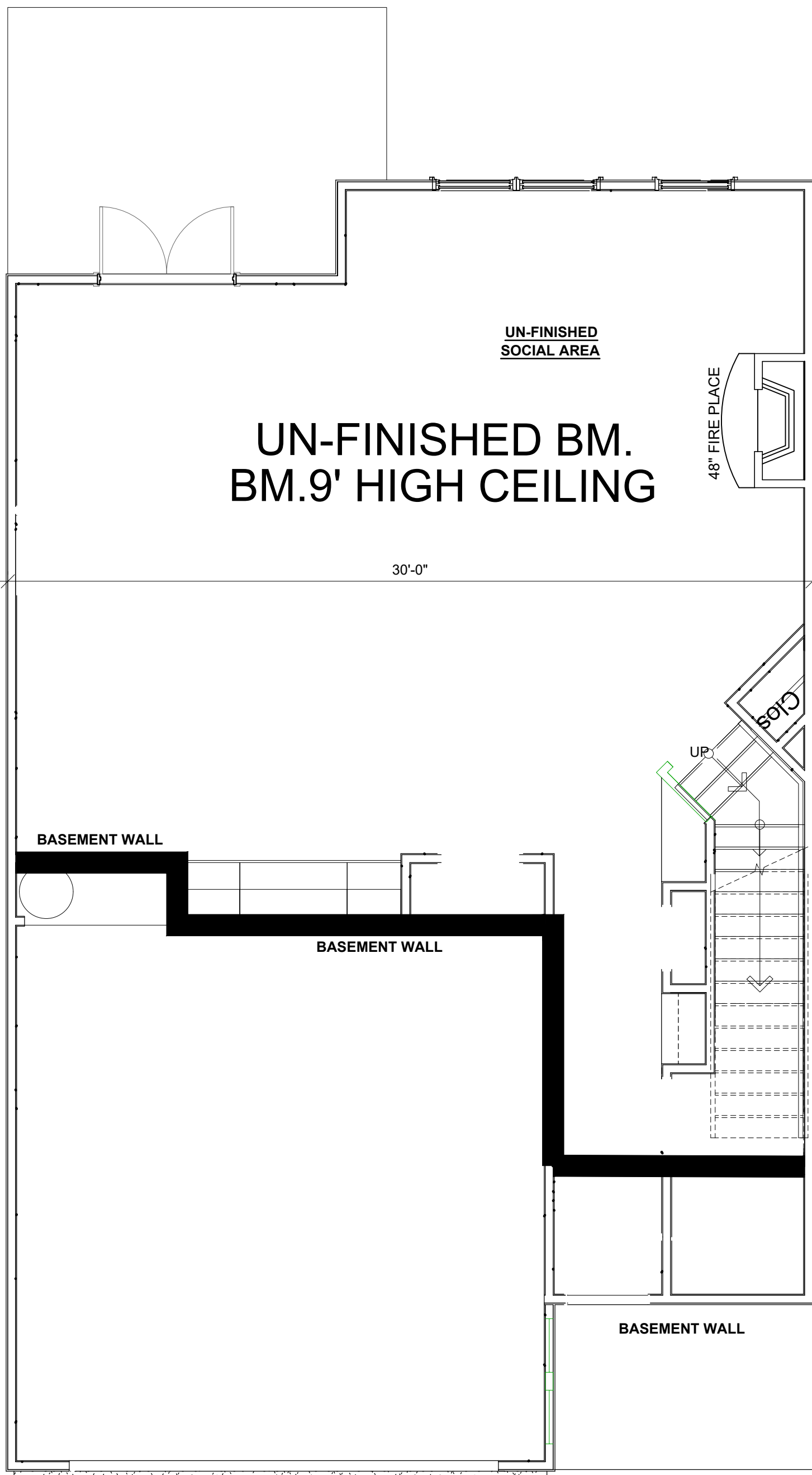
ISSUED:

RELEASED FOR CONSTRUCTION

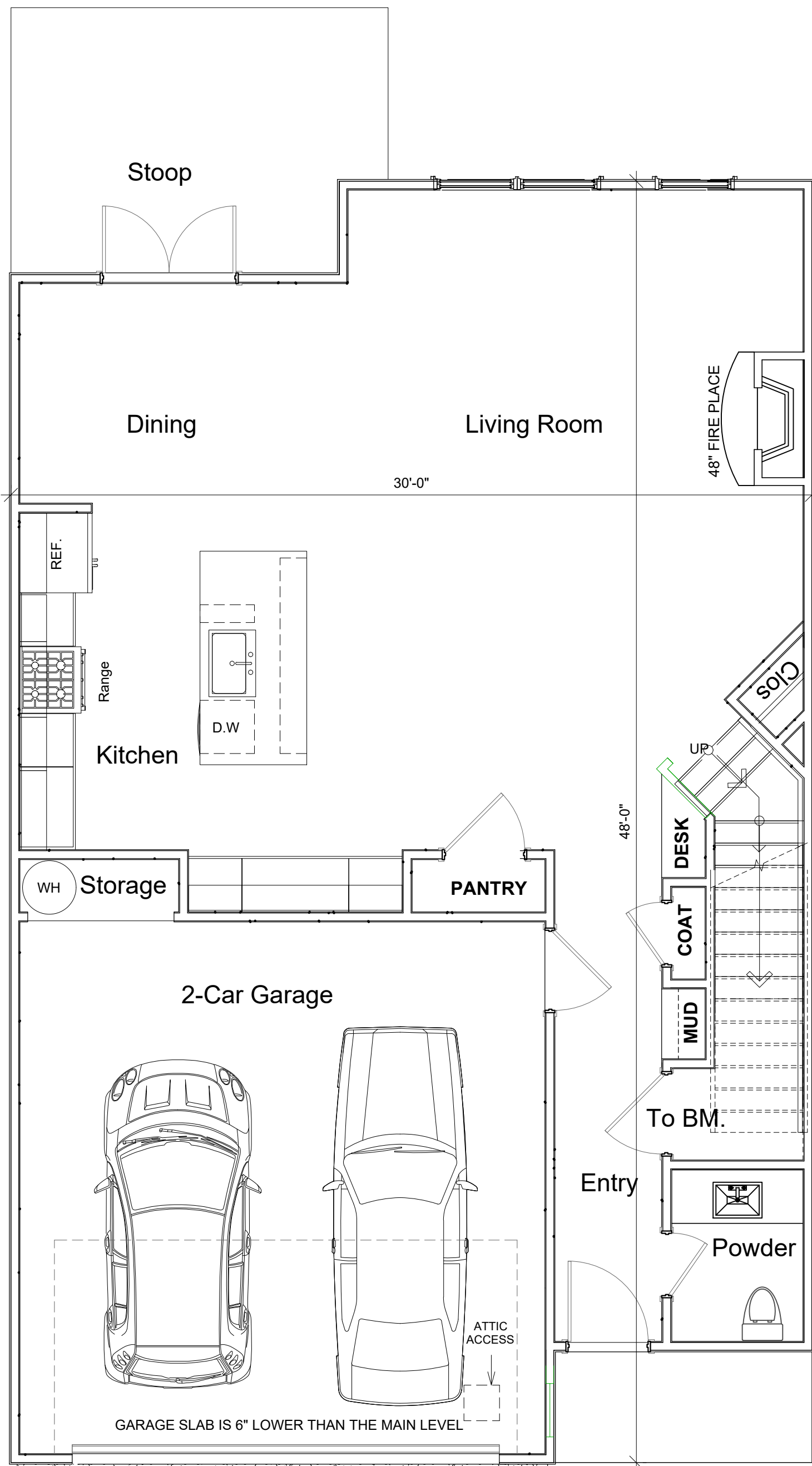
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ORIGINAL DRAWINGS SIZES 24"x36"

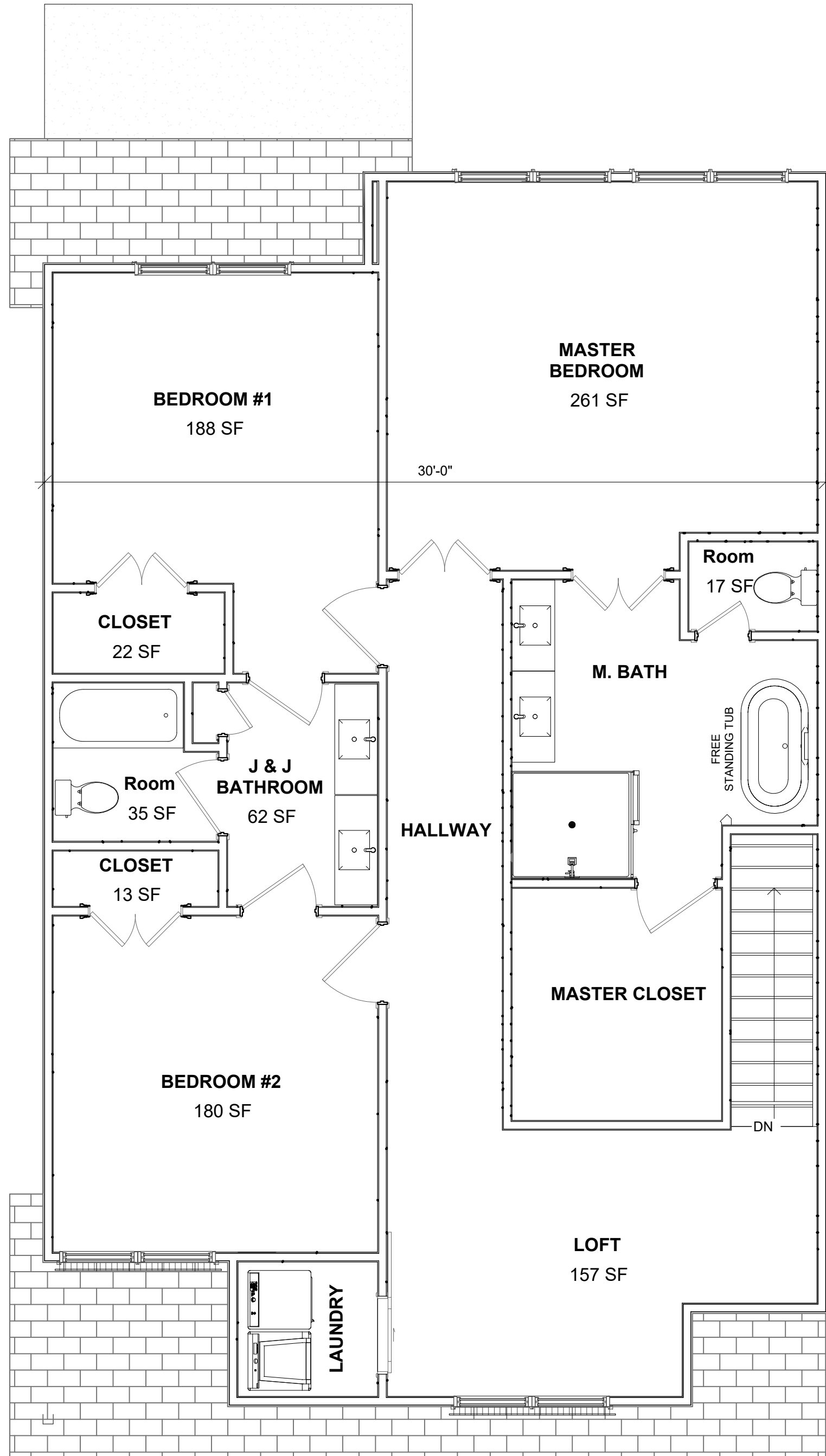
C106



BM Level



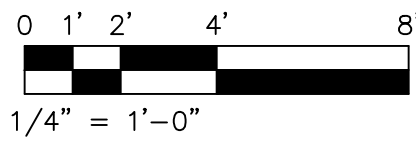
Main Level



SECOND FLOOR Level

TYPICAL UNIT
TWO STORY 30'-0" x 48'-0"
3 BED ROOMS & 2 1/2 BATH
WITH BASEMENT

TOTAL HEATED AREA = 2,238 SF.
BASEMENT FLOOR AREA = 840 SF.
FIRST FLOOR AREA = 928 SF.
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FRONT PORCH = 20 SF.
REAR COVER PORCH = 86 SF.



DRAWING ISSUE RECORD

DATE	DESCRIPTION
FDR ZONING	05/01/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

TYPICAL UNITS
FLOOR PLAN

LDP Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
SCI DEVELOPMENT
SERVICES

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveyconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
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& AHSAN ALREFAI
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ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
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epicdesignllc@gmail.com

SEAL

Date:

05/01/2024

PROJECT NUMBER:

24-157

Scale:

AS SHOWN

DRAWN:

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

A-1.1