



CITY COUNCIL MEETING & PUBLIC HEARING OCTOBER 21, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **PRESENTATIONS & PROCLAMATIONS**
 - A. **Proclamation and Presentation: United States Department of Transportation Road Safety Art Contest Winner, Saanvi Bajaj**
 - B. **Proclamation: Women's Cancer Awareness Month**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 10/7/2024)**
Consideration of approval of the City Council meeting minutes from the meeting of October 7, 2024.
6. **PUBLIC HEARING**
 - A. **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.
7. **NEW BUSINESS**
 - A. **Invitation to Bid 24-014: Encore Greenway and Gateway Construction**
Consideration of approval of the award of a contract for ITB 24-014 to Strack, Inc. for the construction of Encore Greenway Park and Gateway for an amount not to exceed \$9,148,000.00, and execution of a Memorandum of Understanding with True North 400, and authorization for the Mayor to execute all necessary documents.
8. **PUBLIC COMMENT**
9. **REPORTS**
10. **EXECUTIVE SESSION (IF NECESSARY)**
11. **ADJOURNMENT**



**A PROCLAMATION
BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA**

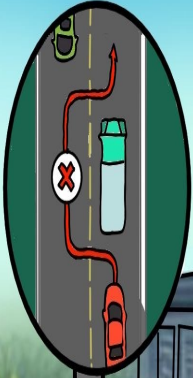
**“United States Department of Transportation Federal Motor Carrier Safety Administration:
Road Safety Art Contest Winner, Saanvi Bajaj”**

- WHEREAS:** The Federal Motor Carrier Safety Administration, as an agency of the United States Department of Transportation, holds an annual Road Safety Art Contest, and invites students across the country to use their creativity to raise awareness of how to stay safe on the road, whether it is when driving, biking, or walking around large trucks and buses; and
- WHEREAS:** The art contest is open to students in kindergarten through 12th grade, and this year, the agency received almost 300 contest entrants. Artwork is encouraged to include drivers, bikers, and pedestrians sharing the road safely. Competition judges select only one Grand Prize Winner for each age category; and
- WHEREAS:** This year, Alpharetta resident and Webb Bridge Middle School student, Saanvi Bajaj, was selected as the Grand Prize Winner of the 6th through 8th grade category for the 2024 Federal Motor Carrier Road Safety Art Contest; and
- WHEREAS:** Road Safety and road sharing is everyone’s responsibility, and we are incredibly proud that Saanvi Bajaj created an original artwork for this contest and was ultimately selected as a Grand Prize winner; and
- NOW THEREFORE:** We, the Mayor and Council of the City of Alpharetta, Georgia, do hereby congratulate Saanvi Bajaj. We appreciate Saanvi’s efforts to help promote the importance of road safety not only within the City of Alpharetta, but across the country.
- SO PROCLAIMED:** This 21st day of October 2024, by the Mayor and City Council of the City of Alpharetta, Georgia.

Jim Gilvin
Mayor of the City of Alpharetta

Lauren Shapiro
City Clerk for the City of Alpharetta

**DONT
OVERTAKE**



**DONT TEXT
& DRIVE**



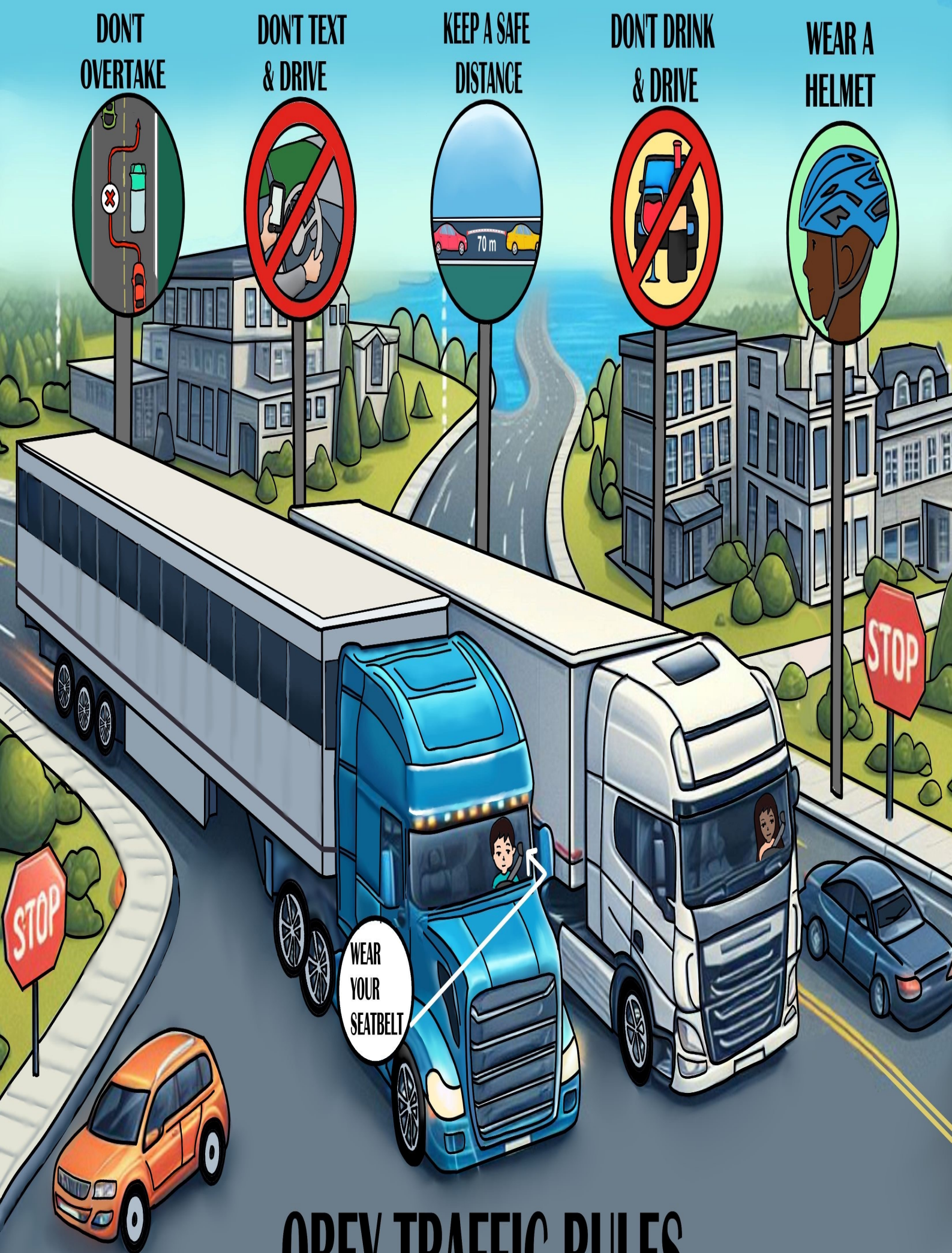
**KEEP A SAFE
DISTANCE**



**DONT DRINK
& DRIVE**



**WEAR A
HELMET**



OBEY TRAFFIC RULES



**A PROCLAMATION
BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA**

“Women’s Cancer Awareness Month”

- WHEREAS:** Nationally, September is recognized as Gynecological Cancer Awareness month, and October is recognized as Breast Cancer Awareness month. Cancer is the second leading cause of death (behind heart disease) and it is estimated that 39.3% of the population will be diagnosed with cancer at some point in their life – affecting families all across the nation; and
- WHEREAS:** Breast cancer is the most common cancer, affecting one in eight women in the United States every year. This year, the American Cancer Society estimates over 310,000 women will receive the unfortunate diagnosis that they have breast cancer. Over the past thirty-three years, likely because of extensive research, education, screening, and early detection, mortality rates for those with breast cancer have decreased by 44%; and
- WHEREAS:** There are five main gynecological cancers, all of which affect female reproductive organs. This year, the American Cancer Society estimates that over 116,000 women will be diagnosed with a type of gynecological cancer. Unfortunately, the mortality rate for gynecological cancer is almost double that of breast cancer; and
- WHEREAS:** By continuing to expand and increase awareness of local medical and hospital facilities, education, testing and screening, and non-profit organizations to those impacted by women’s cancer will help to end these types of cancers; and
- WHEREAS:** This month, we wish to honor and celebrate women who brave this journey, and also recognize the numerous healthcare and research professionals who work to find a cure to eradicate women’s cancer and protect the health of future generations.
- NOW THEREFORE:** We, the Mayor and Council of the City of Alpharetta, Georgia, do hereby recognize the month of October 2024 as Women’s Cancer Awareness Month and urge all our citizens to celebrate, support, and remember all those affected by and working towards a cure for women’s cancers.
- SO PROCLAIMED:** This 21st day of October 2024, by the Mayor and City Council of the City of Alpharetta, Georgia.

Jim Gilvin
Mayor of the City of Alpharetta

Lauren Shapiro
City Clerk for the City of Alpharetta



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: October 21, 2024

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 10/7/2024)

Consideration of approval of the City Council meeting minutes from the meeting of October 7, 2024.

STAFF RECOMMENDATION:

Approve, as part of the consent agenda, the minutes from the October 7, 2024 City Council Meeting at 6:30 p.m.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on October 7, 2024 at 6:30 pm.

ALTERNATIVES:

Do not approve the City Council Meeting minutes as part of the Consent Agenda.

ATTACHMENTS:

1. CC Minutes 10.7.2024



City Council Meeting & Public Hearing

OCTOBER 7, 2024

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

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

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Brian Will
- Donald F. Mitchell
- John Hipes
- Douglas J. DeRito

• Absent

- Fergal M. Brady

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology
- Morgan Rodgers, Director of Recreation, Parks & Cultural Arts Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Deanna McKay, Public Communication & Engagement Coordinator

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Arts & Humanities Month

- Mayor Gilvin presented a proclamation to Kim Zane Manning and members of the Cultural Arts Commission recognizing October as National Arts & Humanities Month.

B. Proclamation: Alpharetta High School Model United Nations Team

- Mayor Gilvin presented a proclamation to Vishesh Jain, Akshat Anand, and members of the Alpharetta High School Model United Nations Team recognizing their recent accomplishments.

C. Proclamation: The North Park Pretenders Drama Club

- Mayor Gilvin presented a proclamation to Toby Smallwood and members of The North Park Pretenders Drama Club recognizing their recent State Award and upcoming showcases.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 9/30/2024)

Consideration of approval of the City Council meeting minutes from the meeting of September 30, 2024.

B. Financial Management Report (Month Ending August 31, 2024)

Consideration of approval of the Financial Management Report for the month ending August 31, 2024.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the Consent Agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

6. PUBLIC HEARING

A. Resolution: Authorizing the Use of Eminent Domain for Parcel 01 of the Encore Greenway Park and Gateway Project

Consideration of adoption of a resolution for the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 7000 North Point Parkway, Alpharetta, GA 30022 (Tax Parcel 12 261006870292) for right of way, permanent easement, and temporary easement for proposed Encore Greenway Park and Gateway Project and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.
- The City of Alpharetta (the "City") has determined that it is necessary to make pedestrian walkways and modifications along the intersection of Encore Parkway and North Point Parkway, such project being known as the Encore Greenway Park and Gateway Project (the "Project").
- In order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Blue Ventures, LLC, located at 2000 North Point Parkway, Alpharetta, Georgia 30022 (Tax Parcel No.: 12 -261006870292) within the City of Alpharetta, Georgia (reference: Project Parcel 01).
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property in order to ensure the timely completion of the Project. Further, this resolution authorizes the Mayor and the City Administrator to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution to authorize the use of eminent domain to acquire certain property at 7000 North Point Parkway, Alpharetta, GA 30022 (Tax Parcel 12 261006870292) for right of way, permanent easement, and temporary easement for proposed Encore Greenway Park and Gateway Project and with authorization for the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved (6-0).

7. NEW BUSINESS

A. Premises Use Agreement: Wire & Wood 2024

Consideration of approval of the premises usage agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc., located at 59 North Main Street, permitting the use of parking lot for Wire & Wood 2024.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers came forward to present this item.

- As in years past, the City of Alpharetta is requesting a usage agreement for the Alpharetta First Methodist Church, Inc. parking lot for the annual Wire & Wood event on October 11th from 9:00 a.m. to 11:00 p.m. and October 12th from 11:00 a.m. to 11:00 p.m. Due to the attendance of this event, it is required to accommodate parking for performers at the event.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the premises usage agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc., located at 59 North Main Street, permitting the use of parking lot for Wire & Wood 2024.
 - Council Member Will seconded the motion.
 - The motion was approved (6-0).
 - During the motion, Council Member Hipes shared that he does serve on the Board of the First Methodist Church, but does not receive remunerations from their organization.

B. Purchase Approval: Annual Workstation Equipment Replacement

Consideration of purchase approval of workstation equipment from Dell Marketing, Inc. under the State of Georgia technology contract (#99999-SPD-0000161-0004) in the amount of \$215,000.00

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- This request is to provide for the annual replacement of workstation equipment for all city departments.
- The current city standards for workstation equipment replacement (based on funding availability) are as follows: desktops and laptops (4 years) and monitors (8 years). The refresh of IT equipment is scheduled throughout the fiscal year and is allocated to the most essential needs first. Currently, the fleet has approximately 524 desktops and laptops that support our employees.
- If approved, 24%, or 129 units, will be replaced this year, which aligns with a four-year schedule.
- As in prior years, funding for technology replacement is placed in one capital project account to allow for more efficient management. The main component of the technology replacement account is funding for workstation and mobile equipment replacement. This request for \$215,000.00 is within the fiscal year 2025 budget.

- Workstation equipment refresh will be procured through Dell Marketing, Inc. using State of Georgia technology contract 99999-SPD-SPD0000161-0004.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve workstation equipment from Dell Marketing, Inc. under the State of Georgia technology contract (#99999-SPD-0000161-0004) in the amount of \$215,000.00.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved (6-0).

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- Council Member Hipes shared that Alpharetta Music City is in full force this weekend with the Wire & Wood festival beginning on Friday, October 11 and Saturday, October 12.
- Council Member Will shared that Former Alpharetta Fire Captain John Roach passed away at the young age of 49 and services will be in Gainesville tomorrow. Captain Roach served the city from 1998 until 2023, and he made this place a better place.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to adjourn to Executive Session for the purposes of litigation.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).
 - Mayor Gilvin recessed the meeting at 7:05 p.m.
- ❖ Council Member Mitchell offered a motion to reconvene the meeting.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).
 - Mayor Gilvin reconvened the meeting at 7:24 p.m.

11. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:24 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lauren Shapiro". The signature is written in a cursive, flowing style.

Lauren Shapiro, City Clerk



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: October 21, 2024

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

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.

This item was considered at the September 5, 2024 Planning Commission meeting. There were 2 public comments with concerns over downstream impacts from stormwater runoff; aesthetics, size, distance, and screening related to the stormwater pond adjacent to Jennifer Oaks; and traffic problems at Mid Broadwell Road and Charlotte Drive. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

STAFF 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 9/13/24, 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 to 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 9/13/24.
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 9/13/24. 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.

ITEM DESCRIPTION:

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 six-foot (6') 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

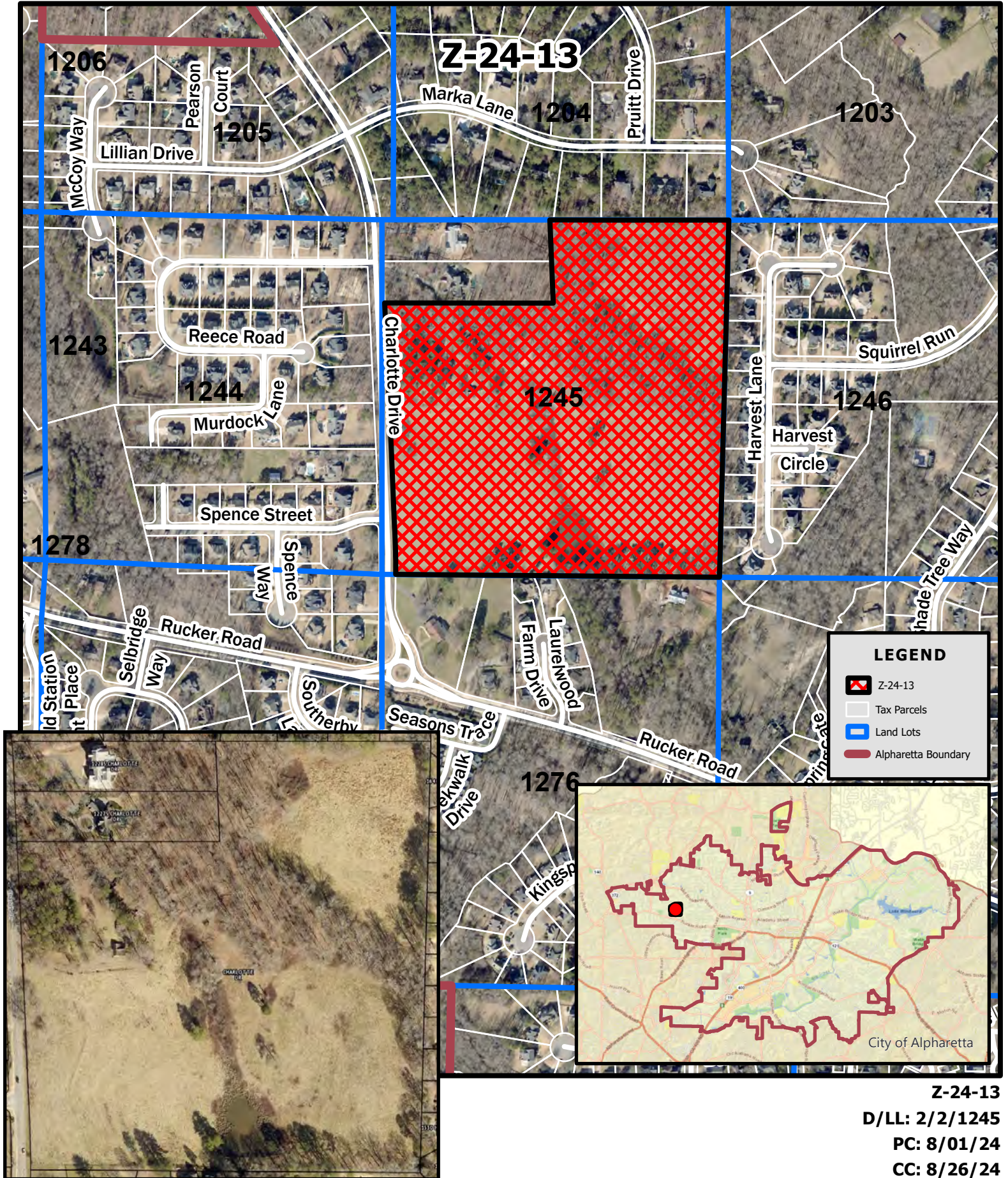
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held a virtual meeting on June 17, 2024. According to the applicant, questions and comments received at the meeting related to 1) stormwater 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, stormwater, and view of stormwater pond from Jennifer Oaks.

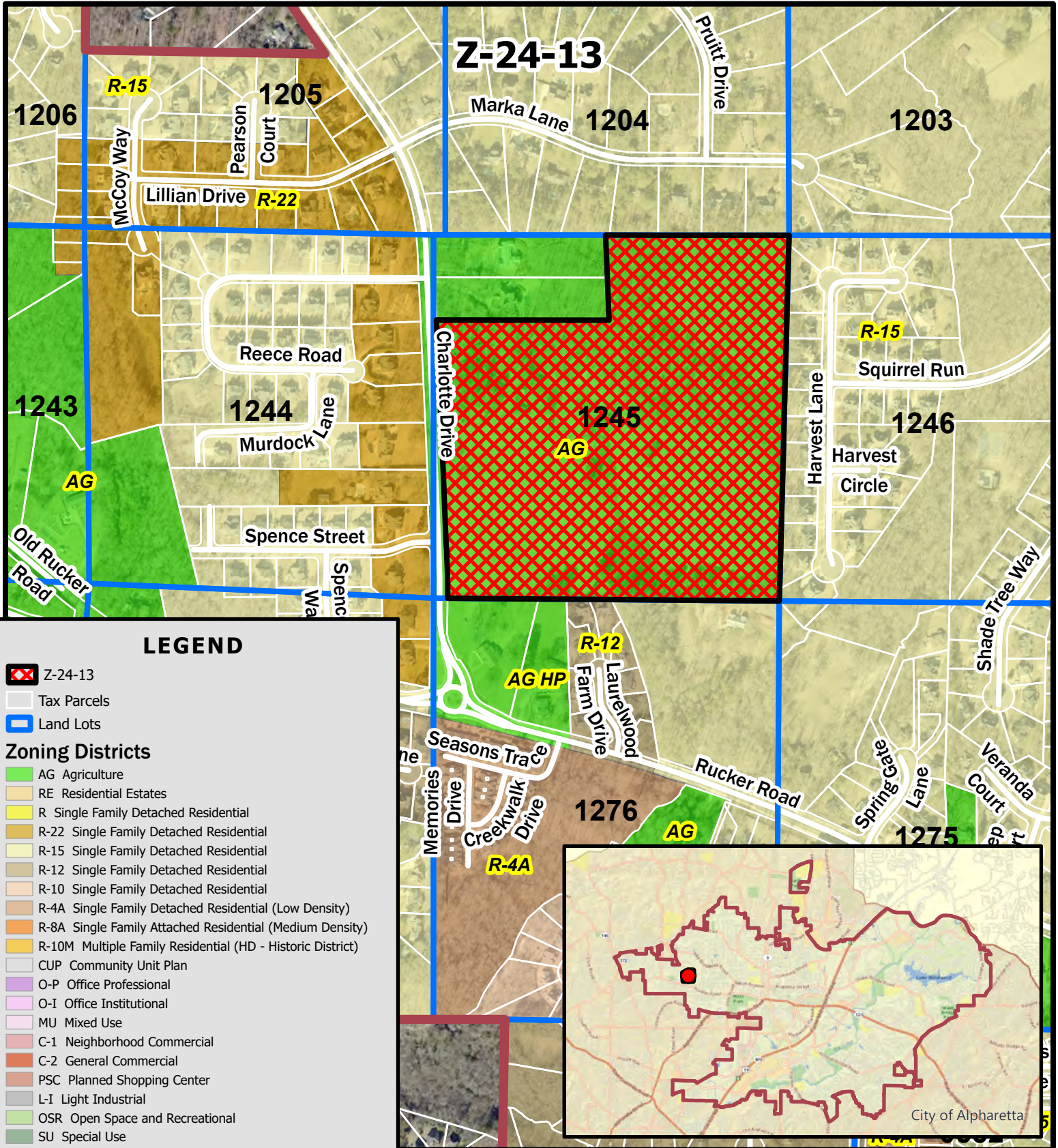
COMMUNITY ZONING INFORMATION MEETING

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.

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



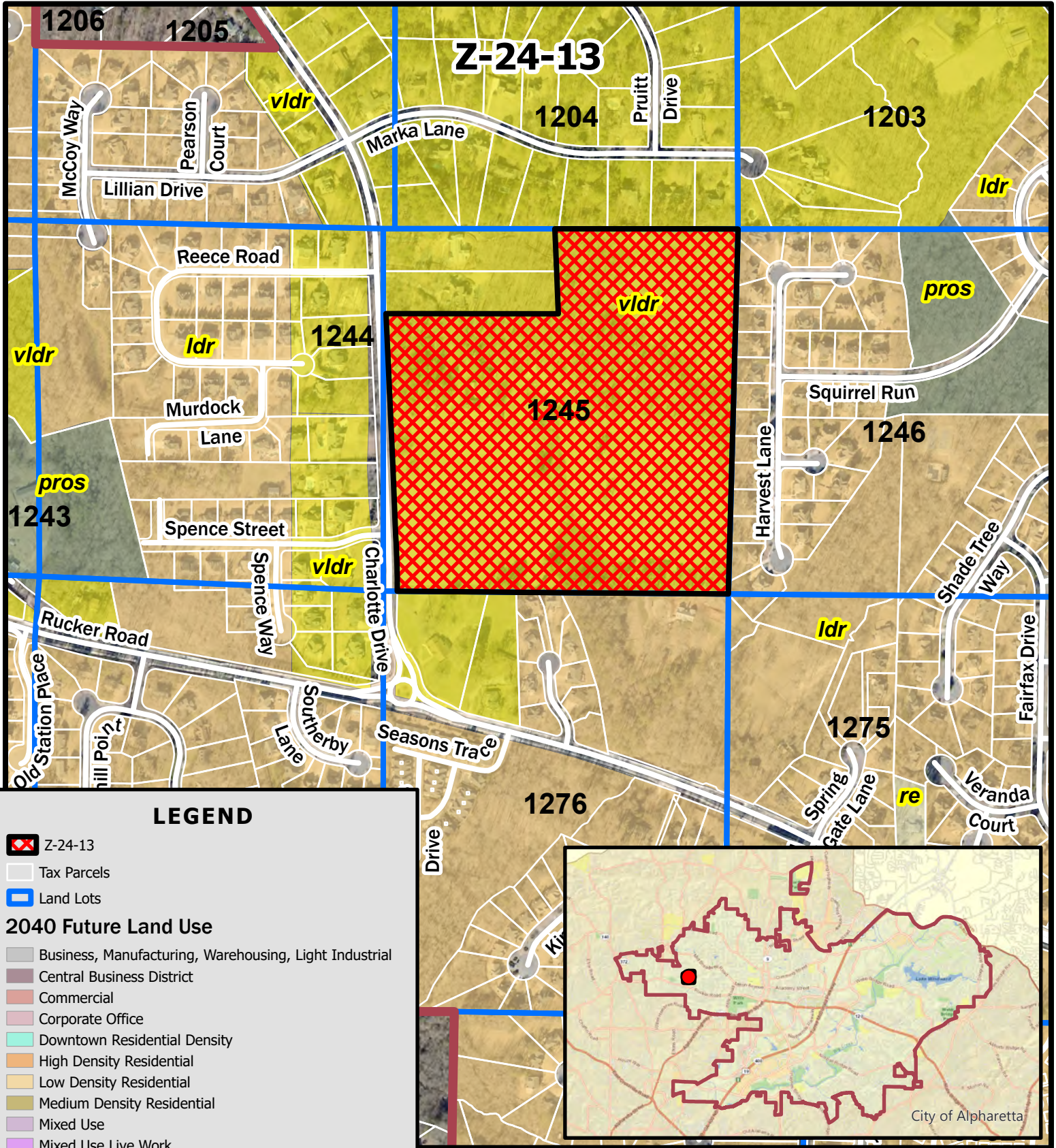


Z-24-13
D/LL: 2/2/1245
PC: 8/01/24
CC: 8/26/24

Zoning Map

DRB Group of Georgia

12265 Charlotte Drive



LEGEND

-  Z-24-13
-  Tax Parcels
-  Land Lots

2040 Future Land Use

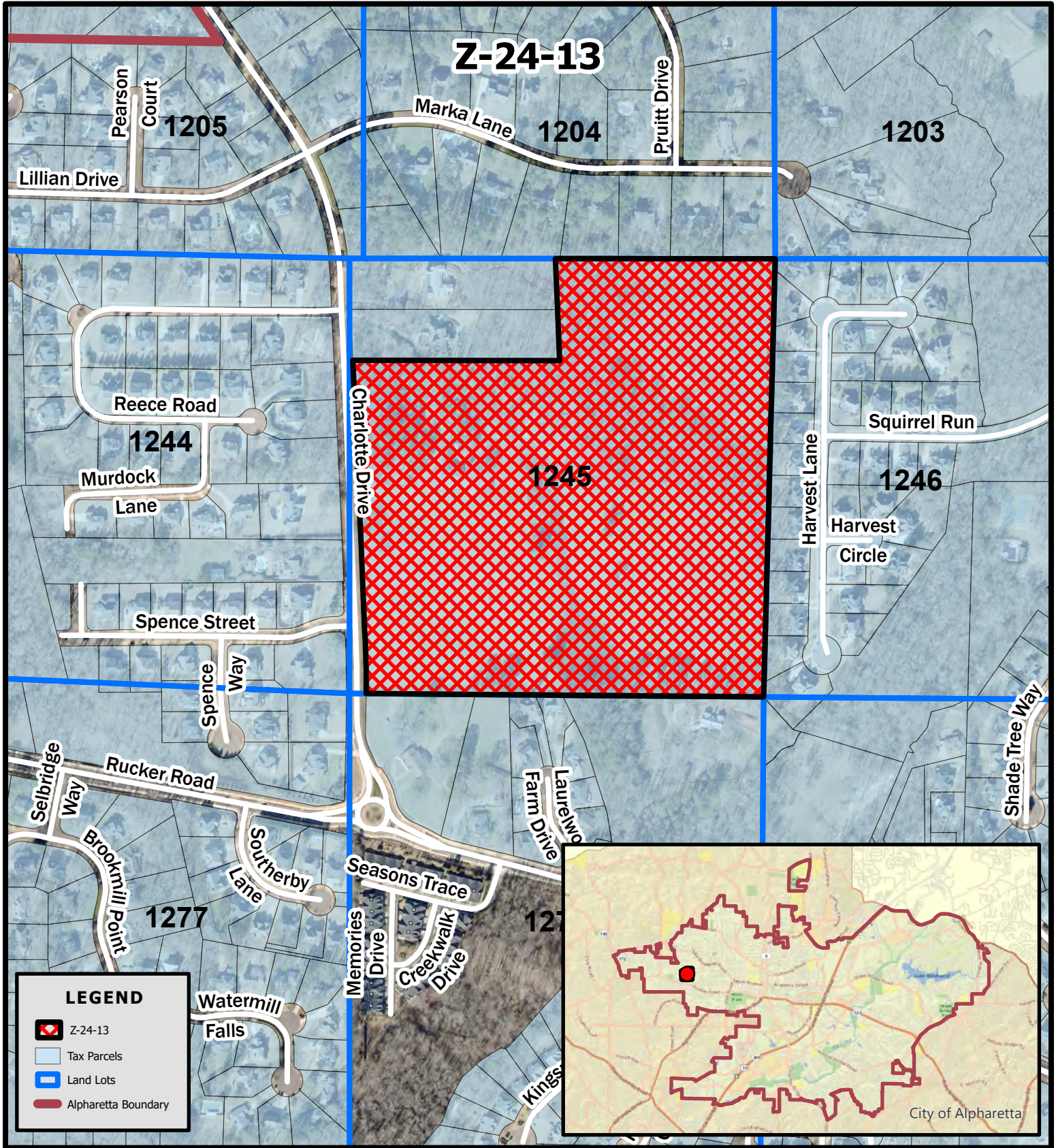
-  Business, Manufacturing, Warehousing, Light Industrial
-  Central Business District
-  Commercial
-  Corporate Office
-  Downtown Residential Density
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Mixed Use Live Work
-  Parks, Recreation, Open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

Z-24-13

D/LL: 2/2/1245

PC: 8/01/24

CC: 8/26/24

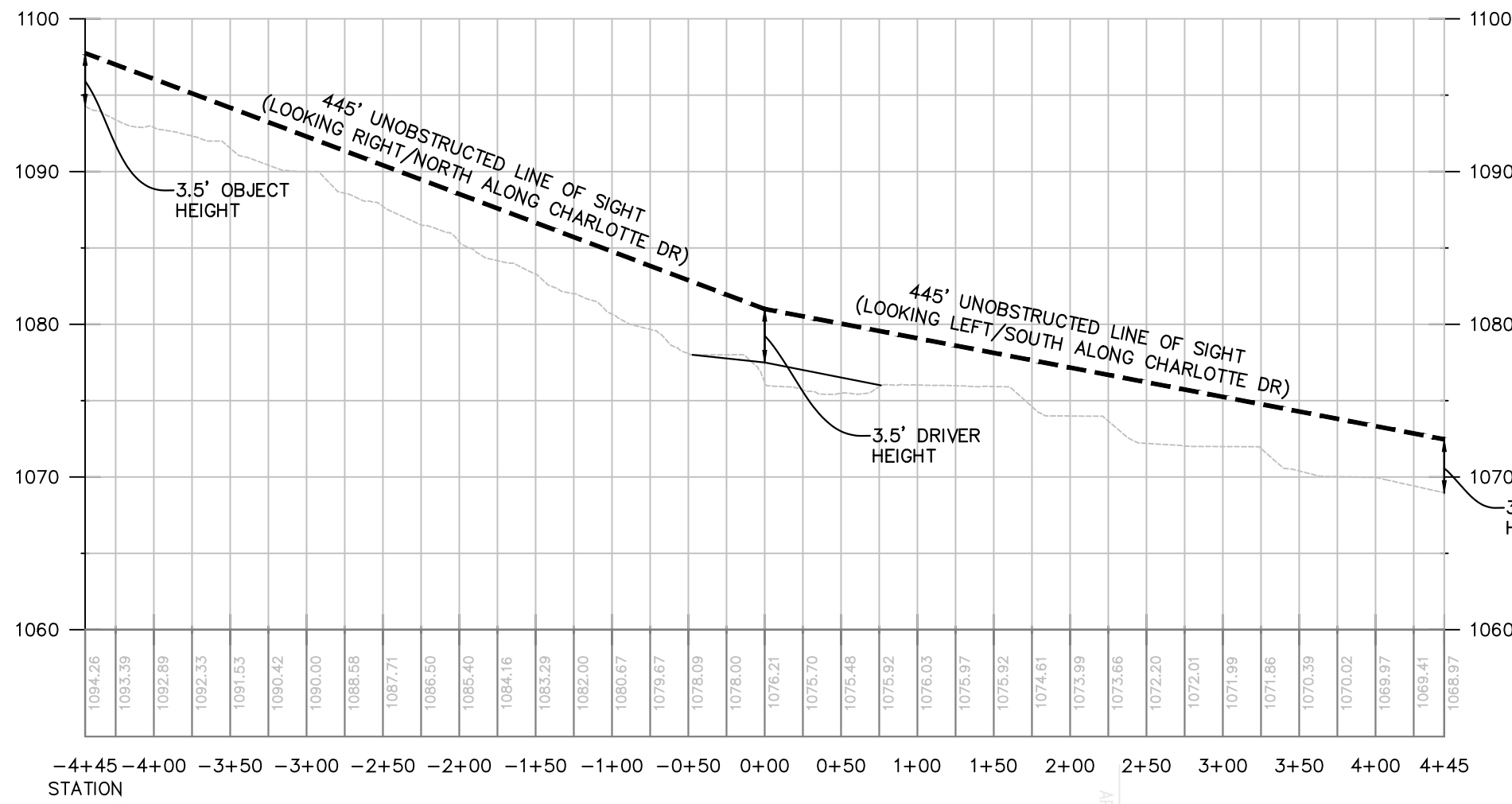


Z-24-13
D/LL: 2/2/1245
PC: 8/01/24
CC: 8/26/24

Location Map
DRB Group of Georgia
12265 Charlotte Drive

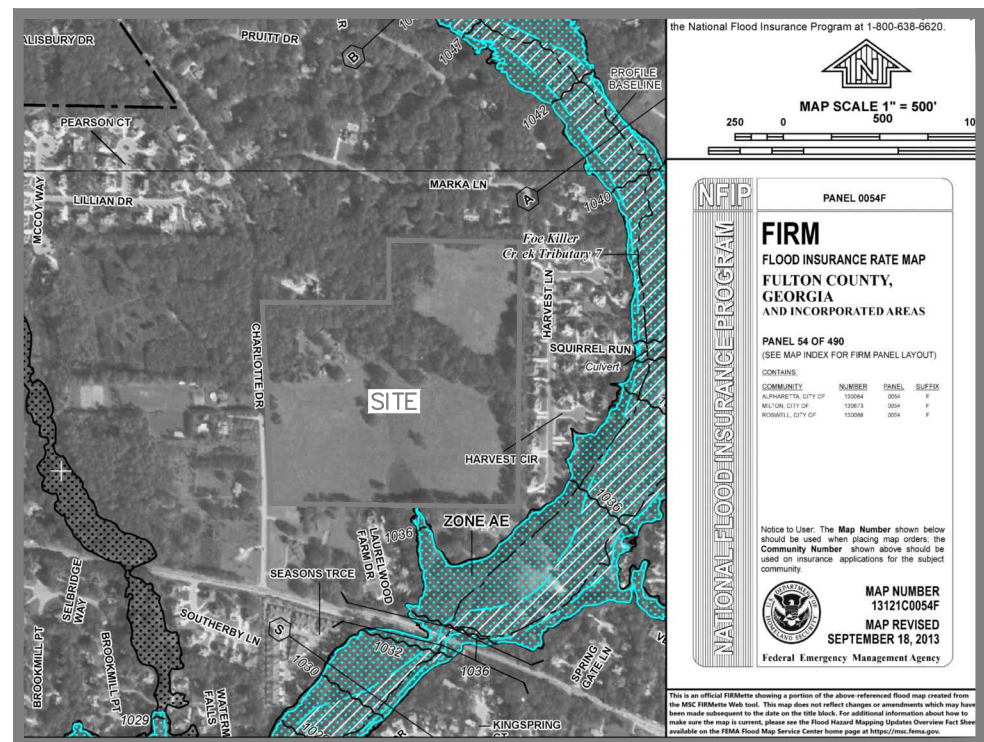


Location Map Provided by:
 Community Development - GIS
 Page 20 of 315

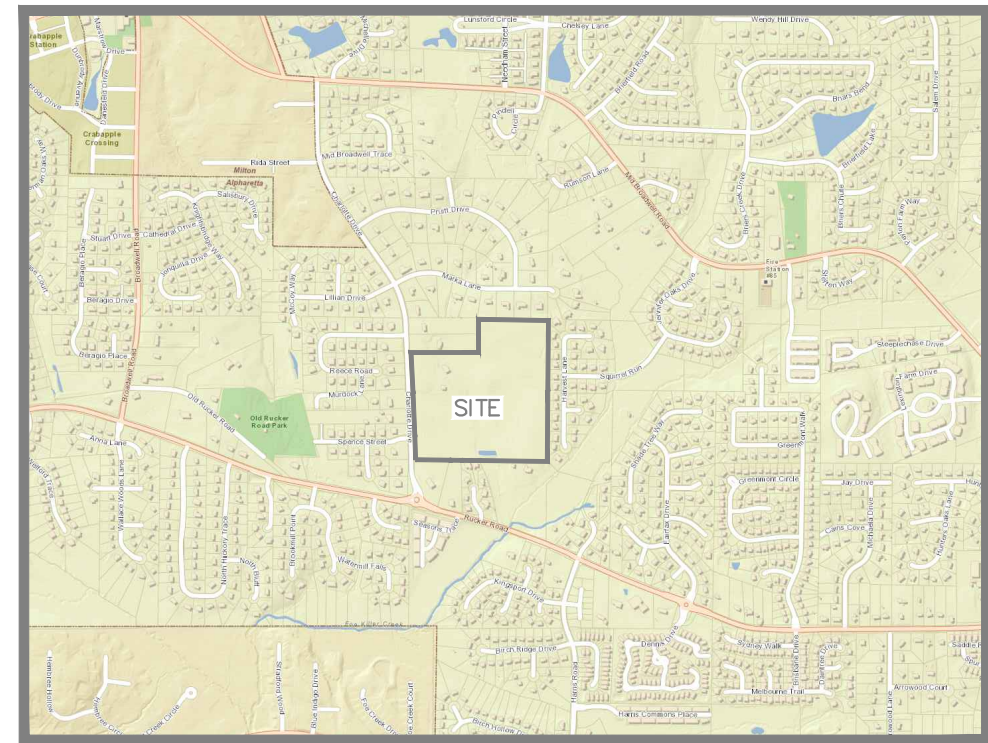


LINE OF SIGHT PROFILE
PROPOSED ENTRANCE

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



FEMA MAP
SCALE: 1" = 1000'

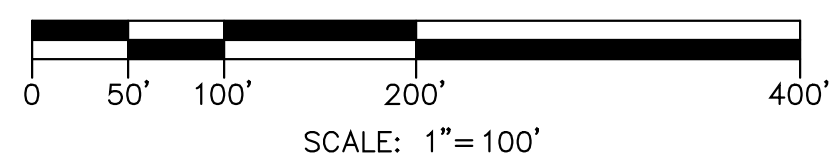
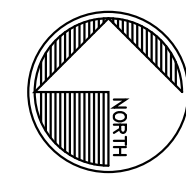


VICINITY MAP
SCALE: 1" = 2000'

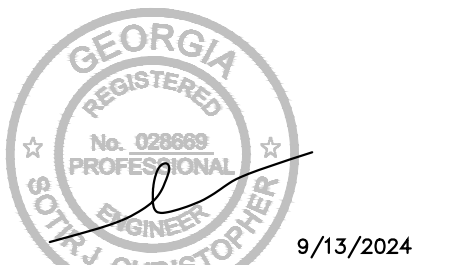
- PLAN NOTES:**
- SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP FOR DRB GROUP, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 23, 2024. TEMPORARY BENCHMARK PROVIDED BY AS SHOWN ON PLANS AT 1/2" REBAR AT SE PROPERTY CORNER - VERTICAL DATUM NAVD 88/HORIZONTAL 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 30315
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	41 LOTS
DENSITY PROPOSED	1.12 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
09.13.2024	CITY/CLIENT 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



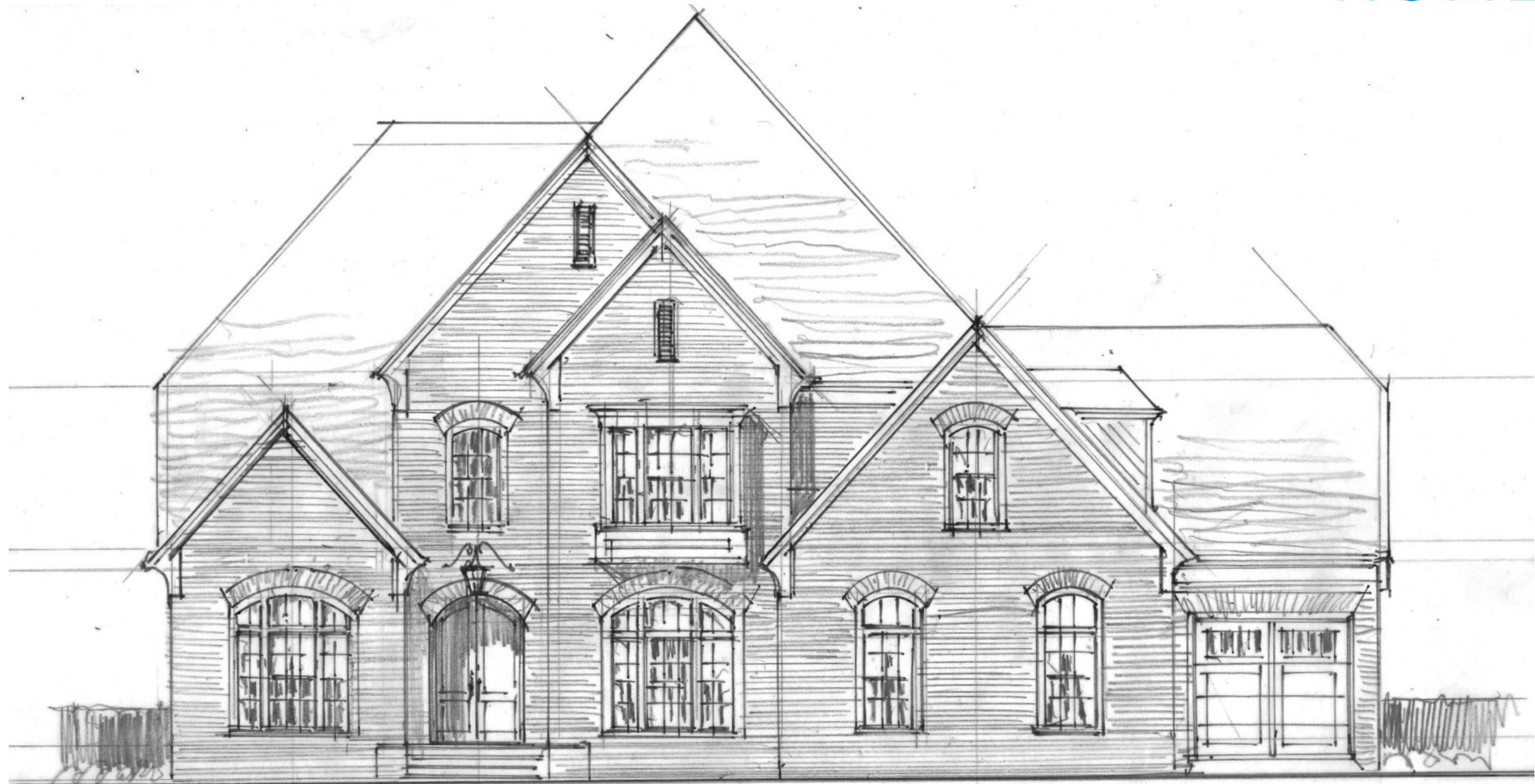
Concept Elevation D



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)

NOTES:

- ADDITIONAL TREES EXIST WITHIN TREE SAVE AREAS WHICH ARE NOT SHOWN THIS SURVEY



TREE ANALYSIS BY:

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

CRZ (CRITICAL ROOT ZONE)

SPECIMEN SIZE TREE PROPOSED TO BE REMOVED

SEE NOTES TREE CHARTS FOR SPECIAL CONSIDERATIONS

Post-Development Tree Canopy (Approx.)

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

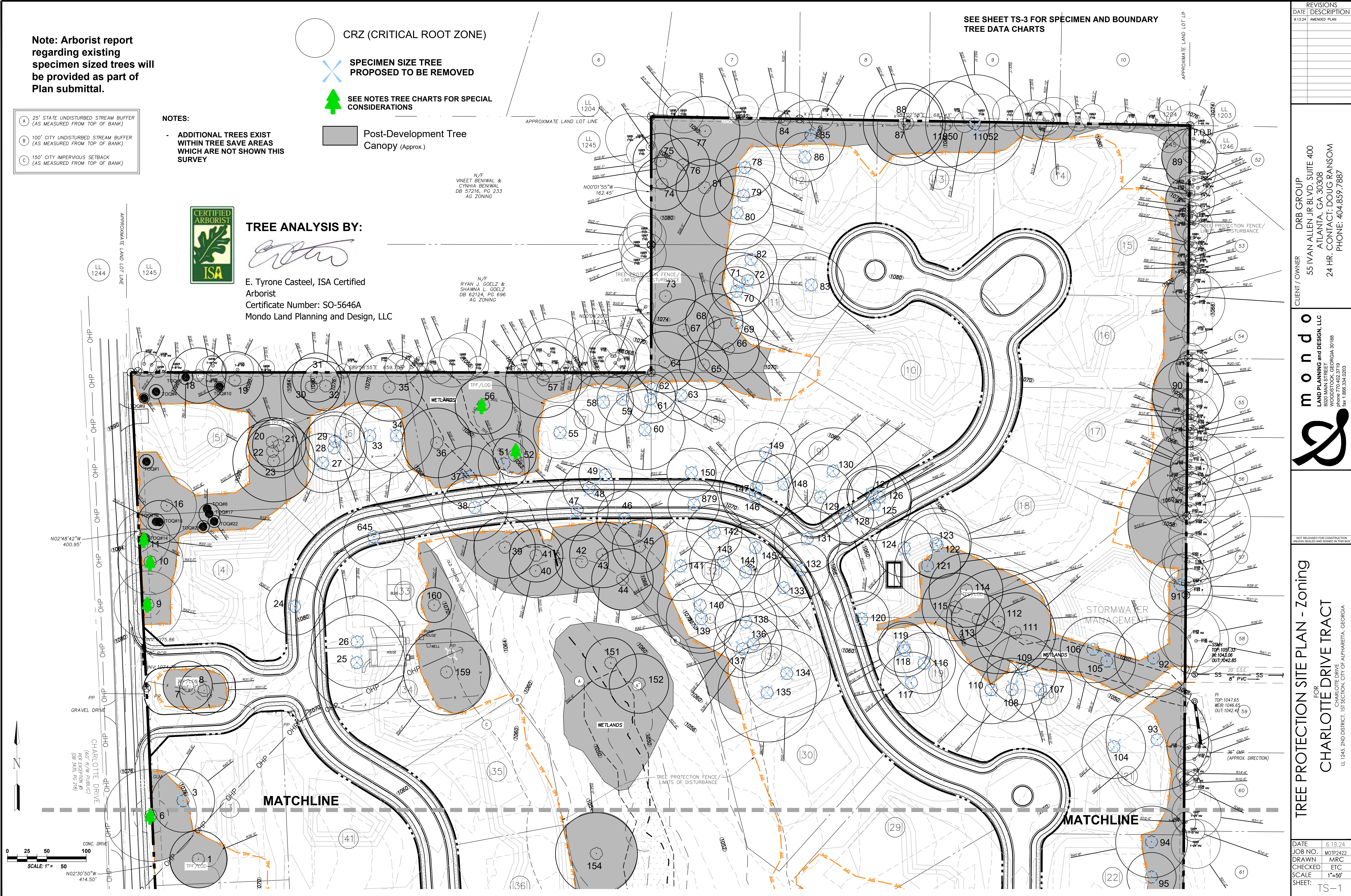
REVISIONS
DATE DESCRIPTION
9.13.24 AMENDED PLAN

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
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
7.23.24	TREE CANOPY CALC
9.13.24	AMENDED PLAN

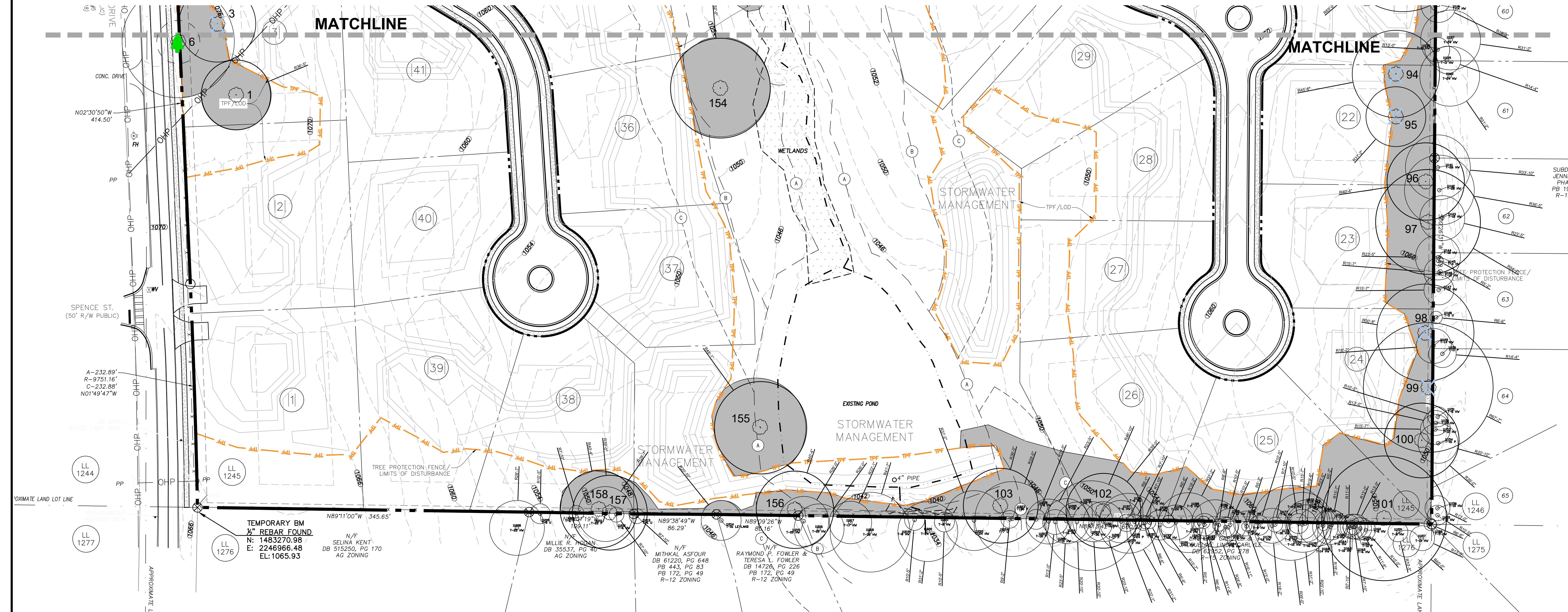
DRB GROUP
55 IVAN ALLEN JR BLVD, SUITE 400
ATLANTA, GA 30308
24 HR. CONTACT: DOUG RANSOM
PHONE: 404.857.7887

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

NOT RELEASED FOR CONSTRUCTION
UNLESS SEALED AND SIGNED IN THIS BOX

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

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



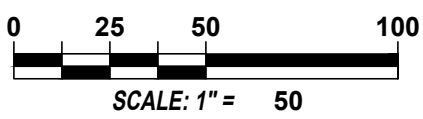
- CRZ (CRITICAL ROOT ZONE)
- SPECIMEN SIZE TREE PROPOSED TO BE REMOVED
- SEE NOTES TREE CHARTS FOR SPECIAL CONSIDERATIONS
- Post-Development Tree Canopy (Approx.)



TREE ANALYSIS BY:

E. Tyrone Casteel

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



SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
1	28	CHESTNUT	POOR		Impact 4.9%
3	30	CHESTNUT	POOR		Remove
6	45	OAK	POOR	SRP Impact	6.7% = 56.7%
7	24	OAK	GOOD		Impact 12.9%
8	24	OAK	GOOD		Impact 16.7%
9	33	OAK	POOR	SRP Impact	Impact 40.7% / Lot Impact 19.3% = 60%
10	32	OAK	POOR	SRP Impact	Sidewalk Impact 32.5% / Lot Impact 6.5% = 39%
11	26	OAK	POOR	SRP Impact	Sidewalk Impact 43.4%
16	29	OAK	POOR		Impact 1.9%
18	27	OAK	GOOD		SAVE
19	28	OAK	POOR		SAVE
20	24	OAK	GOOD	Tree Grouping	Impact 0.7%
21	40	OAK	GOOD	Tree Grouping	SAVE
22	26	OAK	POOR		Impact 2%
23	40	OAK	GOOD	Tree Grouping	Impact 17.2%
24	28	OAK	POOR		Remove
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		Impact 1.6%
31	24	OAK	GOOD		SAVE
32	24	BEECH	GOOD	Tree Quality	Impact 1.1%
33	34	OAK	POOR		Remove
34	36	OAK	POOR		Remove
35	33	OAK	GOOD		Impact 13%
36	34	OAK	POOR		Impact 15.8%
37	30	MAPLE	POOR		Remove
38	32	POPLAR	GOOD		Remove
39	30	POPLAR	POOR		Impact 17.8%
40	26	MAPLE	POOR		SAVE
41	26	MAPLE	POOR		Impact 4.7%
42	26	OAK	GOOD		SAVE
43	32	BEECH	POOR		SAVE
44	30	OAK	POOR		SAVE
45	26	OAK	GOOD		Impact 4.1%
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	May Need to be Removed Pending Infiltration Testing / LDP Stormwater Plan Review	SAVE
55	26	OAK	GOOD		Remove
56	28	OAK	POOR	May Need to be Removed Pending Infiltration Testing / LDP Stormwater Plan Review	SAVE
57	37	POPLAR	GOOD		Impact 13.2%

SEE MAPS FOR LOCATIONS

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		Impact 12.2%
65	24	OAK	POOR		Impact 10.8%
66	30	POPLAR	POOR		Impact 10.3%
67	30	POPLAR	GOOD		SAVE
68	28	OAK	GOOD		Impact 9.1%
69	30	OAK	GOOD		Remove
70	24	OAK	GOOD	Tree Grouping	Remove
71	29	OAK	GOOD	Tree Grouping	Remove
72	25	OAK	GOOD	Tree Grouping	Remove
73	29	POPLAR	POOR		SAVE
74	26	HICKORY	GOOD		SAVE
75	27	OAK	POOR		SAVE
76	26	OAK	GOOD		SAVE
77	34	OAK	POOR		SAVE
78	29	OAK	POOR		Remove
79	28	OAK	GOOD		Remove
80	36	POPLAR	GOOD		Remove
81	28	OAK	GOOD	Tree Quality	SAVE
82	25	OAK	GOOD	Tree Grouping	Remove
83	32	OAK	POOR		Remove
84	27	OAK	POOR		Impact 0.8%
85	34	POPLAR	POOR		Remove
86	24	OAK	POOR		Remove
87	40	OAK	POOR		Impact 6.9%
88	34	OAK	POOR		Impact 2.3%
89	27	OAK	POOR		SAVE
90	35	OAK	GOOD		Impact 1%
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		Impact 5.9%
98	39	POPLAR	GOOD		Remove
99	52	OAK	FAIR		Remove
100	30	POPLAR	POOR		Impact 4.9%
101	50	OAK	POOR		SAVE
102	30	PINE	POOR		SAVE

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
103	30	ELM	POOR		Impact 2.4%
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	29	POPLAR	GOOD		Impact 5.1%
112	51	OAK	GOOD	Tree Quality	Impact 6.5%
113	26	OAK	GOOD		SAVE
114	36	OAK	POOR		Impact 1.5%
115	33	POPLAR	GOOD		Impact 5.9%
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

Tree #	DBH (Inches)	Species	Recommended Condition	Notes	Proposed Impact
148	30	POPLAR	GOOD		Remove
149	30	SWEETGUM	GOOD		Remove
150	24	BEECH	GOOD	Tree Quality	Remove
151	25	MAPLE	GOOD		SAVE
152	29	OAK	POOR		SAVE
154	40	PINE	POOR		Impact 11.4%
155	37	PINE	GOOD	Tree Quality	Impact 1.5%
156	31	MAPLE	GOOD		Impact 20%
157	30	PINE	FAIR		SAVE
158	31	PINE	GOOD		SAVE
159	42	OAK	GOOD	Tree Quality	Impact 19.3%
160	17	DOGWOOD	GOOD		Impact 12.3%
645	30	PINE	GOOD		Remove
879	25	OAK	POOR		Remove
11050	42	OAK	FAIR		Impact 10.8%
11052	48	OAK	POOR		Impact 16.7%

Frontage Lots Trees of Quality				
Tree #	DBH (Inches)	Species	Recommended Condition	Proposed Impact
1	7	HICKORY	Tree of Quality	SAVE
4	7	OAK	Tree of Quality	SAVE
5	7	BEECH	Tree of Quality	SAVE
8	4	OAK	Tree of Quality	SAVE
9	5	HICKORY	Tree of Quality	SAVE
10	5	BEECH	Tree of Quality	SAVE
14	5	BEECH	Tree of Quality	Impact 4.5%
15	21	OAK	Tree of Quality	Impact 2.1%
16	8	BEECH	Tree of Quality	SAVE
17	10	OAK	Tree of Quality	SAVE
21	6	BLACKGUM	Tree of Quality	Impact 4.7%
22	6	OAK	Tree of Quality	SAVE

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	Impact 7.9%
11013	5	SWEETGUM	FAIR	SAVE
11014	4	SWEETGUM	POOR	SAVE
11015	4	SOURWOOD	GOOD	SAVE
11016	26	POPLAR	GOOD	SAVE
11017	28	POPLAR	GOOD	Impact 2.3%
11018	21	POPLAR	GOOD	SAVE
11019	10	HW	POOR	SAVE
11020	21	POPLAR	GOOD	SAVE
11021	31	POPLAR	GOOD	Impact 3.5%
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	Impact 2.6%
11058	16	HICKORY	FAIR	SAVE
11059	10	CHERRY	POOR	SAVE
11060	22	OAK	FAIR	Impact 2.9%
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	Impact 5.2%

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	Impact 0.5%
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	Impact 3.4%
11123	22	OAK	POOR	SAVE
11124	24	PINE	GOOD	Impact 5.4%
11125	24	PINE	POOR	Impact 5.8%
11126	16	PINE	POOR	Impact 8.6%
11127	14	PINE	GOOD	SAVE
11128	24	PINE	GOOD	Impact 8.5%
11129	30	OAK	POOR	Impact 8%
11130	32	POPLAR	POOR	Impact 2.6%
11131	12	OAK	GOOD	SAVE
11132	22	OAK	GOOD	Impact 1%
11133	16	POPLAR	GOOD	SAVE
11134	11	SWEETGUM	GOOD	SAVE
11135	8	MAPLE	GOOD	



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

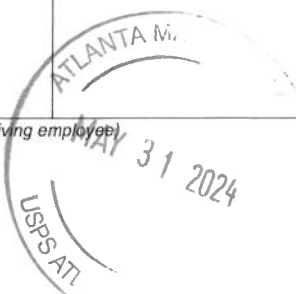
Sincerely,

Cari Smith

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



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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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1.	HACKETT JOHN H & GINGER M 1560 HARVEST LN ALPHARETTA GA 30004				
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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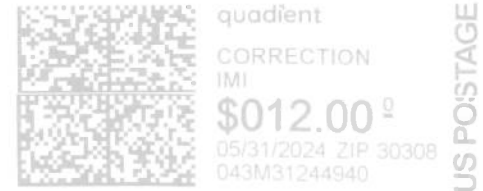
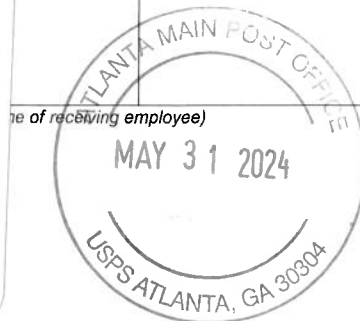
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2.	COLE JOSHUA W & COLE ASHLEY TWIST 1630 HARVEST LANE ALPHARETTA GA 30004				
3.	JOYNER BARRY N & LAWANNA L 1640 HARVEST LN ALPHARETTA GA 30004				
4.	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004				
5.	VOIN KONSTANTIN & MARYNA 1610 HARVEST LN ALPHARETTA GA 30004				
6.	PROCTOR SAMUEL & BETH M 1520 HARVEST LN ALPHARETTA GA 30004				



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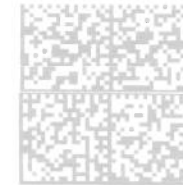
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1.	BRAMBLETT MICHAEL E & PEGGY B 220 PRUITT DR ALPHARETTA GA 30004-1418				
2.	THOMPSON MARK & HODGSON JONI 915 REECE RD ALPHARETTA GA 30004				
3.	LANDY & ASSOCIATES REALTY SERVICES LLC 1175 MARKA LANE ALPHARETTA GA 30004				
4.	SUDHAKAR REDDY PAREDDY & 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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1.	ADIDHELA JOSEPH EBENEZER & GUDDU S HARON SAMUEL 1050 REECE RD ALPHARETTA GA 30004				
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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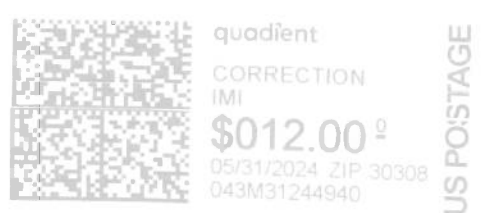
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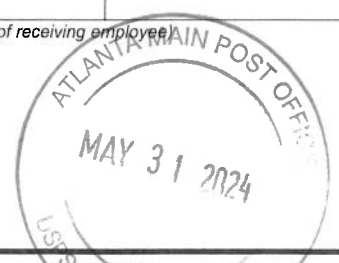


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2.	ALIU ADAMS A ALIU RUKIAT M 1565 HARVEST LANE ALPHARETTA GA 30004				
3.	SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004				
4.	2018 1 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS TX 75201				
5.	BERTHELOT J ASHLEY & SUSAN K 1710 HARVEST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



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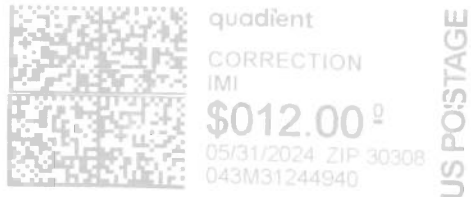
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1.	BOARMAN MATTHEW E & BOARMAN KAREN B 12110 SPENCE WAY ALPHARETTA GA 30004				
2.	RYAN PATRICK & RYAN MAUREEN FARRELL 12120 SPENCE WAY ALPHARETTA GA 30004				
3.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004				
4.	PENDYALA KIRANPAL 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				



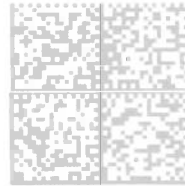
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1.	SHARIF RAMLA & SADIK ZUBAIR 12105 SPENCE WAY ALPHARETTA GA 30004				
2.	AVERY BARBARA DOHMAN & AVERY PAUL CHARLES 12115 SPENCE WAY ALPHARETTA GA 30004				
3.	RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004				
4.	LEA TRUST 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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1.	KO CAROL H & FRANK J 12150 CHARLOTTE DR ALPHARETTA GA 30004				
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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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.	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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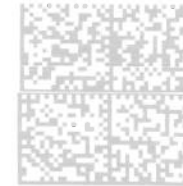
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Jessica Hill, Esq.
Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, Georgia 30308

Name of receiving employee



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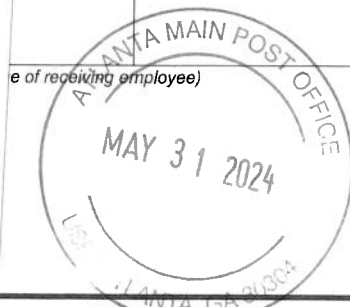
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2.	ASFOUR MITHKAL 12130 LAURELWOOD FARM DR ALPHARETTA GA 30004				
3.	ROLLINS TIMOTHY CURTIS JR & KIRSTE N L 1335 SQUIRREL RUN ALPHARETTA GA 30004				
4.	FIGUEIREDO HARRING FEITOSA 1165 MARKA LANE ALPHARETTA GA 30004				
5.	FOWLER RAYMOND P & TERESA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



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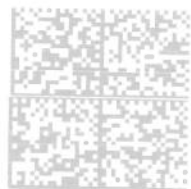
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3.	HENRICH DANIEL & HENRICH MARIA A C AMPANELLA 1680 HARVEST LN ALPHARETTA GA 30004				
4.	TERAWAKI BARRERA KENJIA & BAHARAN YL HASANI K 1690 HARVEST LN ALPHARETTA GA 30004				
5.	THOMAS MICHAEL D & MARTHA L 1660 HARVEST LN ALPHARETTA GA 30004				
6.	RICH OLIVER & RICH VALERIE 1650 HARVEST LN ALPHARETTA GA 30004-6739				



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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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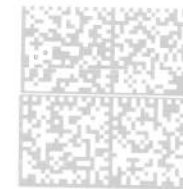
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3.	POSTLES DONALD R JR & ANTOINETTE P 1590 HARVEST LANE ALPHARETTA GA 30004				
4.	WADHWA SAHIL & CHAWLA ANEESHA 1040 REECE RD ALPHARETTA GA 30004				
5.	PERALTA JUAN M GARCIA & REYES GARCIA IA KARLA L 1065 LILLIAN DR ALPHARETTA GA 30004				
6.	BUSCH GARY V & BUSCH JOYCE C 1320 SQUIRREL RUN ALPHARETTA GA 30004				



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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

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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@drbggroup.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

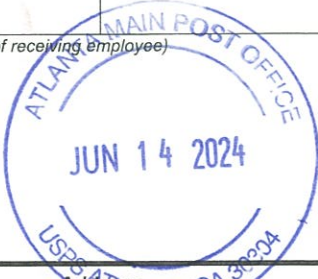
Sincerely,

Cari Smith

Cari Smith
DRB Group Georgia
Land Acquisitions Manager



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3.	RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004					
4.	BRADFORD JAMES & JOLYNN 110 REECE RD ALPHARETTA GA 30004					
5.	MALIK TABREZ & SHAISTA 100 REECE RD ALPHARETTA GA 30004					
6.						



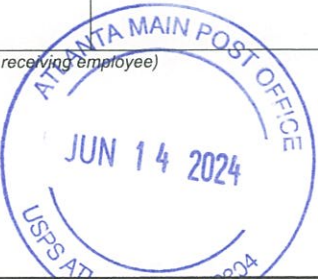
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2.	BARRY & DENISE LIVING TRUST THE 2190 CHARLOTTE DR ALPHARETTA GA 30004				
3.	YEAGER RUSSELL 1040 SPENCE ST ALPHARETTA GA 30004				
4.	TOUPS JON J & TOUPS DAWN W 12220 CHARLOTTE DR ALPHARETTA GA 30004				
5.	MIQUELARENA TERESA & SALDANA MARIA NO 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.	MD WILLIAMS LIVING TRUST THE 12160 CHARLOTTE DR ALPHARETTA GA 30004				
6.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004				

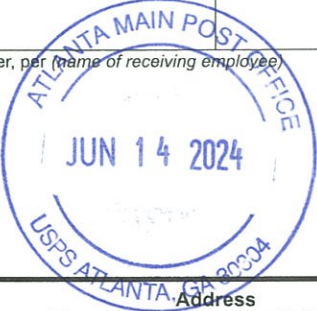


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2.	1175 MARKA LANE ALPHARETTA GA 30004 DAVIS KENT C & REBECCA W 1095 MARKA LN ALPHARETTA GA 30004-1411					
3.	BAILEY MARK L & KAREN G 1085 MARKA LN ALPHARETTA GA 30004					
4.	ANDERSON ROBERT P & LUCRECIA F 1600 HARVEST LN ALPHARETTA GA 30004					
5.	POSTLES DONALD R JR & ANTOINETTE P 1590 HARVEST LANE ALPHARETTA GA 30004					
6.						



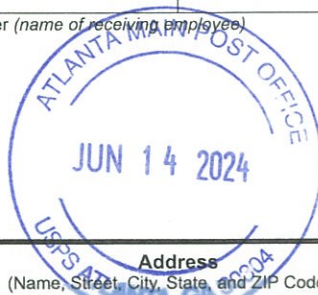
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2.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458					
3.	BYERS CARROLL E 265 MILTON AVE ALPHARETTA GA 30004-1511					
4.	LERIT BRUCE M ET AL 930 REECE RD ALPHARETTA GA 30004-1420					
5.	POTENCIANO JOANNE & CHRISTIAN 12310 CHARLOTTE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



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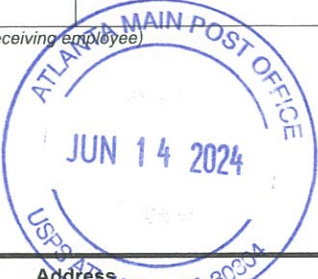
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3.	BARGE WILLIAM J JR 1090 MARKA LANE ALPHARETTA GA 30004				
4.	BIJLANI RAVINDRA A 1055 LILLIAN DR ALPHARETTA GA 30004				
5.	MARTIN JOHN N & SHERILYN J 12305 CHARLOTTE DR ALPHARETTA GA 30004-1405				
6.	BLAIR LINDSEY & BRENT B 12315 CHARLOTTE DR 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 & VENKATRAMAN VIJAYA 1055 REECE RD ALPHARETTA GA 30004				
4.	ALLEN RAYMOND M & ALLEN JENNIFER L 925 REECE RD ALPHARETTA GA 30004				
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2.	DAO STEPHEN C & SHEILA X 978 SOUTHERBY LN ALPHARETTA GA 30004					
3.	ROLLINS TIMOTHY CURTIS JR & KIRSTE N L 1335 SQUIRREL RUN ALPHARETTA GA 30004					
4.	FOWLER RAYMOND P & TERESA L 12145 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717					
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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				

Page 81 of 315

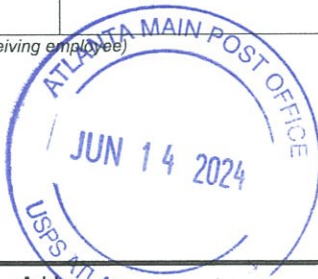


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1.	LOCKLEAR BRYAN C & BOZOK SVETLANA 1685 HARVEST LANE ALPHARETTA GA 30004					
2.	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004					
3.	SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004					
4.	TERAWAKI 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					
5.	ANDERSON ERIC A & JENNIFER LEIGH 1580 HARVEST LN ALPHARETTA GA 30004					
6.	HILGERT SCOTT A 1715 HARVEST CIR ALPHARETTA GA 30004					



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1.	THOMAS MICHAEL D & MARTHA L 1660 HARVEST LN ALPHARETTA GA 30004					
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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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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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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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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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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1.	CINDY RUFF HOGAN LIVING TRUST THE 1080 RUCKER RD ALPHARETTA GA 30004					
2.	KENT SELINA S 12145 CHARLOTTE DR ALPHARETTA GA 30004-1401 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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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

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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

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: DRB Charlotte Drive - Planning Commission Update
Date: Thursday, September 5, 2024 2:55:28 PM
Attachments: [Z-24-13 DRB Development Jennifer Oaks Harvest Lane DRP 09.05.24.pdf](#)
[Charlotte Drive - SWM Pond Wall Rendering.pdf](#)

From: D.J. Postles <djpostles@gmail.com>
Sent: Thursday, September 5, 2024 2:49 PM
To: Cameron Heath <cheath@drbgroup.com>; carismith@drbgroup.com
Cc: Antoinette Postles [REDACTED] D.J. Postles [REDACTED]
Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: DRB Charlotte Drive - Planning Commission Update

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Hello Cameron and Cari,

We look forward to the Planning Commission hearing this evening. Attached here is a PDF outlining our **retention pond concerns** along with supporting visuals.

a) Wall: The large retention pond to be placed directly behind my property is of concern as noted in the attached. The aesthetics/safety/quality-maintenance are of key importance, and I want to ensure that the highest quality and most aesthetically looking bricks/materials are used, such as the Mayfield Park (Milton, GA) attached. I provided examples of other retention ponds/bricks which we oppose.

b) Height and Diameter: The plans stipulate that this retention pond may be upwards of 8 feet in height. Is this 8 feet above current land elevation, or inclusive of the number of feet required to dig underground? Realistically, how high will this wall be? The rendering previously provided (attached) appears to be a standard brick wall 3 to 4 feet in height. In addition, what are the total dimensions of the pond and will we have a view into the pond due to extensive width? The rendering appears to include reeds/cattails (eg: marshland). Is this type of vegetation to be added?

c) Easement: I am seeking confirmation of distance between my property line and the retention pond.

d) Stagnant water: Will an aerator or any equipment to be installed to create surface agitation thereby preventing stagnant water?

e) Privacy: I am recommending additional privacy be provided in the form of the suggested vegetation.

Thank you.

CC: Michael Woodman, Antoinette Postles

Respectfully Submitted,

Donald R. Postles Jr.
1590 Harvest Lane
Alpharetta, GA 30004
Jennifer Oaks Subdivision

On Wed, Jul 31, 2024 at 12:55 PM Cameron Heath <cheath@drbgroup.com> wrote:

Good afternoon,

I wanted to reach out quickly to let you know that DRB has elected to defer our Planning Commission hearing until the first week in September. **We will not be on the agenda for tomorrow night's hearing** in case you were planning to attend. We are working with staff on the site plan conditions. In the meantime, please do not hesitate to reach out anytime with any questions or comments.

Thank you,



CAMERON HEATH

Land Entitlements Manager | Atlanta



office: (770) 471- 4751 ext.6589



cheath@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: [Woodman, Michael](#)
To: [Tabor, Elida](#)
Subject: FW: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane
Date: Thursday, October 3, 2024 10:09:09 AM
Attachments: [Image001.png](#)

Public comment for the file

[REDACTED]
Sent: Saturday, September 28, 2024 4:24 PM

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

Subject: Re: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane

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Hi Michael,

Just fyi, a few pictures from the the storm water pooling directly in back of our property at 1600 Harvest Lane the morning of the recent storm on the DRB land.

With the retention pond being built primarily in back of the Postles residence downstream from us and set back 27-30 feet from the property line, it does not extend as far uphill as this pooling location in back of our home. There is no pooling of water like this in back of the Postles residence where the majority of the current retention pond is planned. Because of this, I'm trying hard to understand how this issue will be remediated given the current DRM plan.

Grading won't stop it from happening as leveling/grading and building up the low point where the pooling occurs will only force the water over the property line and into our back yard. We also find the option of building an unsightly "trench" directly in back of our house at this pooling location in order to "lead" the water into the retention pond unacceptable as that would be aesthetically unpleasant and possibly create a safety hazard that would impact our property value when we go to sell our home in the future, particularly when trying to attract families with small children that might be interested in and seeking to move into a community like ours.

We were hoping that those developing the Charlotte Drive property would address this pooling issue in a way that would be mutually acceptable. My concern is that the current plan doesn't go far enough to address the situation in back of our home.

Thanks,
bob

On Thursday, September 26, 2024 at 05:27:33 PM EDT [REDACTED] wrote:

Thank you, sir! Appreciate it and will be in touch, probably early next week.

As always, much appreciated,

bob

On Thursday, September 26, 2024 at 12:49:33 PM EDT, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Good afternoon, Bob.

I'm sorry to hear that your power is out. Just let me know when you would like to re-schedule the meeting.

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

[REDACTED]
Sent: Thursday, September 26, 2024 12:46 PM

To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>

Subject: Re: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane

Hi all,

Our home has been w/o power since 10:45 AM. Timing was great as the force of the storm hasn't really hit yet! Not sure what's with that. :) That said, we're out and about getting ice, supplies, etc. Please read what I sent and I'll call your office as soon as the storm passes to check-in and reschedule a meeting or phone conference to discuss. Unfortunately, it looks like I'm not going to make today's appointment.

Thanks very much for your patience!

Bob

[Sent from AT&T Yahoo Mail for iPhone](#)

On Thursday, September 26, 2024, 9:37 AM, [REDACTED] :

Hi both,

Skies are looking ugly for Thursday PM @3:30, the time of our scheduled meeting. Let me send/attach to you my notes and some pictures to explain my current concerns in advance of us getting together so that you have a chance to take a look at them ahead of time.

If the weather gets too bad later this P.M., perhaps we can have the discussion over the phone. I don't expect it to be a long conversation. Otherwise, we can meet early next week. If things are looking good outside, you'll see me at 3:30 PM today.

The attached Word file describes the concerns from my perspective. The pictures relate to the concerns.

Thanks,
bob anderson

(404-272-2776)

----- Forwarded Message -----

[REDACTED] >

Sent: Monday, September 23, 2024 at 09:44:52 AM EDT

Subject: FW: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane

Robert P. Anderson

[REDACTED]

[REDACTED]

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

Sent: Monday, September 23, 2024 9:22 AM

To: Robert P. Anderson [REDACTED]

Subject: RE: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane

Good morning, Bob.

Let's do 3:30 PM on Thursday, 9/26/24. See you then.



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: Robert P. Anderson [REDACTED]
Sent: Friday, September 20, 2024 12:11 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Charlotte Drive DRB Development - Concerns related to potential tree(s), fencing, retention pond and drainage issues in relation to 1600 Harvest Lane

Hi Michael,

I recently had a meeting with developer representatives at my home on 9/20/24 to discuss issues above. I would also like to share the same concerns with you prior to sign-off with Council. Would there be an opportunity to spend 30 minutes or less with you over the next week? My best availability is Thursday afternoon the 26th from 3:30 to 6:00 PM or all-day Friday the 27th, with the exception of 10:30 AM to 12:30 PM.

Thanks so much!

Bob anderson

If you are not the intended recipient or have received this message in error, please notify the sender and permanently delete this message and any attachments.

My top concerns are this:

- **There is a pine tree on our property line leaning toward the development and retention pond.** I'm concerned if it doesn't get taken down now, you'll have to deal with it later. Someone could get hurt if working, walking or playing around the retention pond as kids, in particular, are prone to do. There is also a second pine as well, not as bad, also on our side of the property line which has also started leaning toward where the retention pond will be located. (See Figure 1).

Homeowner suggested resolution: Take the tree in question down before this happens to the consternation of all.

- **The retention pond seems to cut inward and does not extend high enough on our property line (show picture).** The majority of the storm water winds up right in front of our house and across our property line from top to bottom. Not further down across the Postle's property where it appears the majority of the current retention pond planned seems to be positioned. (See Figure 2).
 - **Also, the storm water seems to pool less than 5-6 feet from the fence/boundary line. Yet the retention pond is now cited to be 27-30 feet back.** If that's the case, the retention pond is not going to get the water but it's just going to roll right around it and further down into where the creek was (again show picture).
 - **If the retention pond gets closer to the property line to keep the storm water from draining around, then what does that do to the root line of the bigger trees on our property as its constructed?**

DRB suggested resolution: "Scape/Grade" the land so the pooling won't occur or construct "a trench" leading from the pooling area to the retention pond.

Homeowner Suggested resolution: *Please don't build a "trench" from within 3 feet of the property line where the water pools to the planned retention pond. That will be unsightly. I'm also concerned that grading (leveling) of the property where the water pools currently will just cause the storm water to begin to "pool" adjacent to my upstream neighbor's property line (moving the problem upstream) unless extremely well engineered. I think the entire retention pond should be pulled upward and further across my full property line and not just halfway across (as currently planned) entirely missing the pooled area in the attached picture. As it stands, the planned retention pond isn't even constructed close enough to my property line to address the major pooling. In that case, once your pond is built, the water just continues to pool, as it has, missing the retention pond entirely, before draining around its edges of and moving down into the stream below as it currently does.*

- **My preference would be to leave the wire fence up as is.** If it's taken down there will be no enforced boundary line between our backyard and your subdivision. That means it will be insecure with children cutting across, etc. (See Figure 3).
 - We have no young children, but the new subdivision might. And it would just be an open space where they could cut across into our back yard, etc.
 - DRB has said they plan to take down the wire fence, put up a construction barrier, and once that is taken down, leave the boundary between the properties (mine and theirs) wide open.

Homeowner Resolution: **Leave the current wired fence up or construct a fence across the property line to define as well as keep the properties separated.** Having no boundary fence at the property line with a new development retention pond immediately in back of it where children can get in trouble, cut across and get hurt, etc., makes no sense.

- **My other comments or input are this:**
 - From an aesthetic standpoint: **Rather than making the retention pond walls perpendicular (right angles), it would be great if you could round them off.**
 - If the retention wall is brick it would be nice to put a **cement cap** on the top all the way around. (See Figure 4)
 - **Trees should be mature enough at the start to shield the retention pond. We shouldn't have to wait 5-10 years for 4-5 foot trees to grow tall or wide enough to obscure the walls, etc.**
 - In the **homeowners covenants there must be language to specify the upkeep required of both the retention pond and surrounding area** to ensure it is maintained and working effectively. Also those grounds immediately around the pond structure are maintained and kept up by whoever they determine will be under contract to maintain their common area.

Thanks very much,

bob

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:

[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:

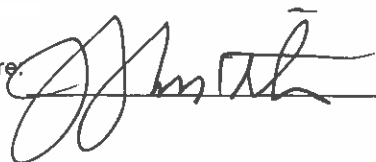
Description of Contribution:

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).

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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, reading "Jessica L. Hill". The signature is written in a cursive style with a large, stylized initial "J".

Jessica L. Hill

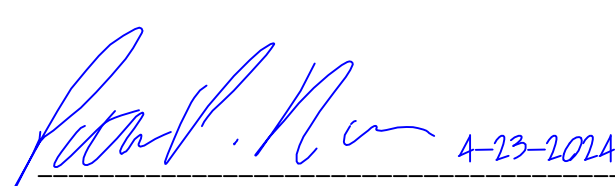
Legal Description

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.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF THIS PLAT DOES NOT IMPLY COMPLIANCE WITH ANY REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



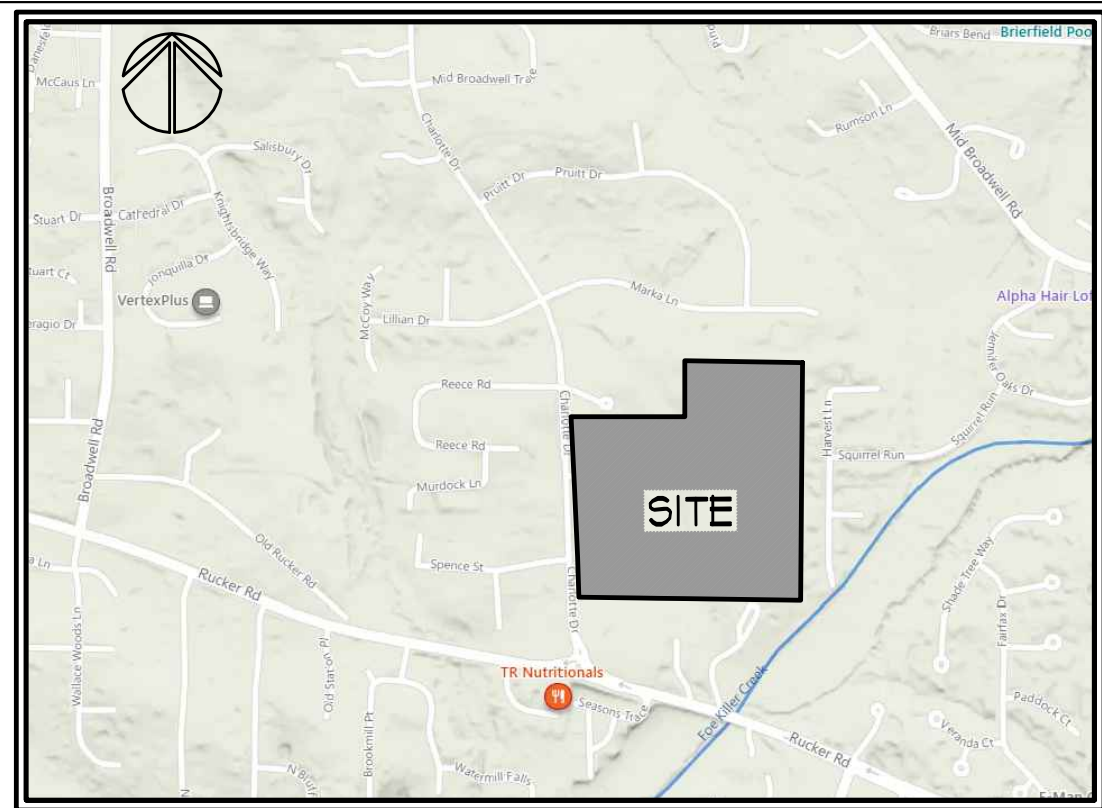
SUBDIVIDED AS:
CHARLOTTE ESTATES
UNIT TWO
PB 103, PG 97

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS BY:

UTILITY MARKING, LLC
678-357-1946

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY BASED ON GROUND SURFACE MARKINGS PROVIDED TO SURVEYOR.

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09-18-2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



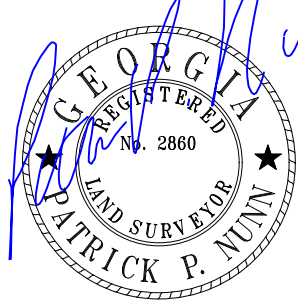
LOCATION MAP
N.T.S.

TO: DRB GROUP GEORGIA, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 11(b), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

DATE: 4-23-2024

PATRICK P. NUNN
REGISTRATION NUMBER: 2860



CHARLOTTE DRIVE
(60' R/W)

SPENCE ST.

REFERENCES:

1. DEED BOOK 2479, PAGE 542
2. DEED BOOK 3963, PAGE 56
3. DEED BOOK 3963, PAGE 389
4. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group Ltd. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to Bowman Consulting Group Ltd.

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

N/F
MITHKAL ASFOUR
DB 61220, PG 648
PB 443, PG 83
PB 172, PG 49

N/F
RAYMOND P. FOWLER &
TERESA L. FOWLER
DB 14726, PG 226
PB 172, PG 49

APPROXIMATE FLOOD LIMIT
PER SCANNED FEMA MAP
FM 13121C0054F,
DATED 09-18-2013

N/F
LACHLAN CARLYLE &
JACQUELINE LINDA CARLYLE
DB 62952, PG 278

SUBDIVIDED AS:
JENNIFER OAKS
PHASE FOUR
PB 195, PG 117

ALTA/NSPS LAND TITLE SURVEY FOR:

DRB GROUP GEORGIA, LLC AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN:
LAND LOTS 1245
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

DATE: APRIL 23, 2024

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga. 30024

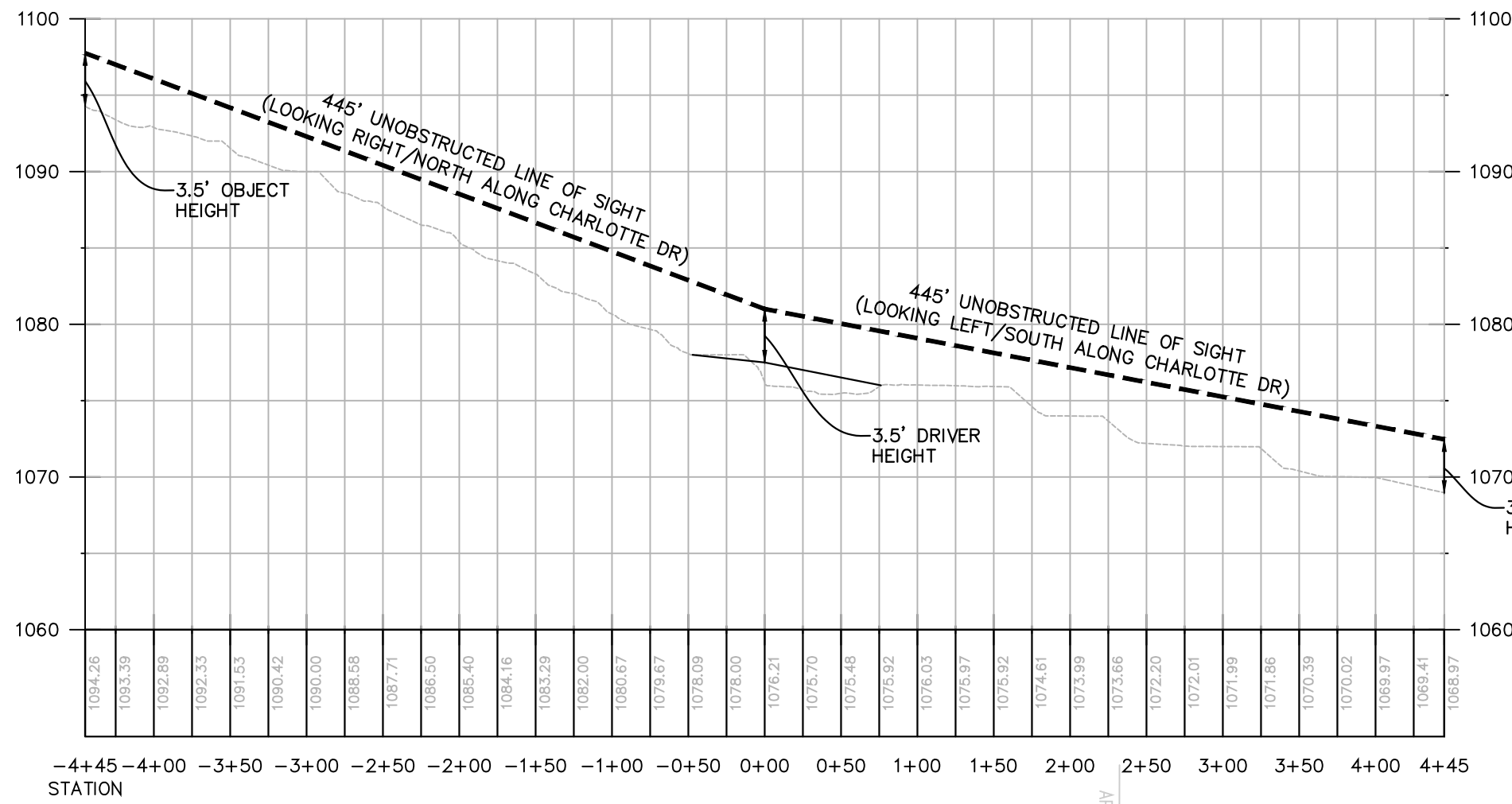
Phone: (770) 932-6550

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\2024\24-0301 DRB Group -12265 Charlotte Drive\SURVEY\SURVEY (CADD)\24-0301-ALTA-04-23-24			BY: MP	CHK: PN	QC:
BCG PROJECT NO: 200547-01-001	TASK: 00001	SURVEY DATE: APRIL 1, 2024		SHEET 1 OF 1	

SHEET 1 OF 1



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

PER EXEMPTION #5
(DB 3426, PG 218)

N02°30'50"W

414.50'

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

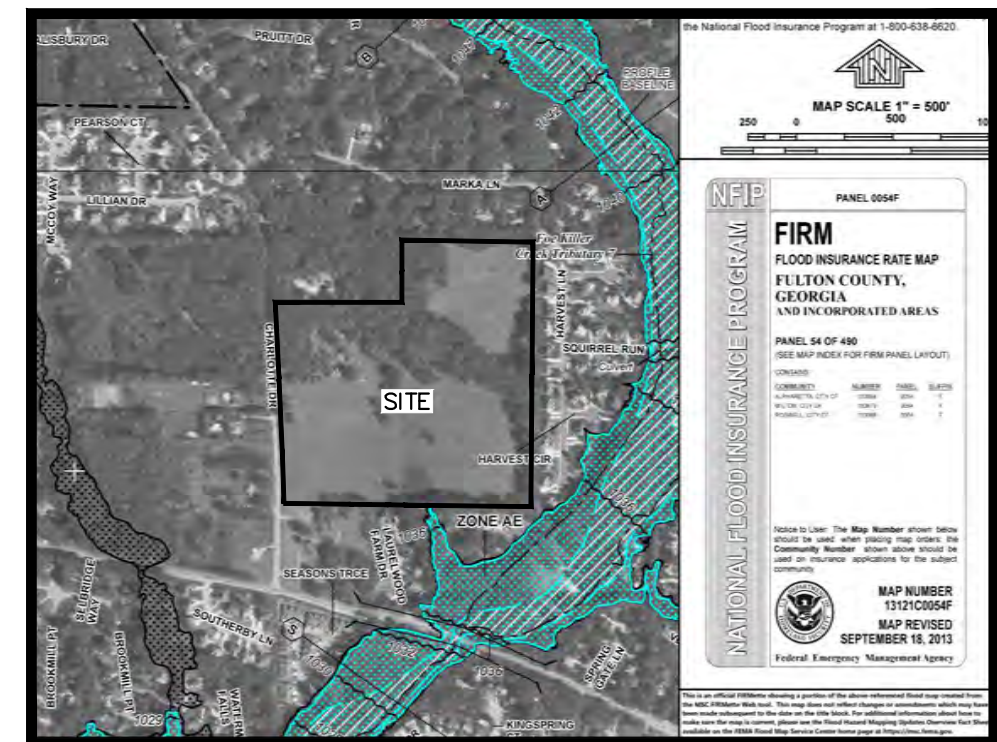
SPENCE ST.

A- 232.89'

R- 9751.16'

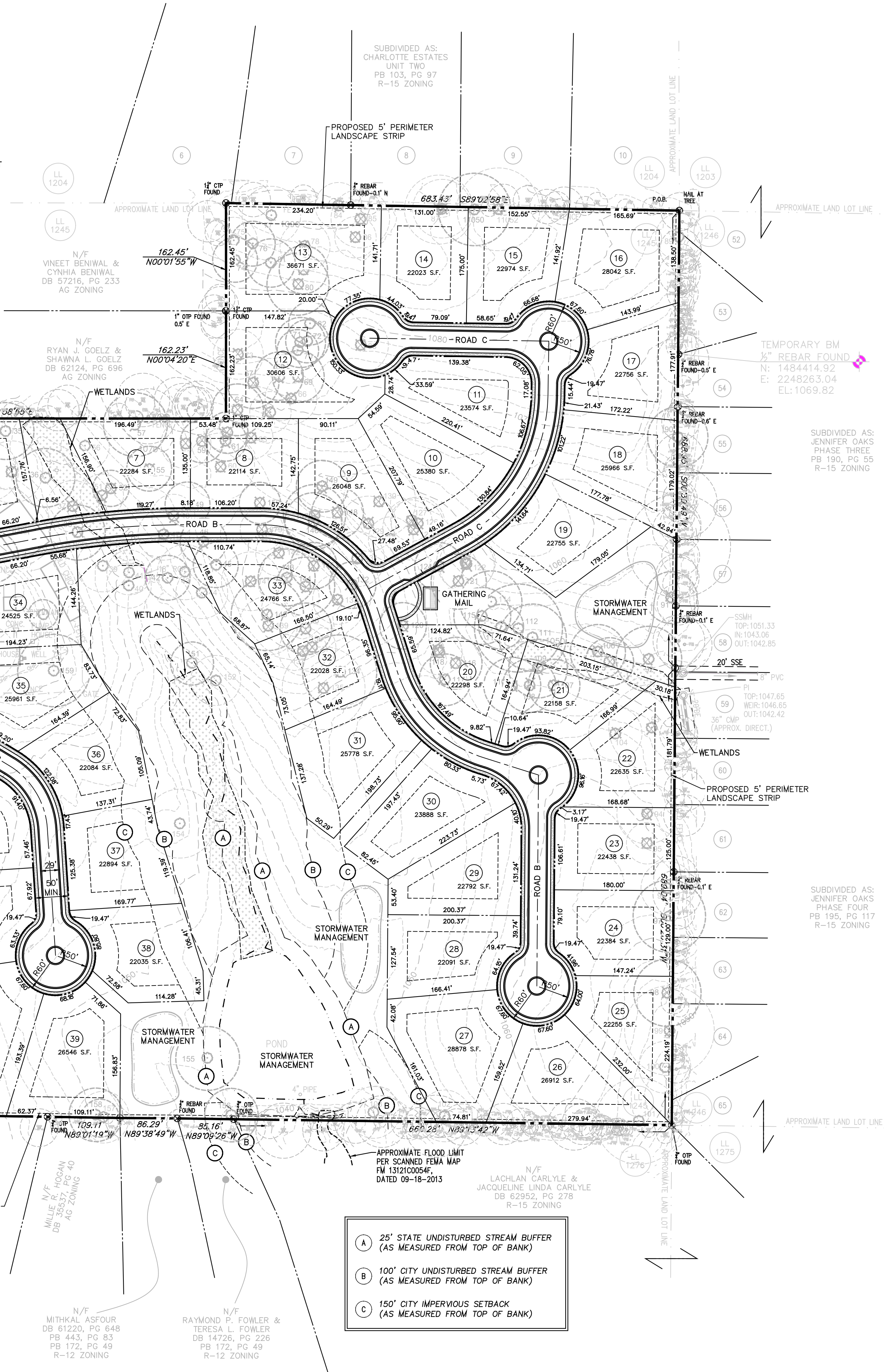
C- 232.88'

N01°49'47"W

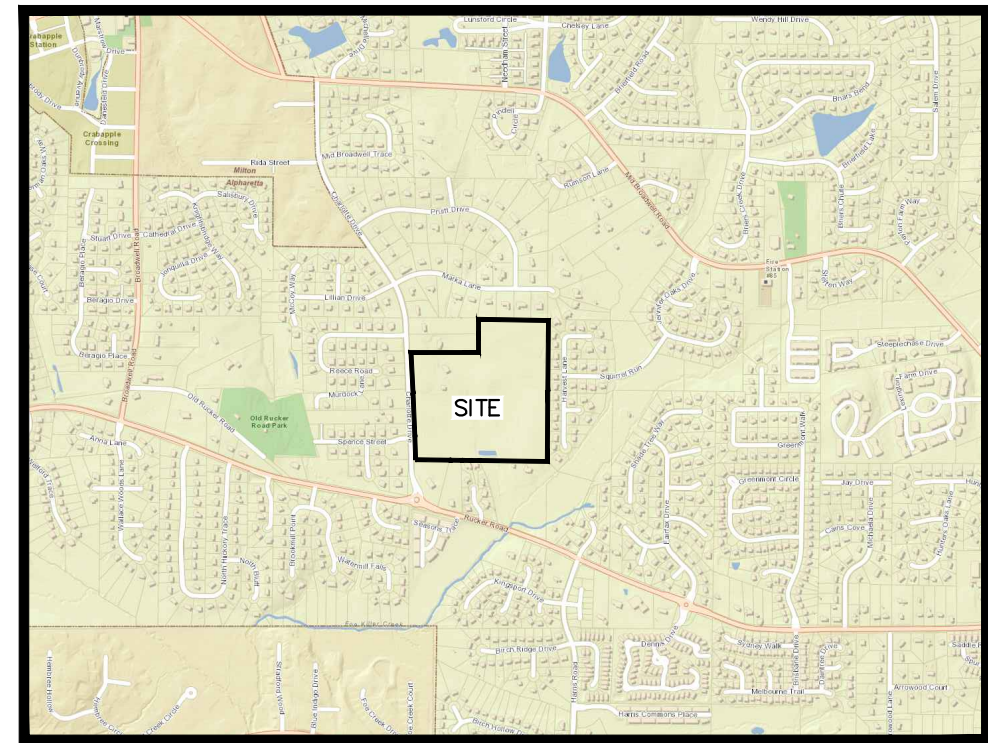


FEMA MAP

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

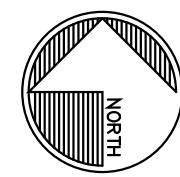
SCALE: 1" = 2000'

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 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", with a stylized flourish at the end.

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

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

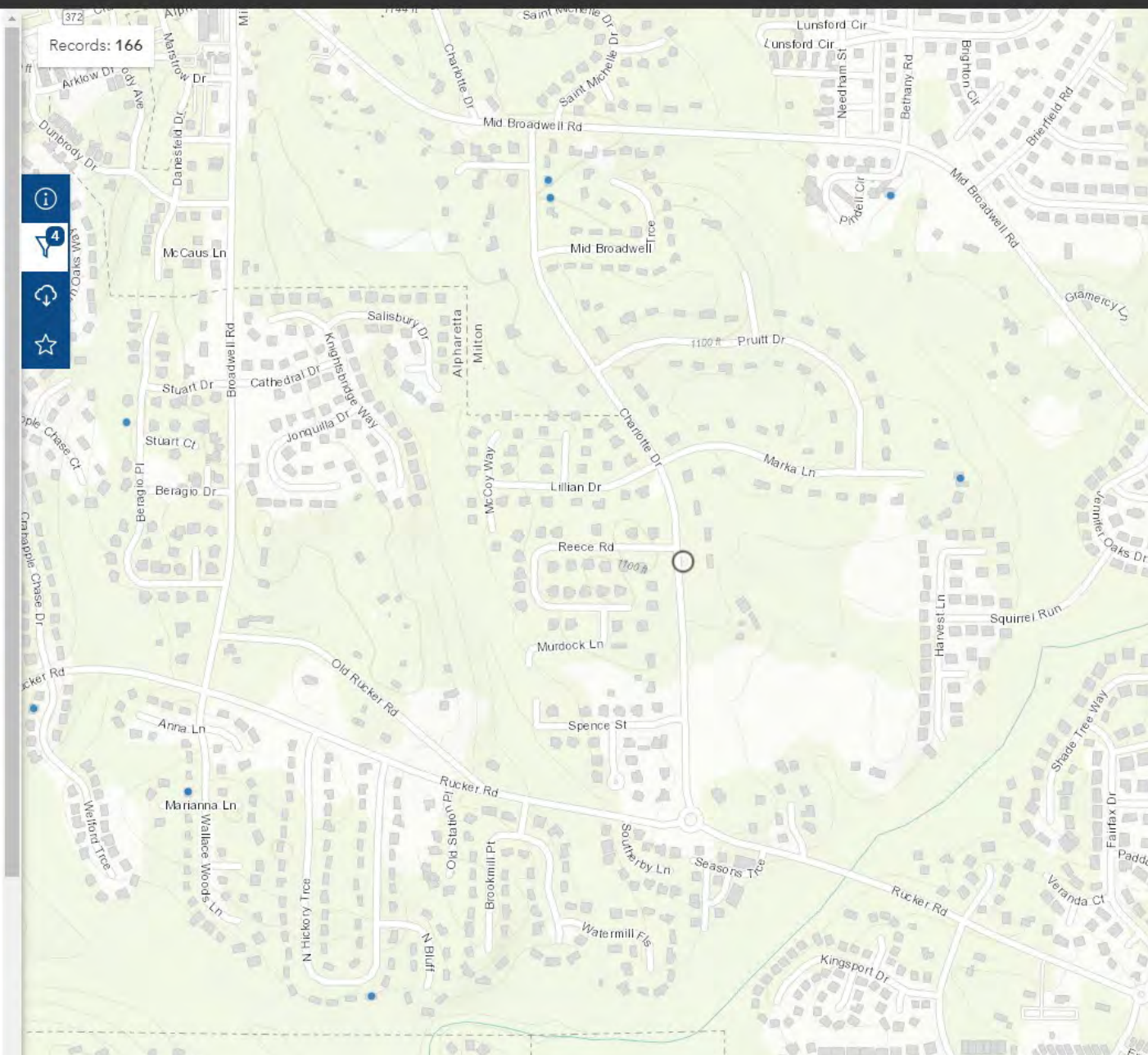
Tag

- | | | |
|--------------------------|------------------------------|-------|
| ☐ | 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 | TT |
| ☒ | Number
166 values | TT |



LEGEND	ABBREVIATIONS
	INV CMP
	RCP
	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.

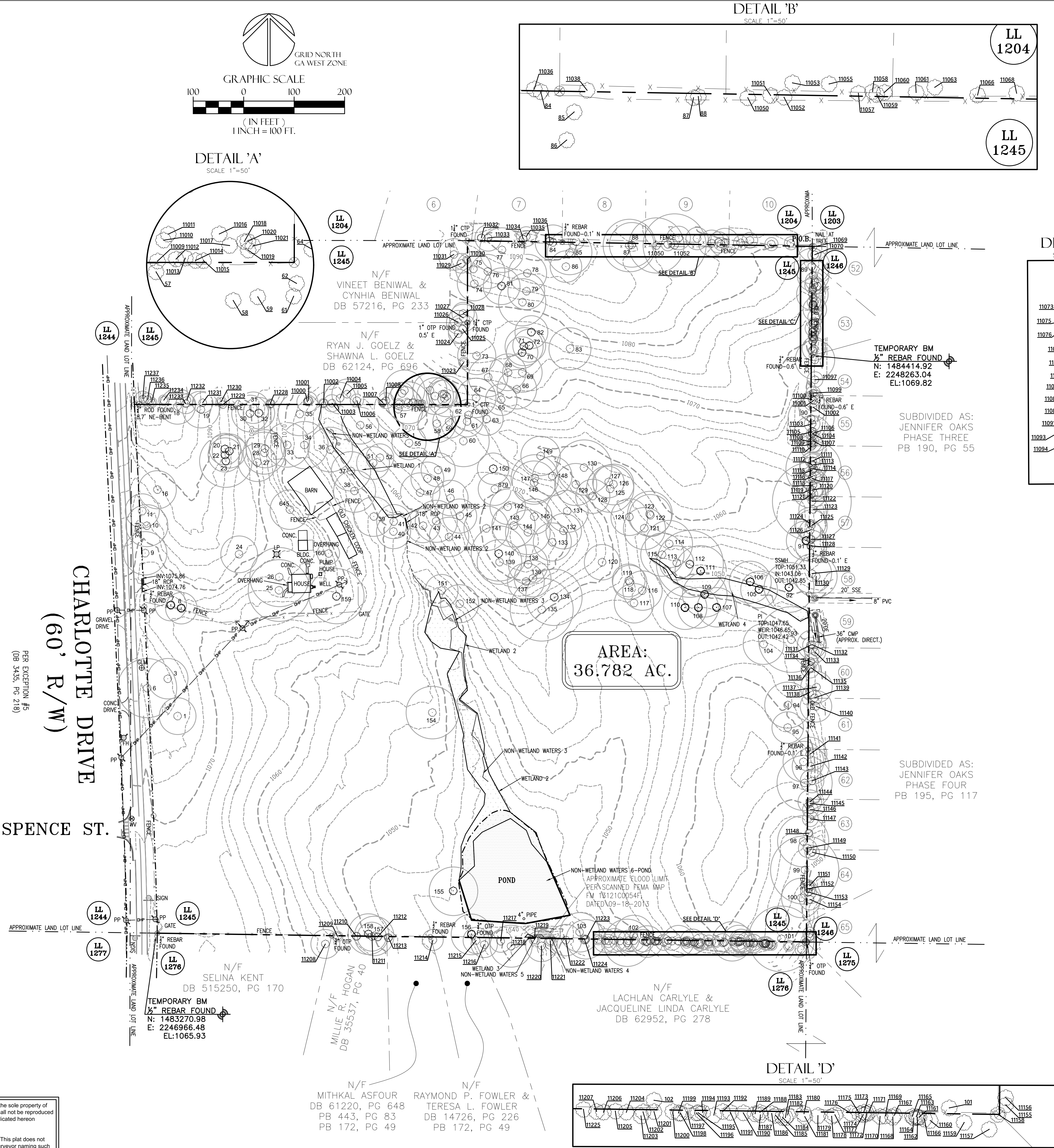
CURRENT ZONING:

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, 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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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:



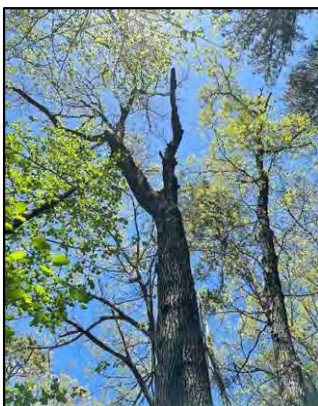
Tree Tag #: 10

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:



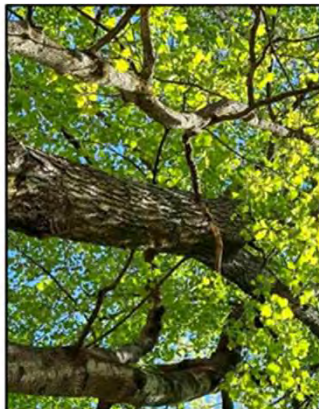
Tree Tag #: 16

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:



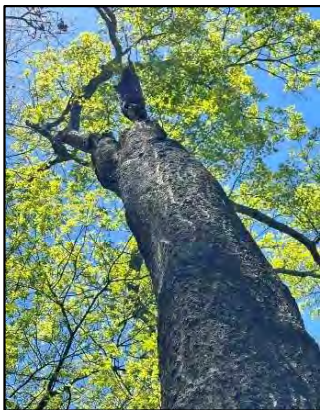
Tree Tag #: 19

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 ☐	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 #: 25

Size (DBH): 47

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 #: 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	☒
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 #: 39

Size (DBH): 30

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: ALTERNATE TAG 644



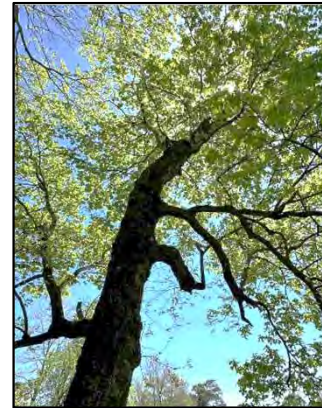
Tree Tag #: 40

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	☐	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 #: 44

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:



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 ☐	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 #: 65

Size (DBH): 24

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:



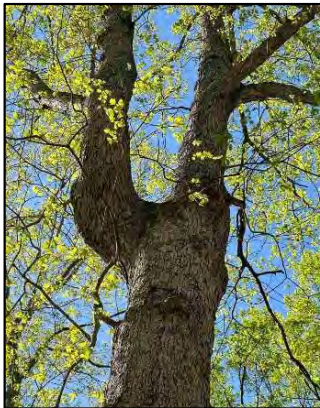
Tree Tag #: 75

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 ☒	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 #: 83

Size (DBH): 32

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 #: 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:



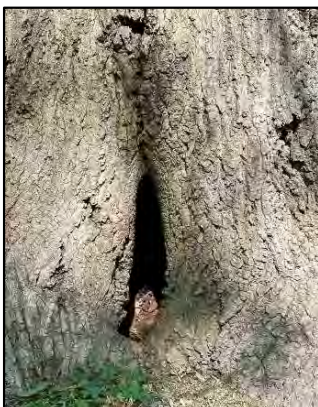
Tree Tag #: 85

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:



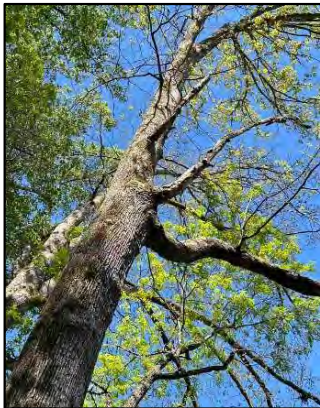
Tree Tag #: 86

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:



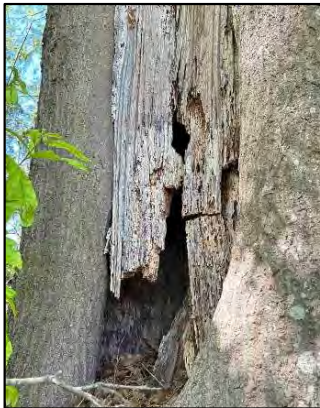
Tree Tag #: 88

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:



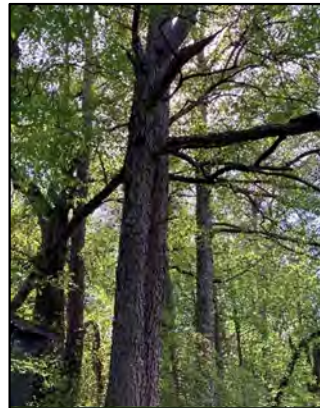
Tree Tag #: 102

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 #: 104

Size (DBH): 31

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 #: 114

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:



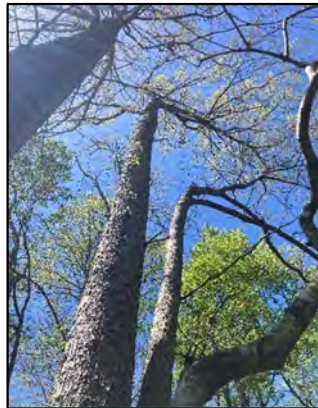
Tree Tag #: 119

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	☐
				Lean	☒
				Vine Infested	☐

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:



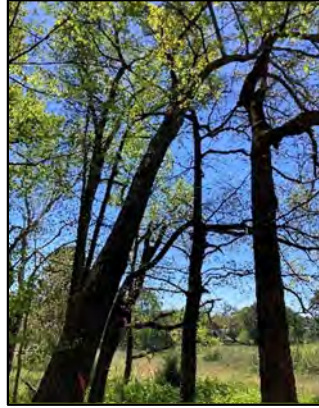
Tree Tag #: 136

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:



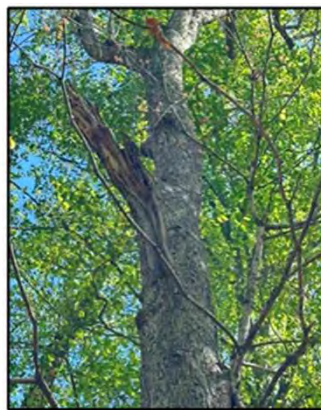
Tree Tag #: 51

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 ☐	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 #: 6

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 #: 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 ☐

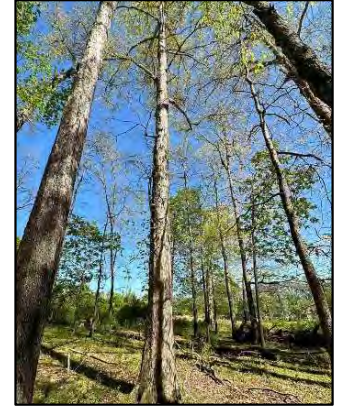
Notes:



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	WETLAND 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:



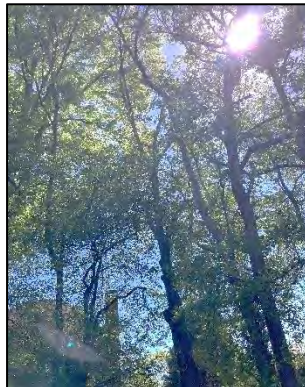
Tree Tag #: 11118

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:



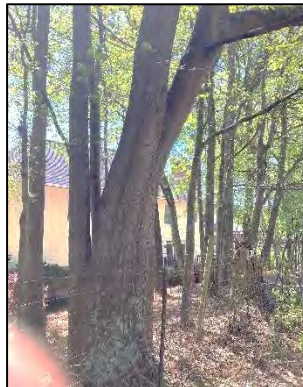
Tree Tag #: 11077

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:



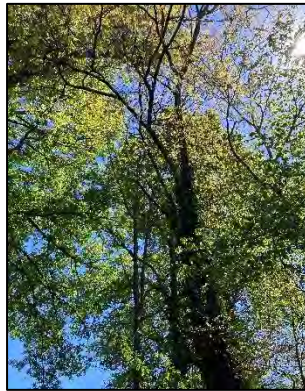
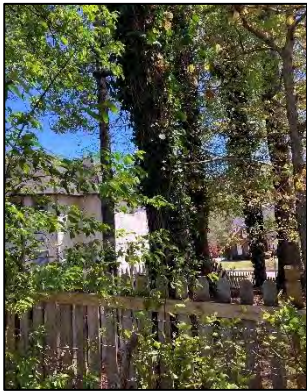
Tree Tag #: 11144

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:



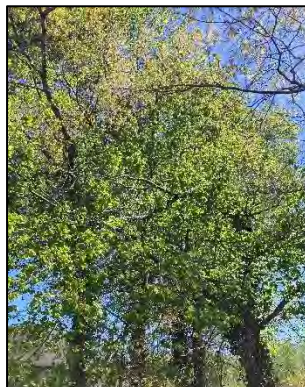
Tree Tag #: 11146

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



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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.

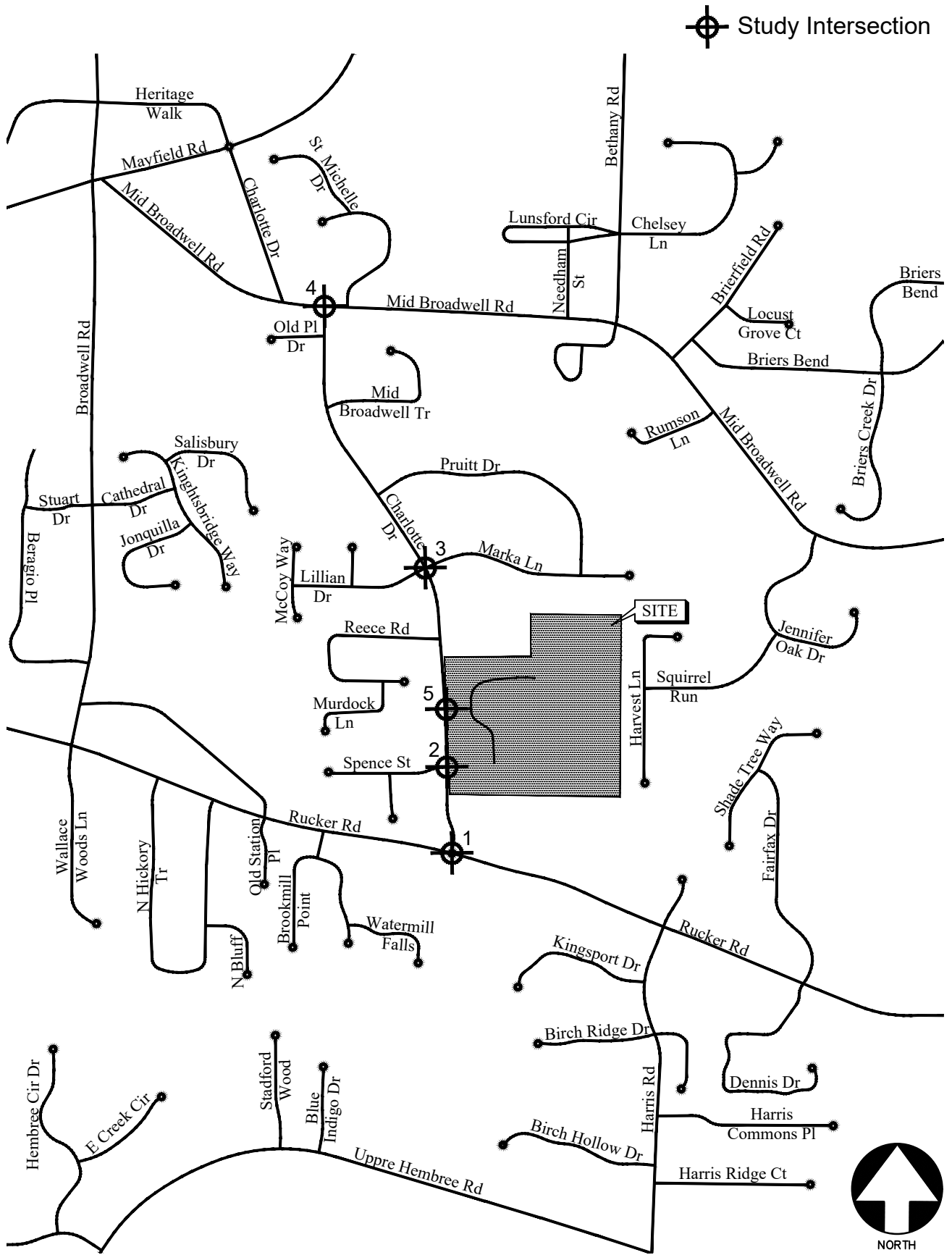


The development proposes a full access driveway on Charlotte Drive just south of Reece Road.

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*	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 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.

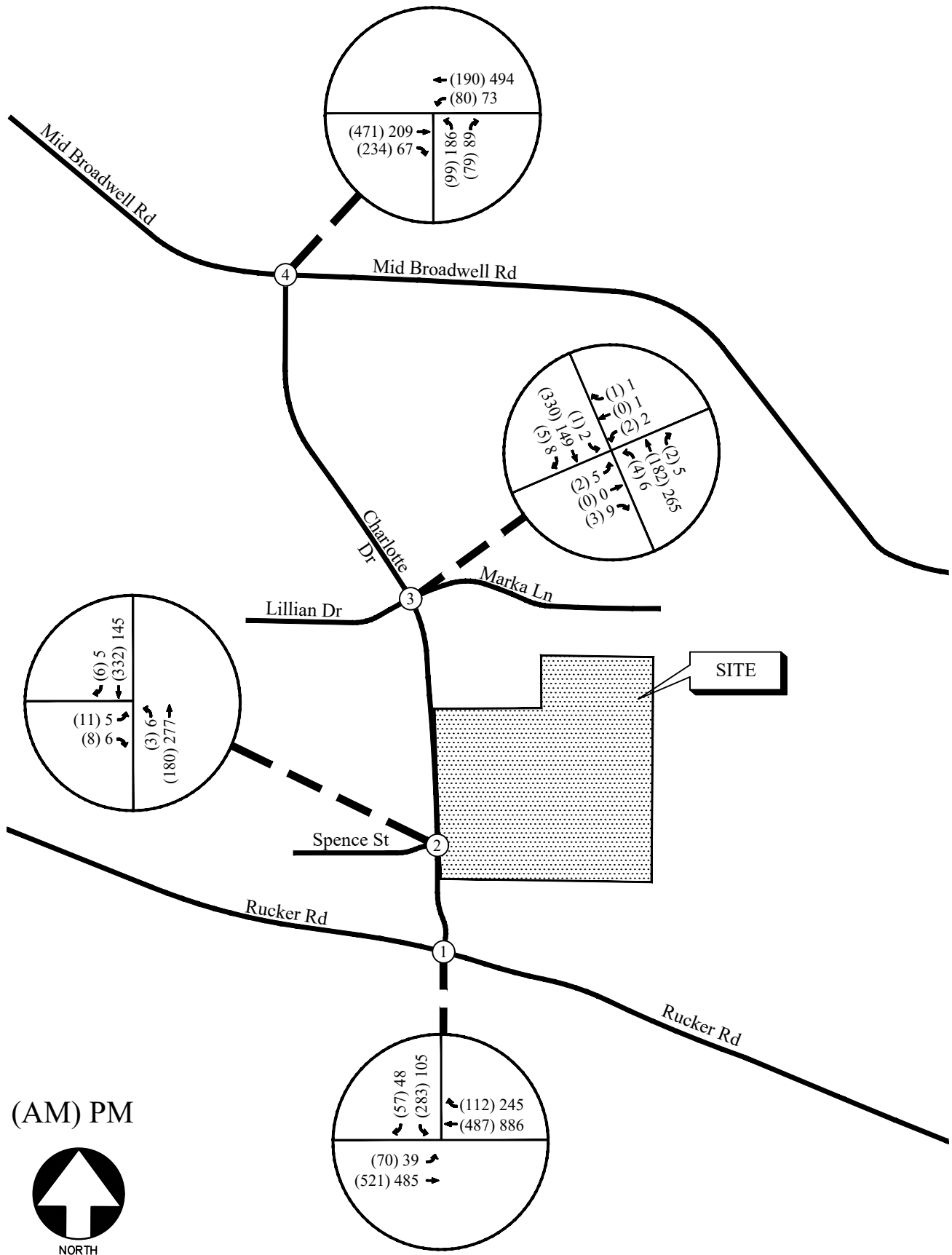
4.0 EXISTING 2024 TRAFFIC ANALYSIS

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.

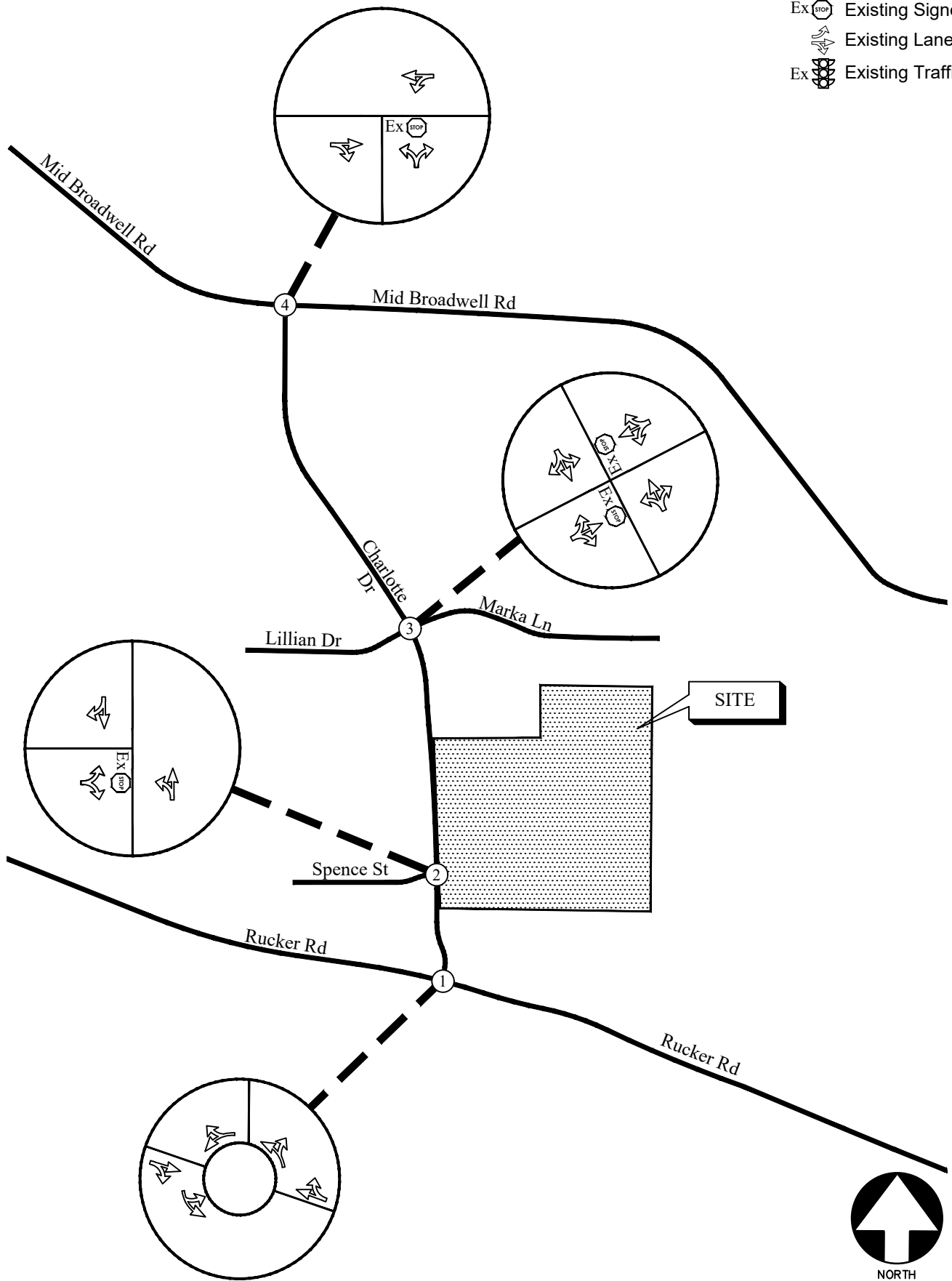


EXISTING WEEKDAY PEAK-HOUR VOLUMES

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.

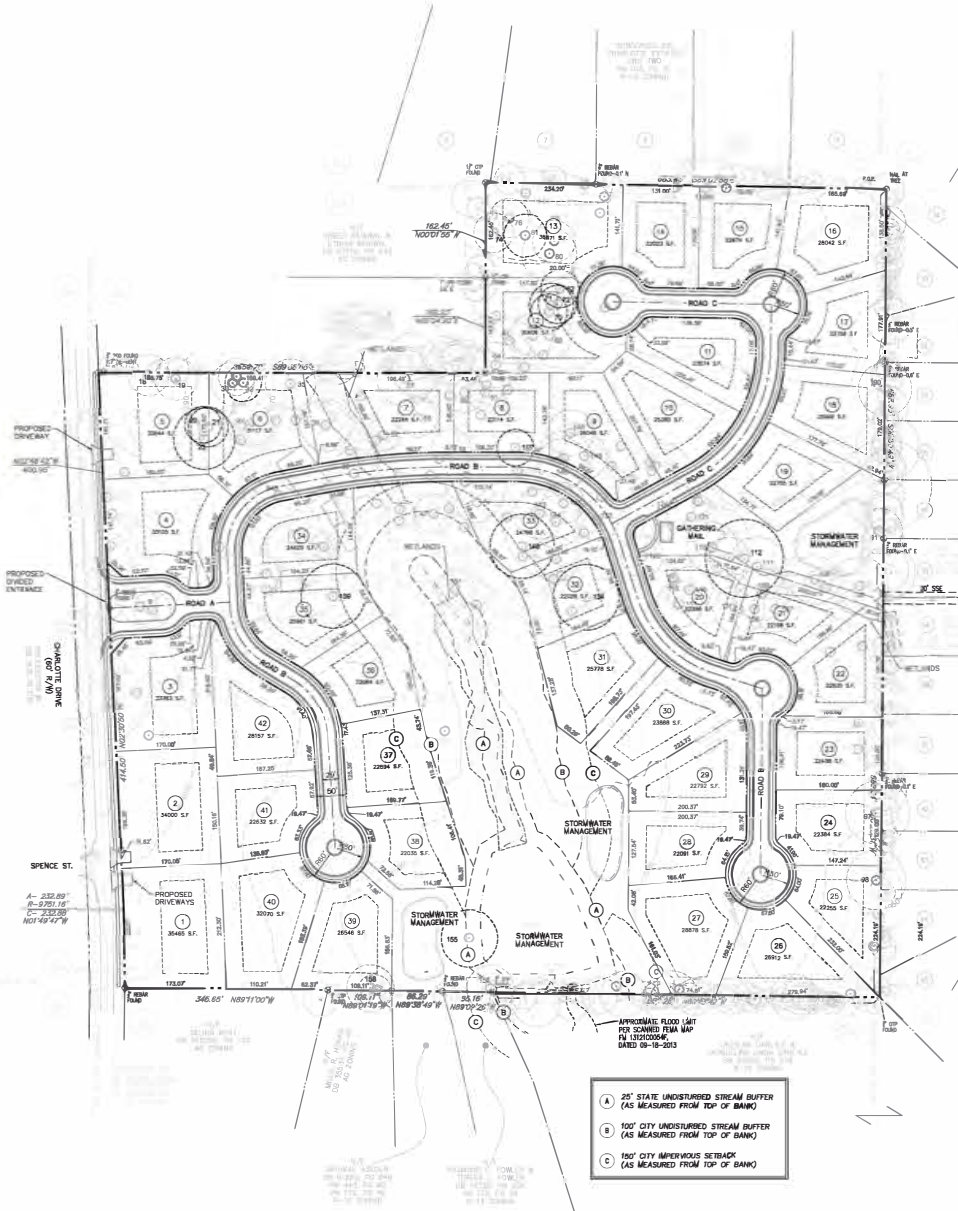
A site plan is shown in Figure 4.



FEMA MAP
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 2000'

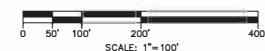


CLAUUSES:

1. 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 3" REBAR AT SE PROPERTY CORNER - VERTICAL DATUM NAD83/HORIZONTAL DATUM IS NAD 83/CA WEST ZONE).
2. PROPERTY IS LOCATED ON CHARLOTTE DRIVE IN LAND LOTS 1245, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
3. NETAL SITE AREA = 36.782 ACRES
4. APPLICANT/DEVELOPER: DRB GROUP, LLC
55 IVAN ALLEN JR. BLVD, SUITE 400
ATLANTA, GA 30313
CONTACT: MS. CAIR SMITH 404.888.1466
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTHE & CHRISTOPHER, P.E.
770.331.7303
6. EXISTING ZONING: AG
PROPOSED ZONING: R-22
7. PROPOSED ROADWAYS TO BE PUBLIC WITH 20' BOC & 50' R/W. ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF ALPHARETTA COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. SIDEWALKS TO BE PROMOTED ON BOTH SIDES OF PROPOSED ROADWAY (5' PLANTER + 5' SIDEWALK). SIDEWALK TO BE PROVIDED ALONG CHARLOTTE DRIVE FRONTAGE (5' PLANTER + 5' SIDEWALK).
9. ADJUNCTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORNELL ECOLOGY GROUP AS SHOWN ON THE PLAN.
10. 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.
11. 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).
12. 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	35 FEET
REAR	30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING	30%
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



OSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)
12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE: 770.331.7303

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING, INC. THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL CHANGES AND NOTICES OF CORRECTION ARE SUBJECT TO APPROVAL BY CP&E.

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.

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

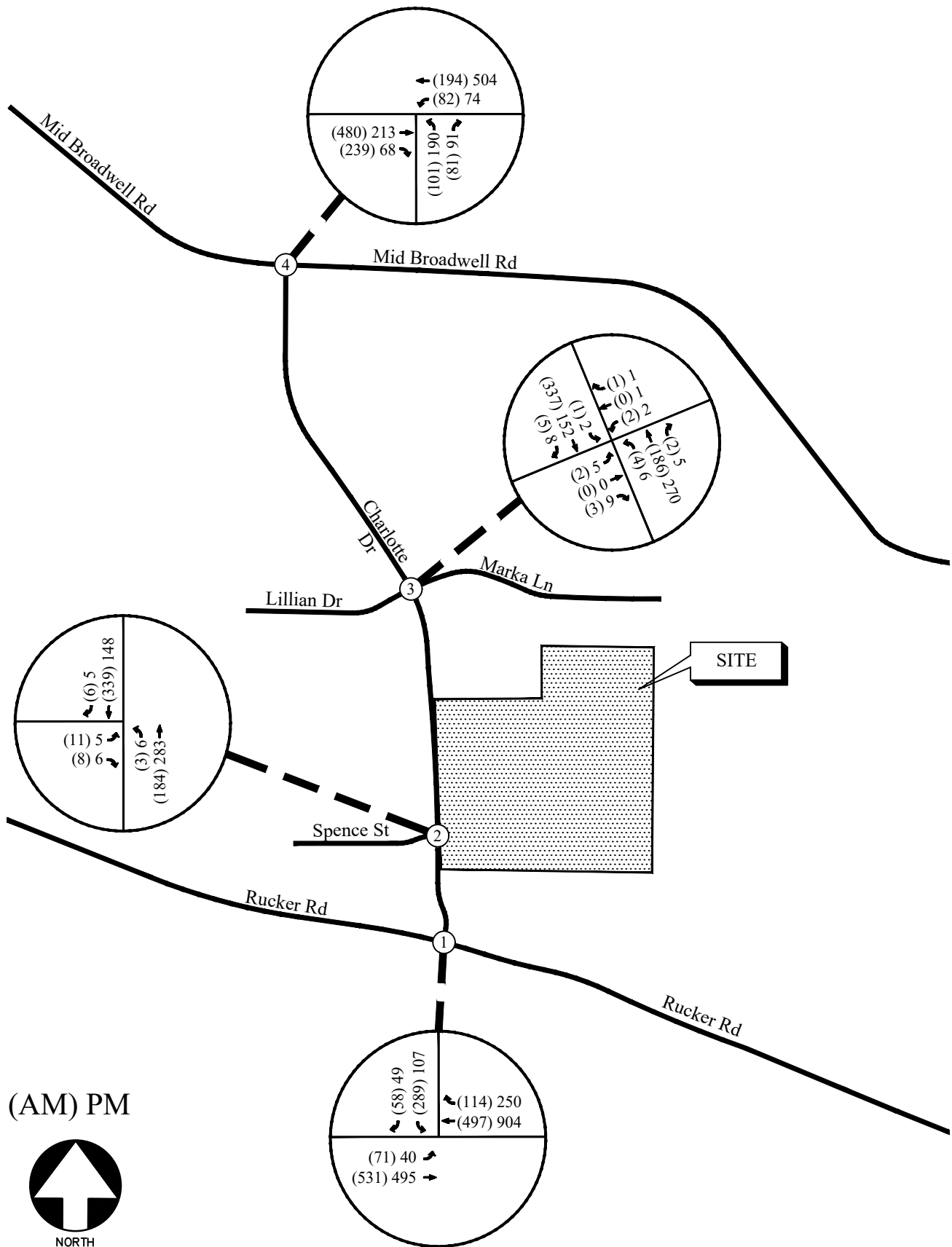
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing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

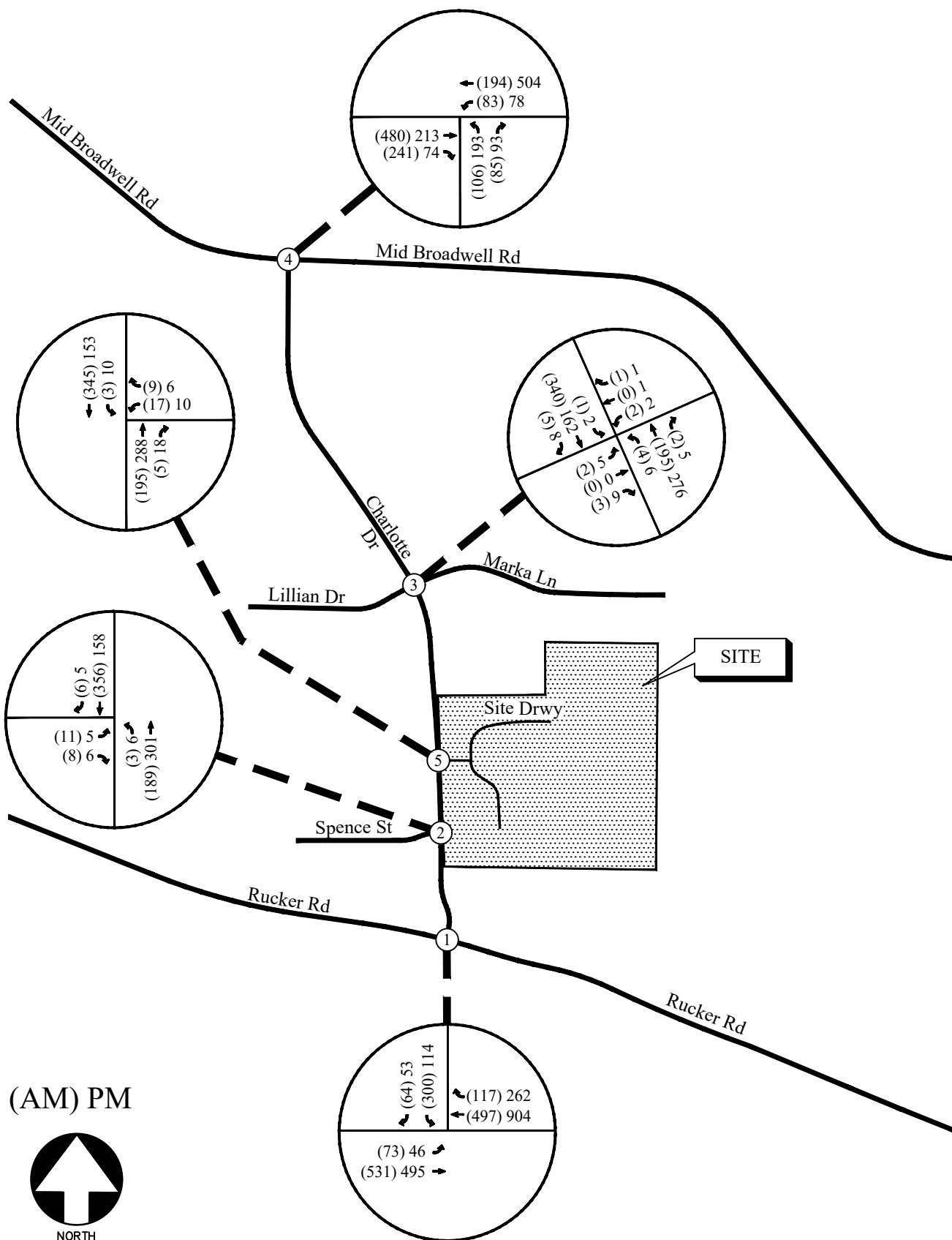
6.2 Future “Build” Conditions

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

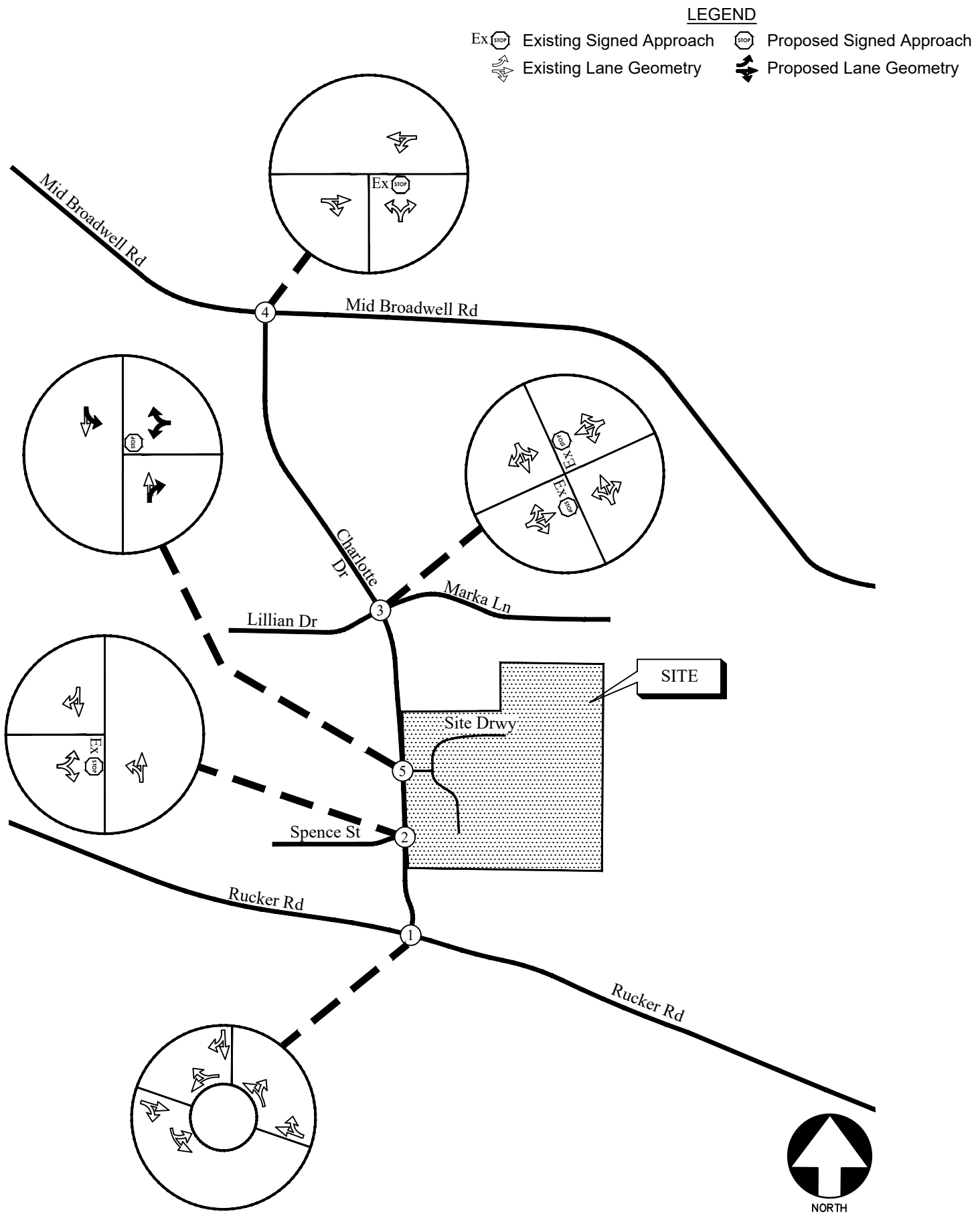
A deceleration lane is not warranted at the site driveway.

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	

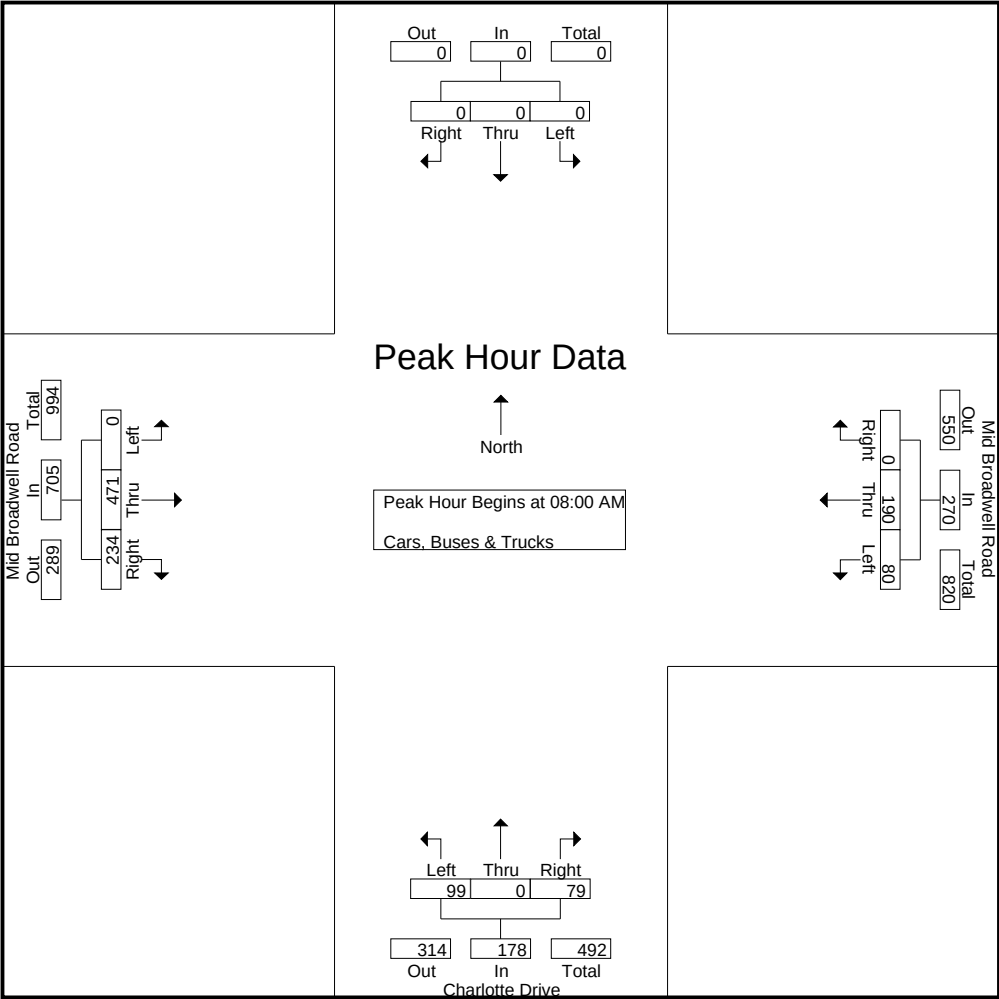
A & R Engineering, Inc.

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 : 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



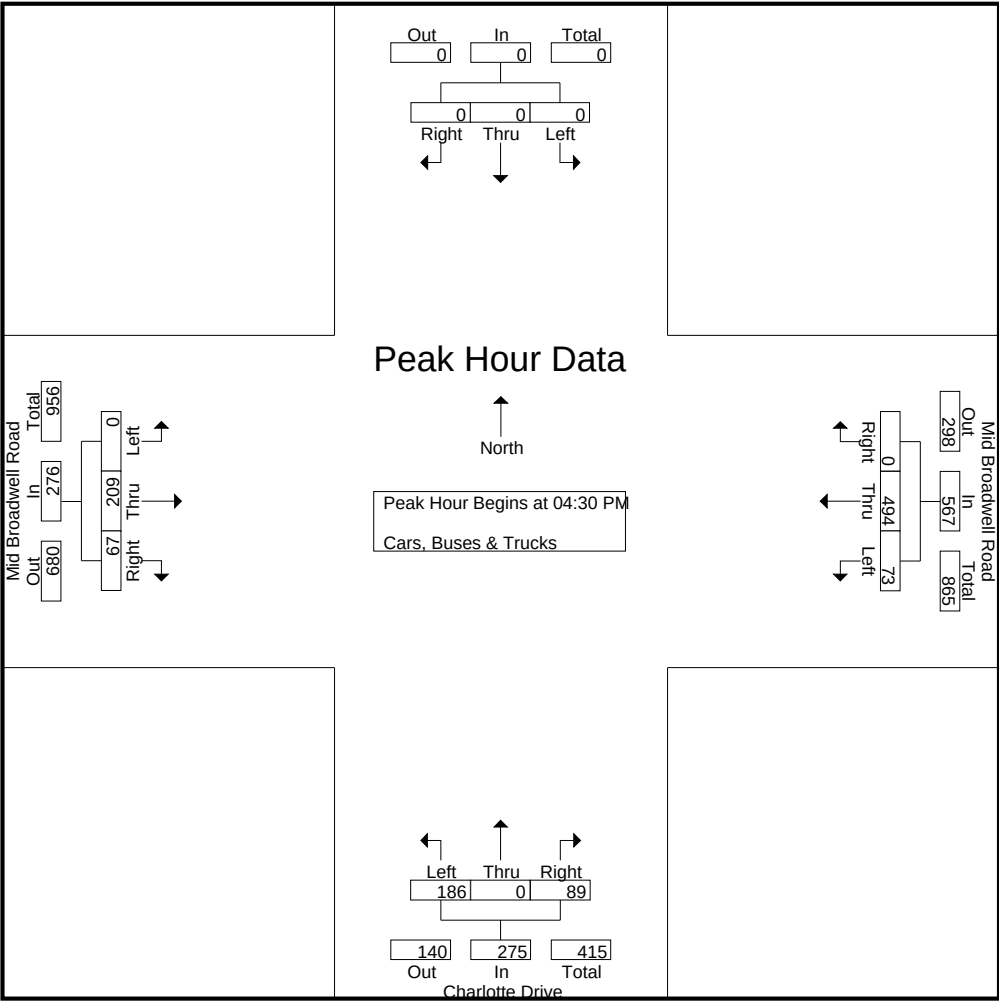
A & R Engineering, Inc.

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 : 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'
Marietta, GA 30067

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	

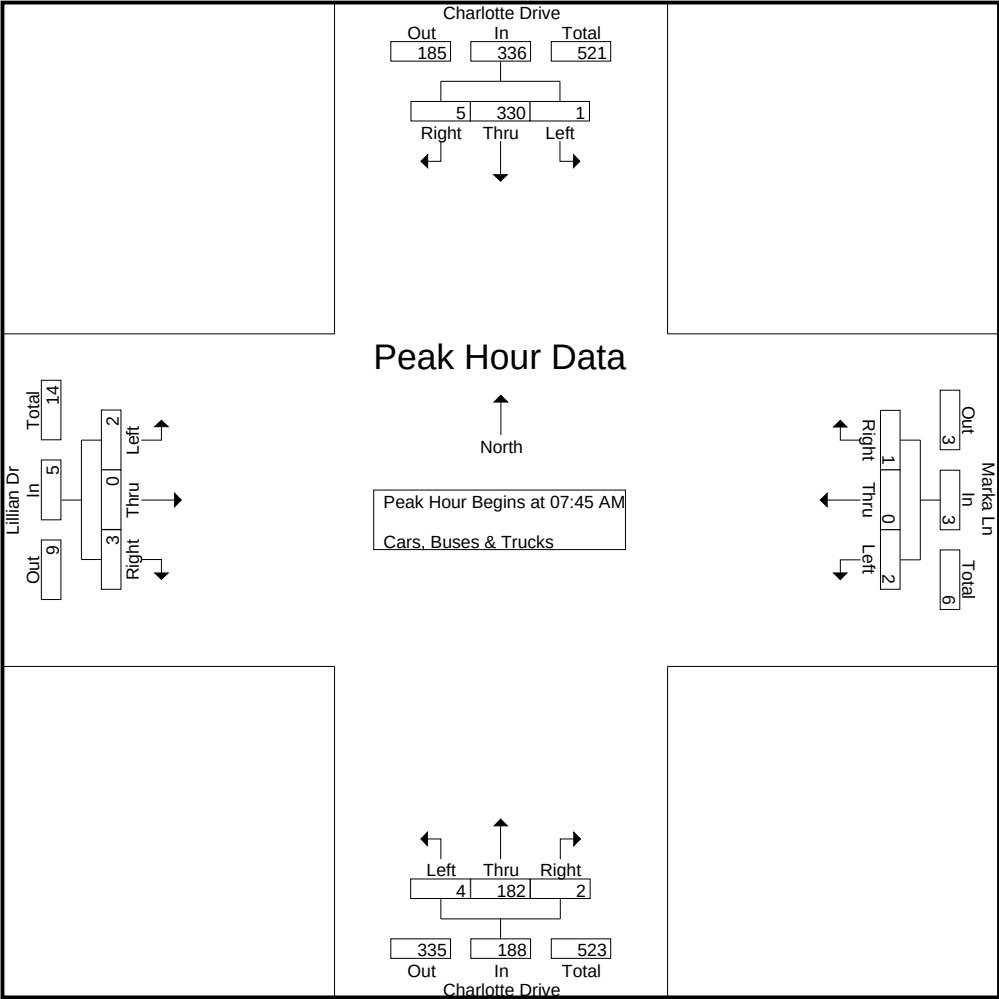
A & R Engineering, Inc.

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

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



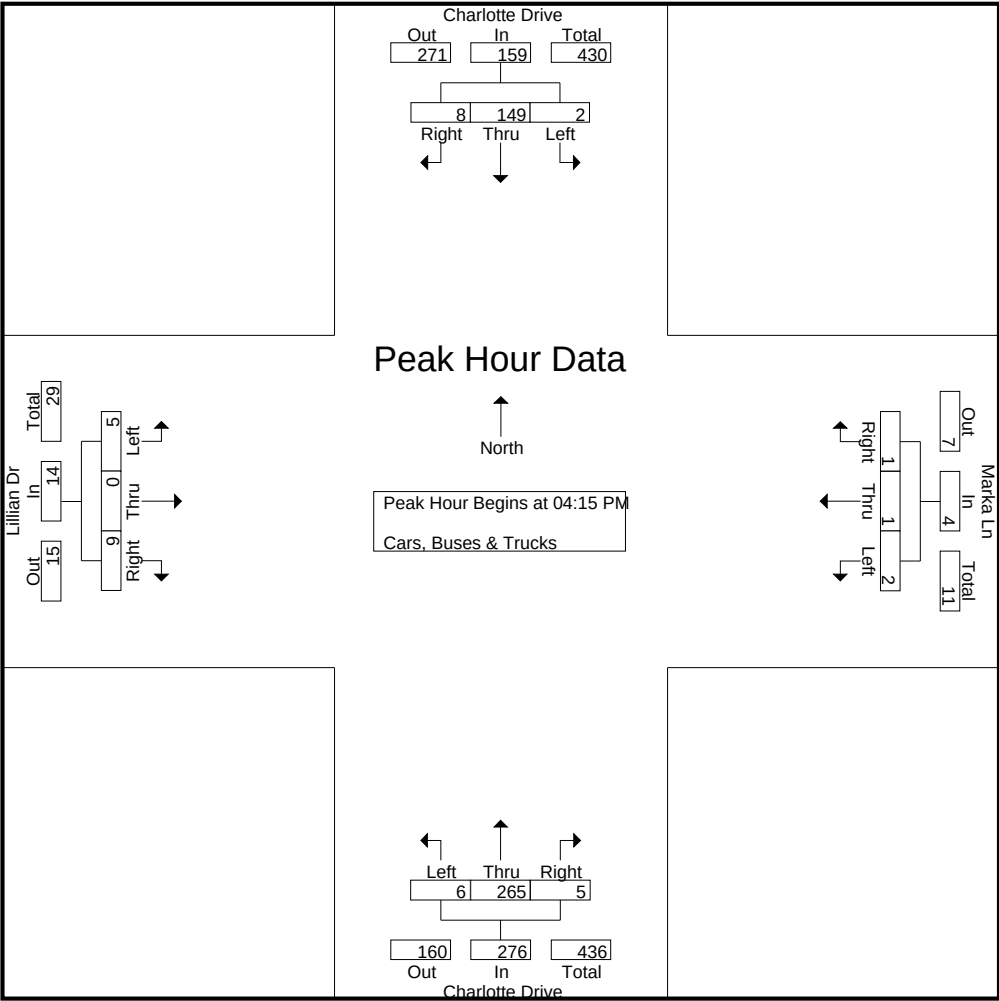
A & R Engineering, Inc.

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

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	

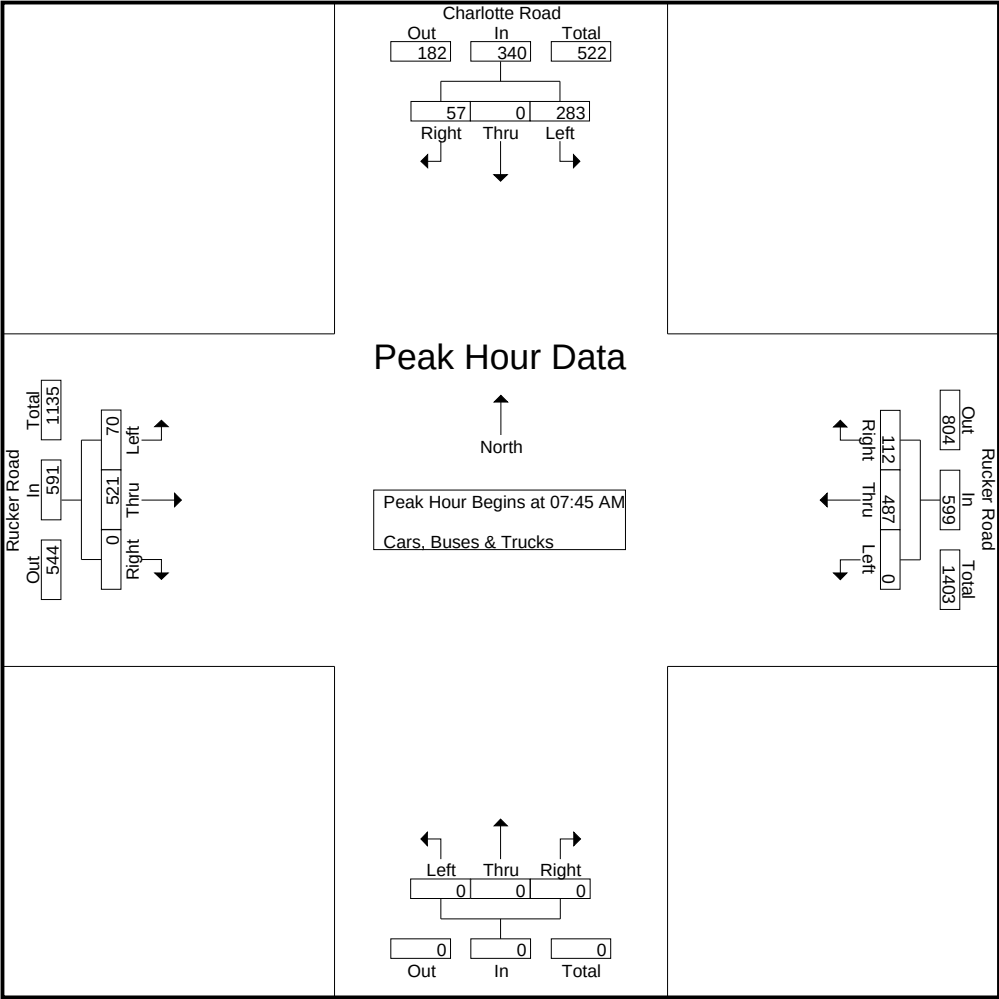
A & R Engineering, Inc.

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 : 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



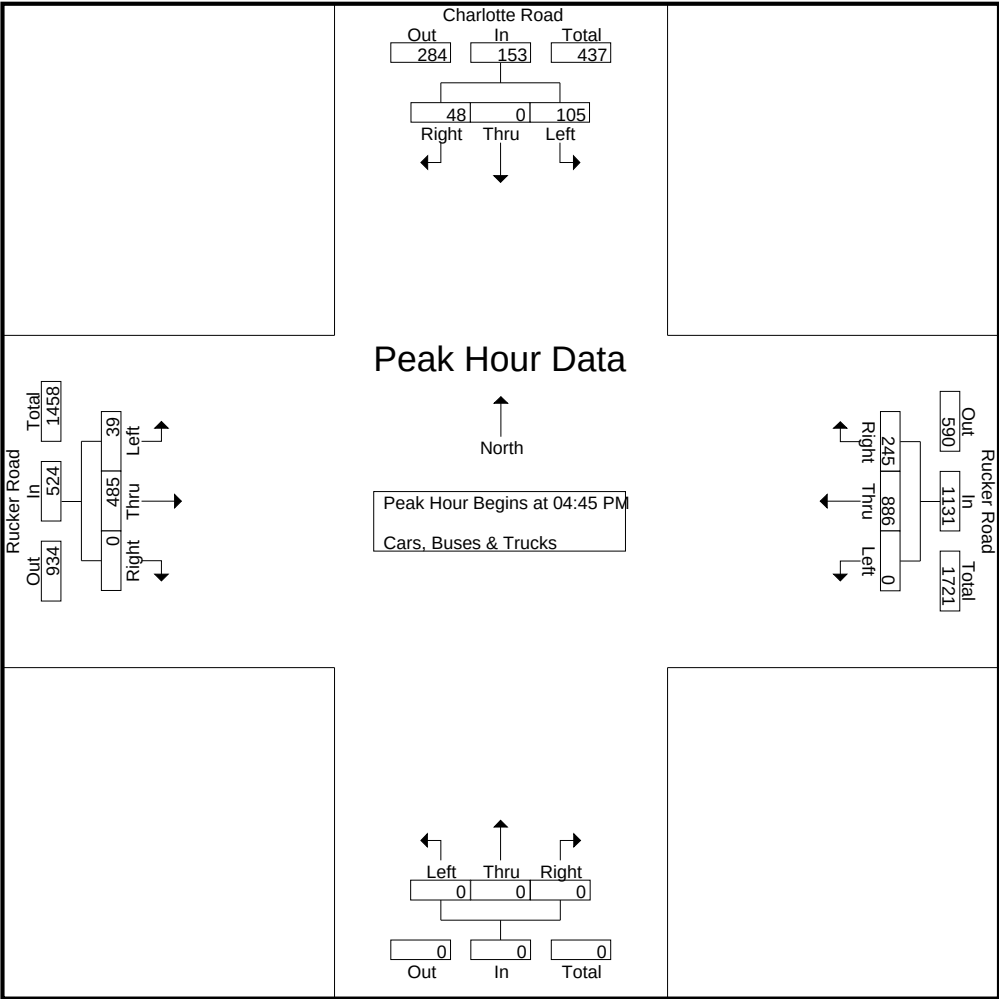
A & R Engineering, Inc.

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 : 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	

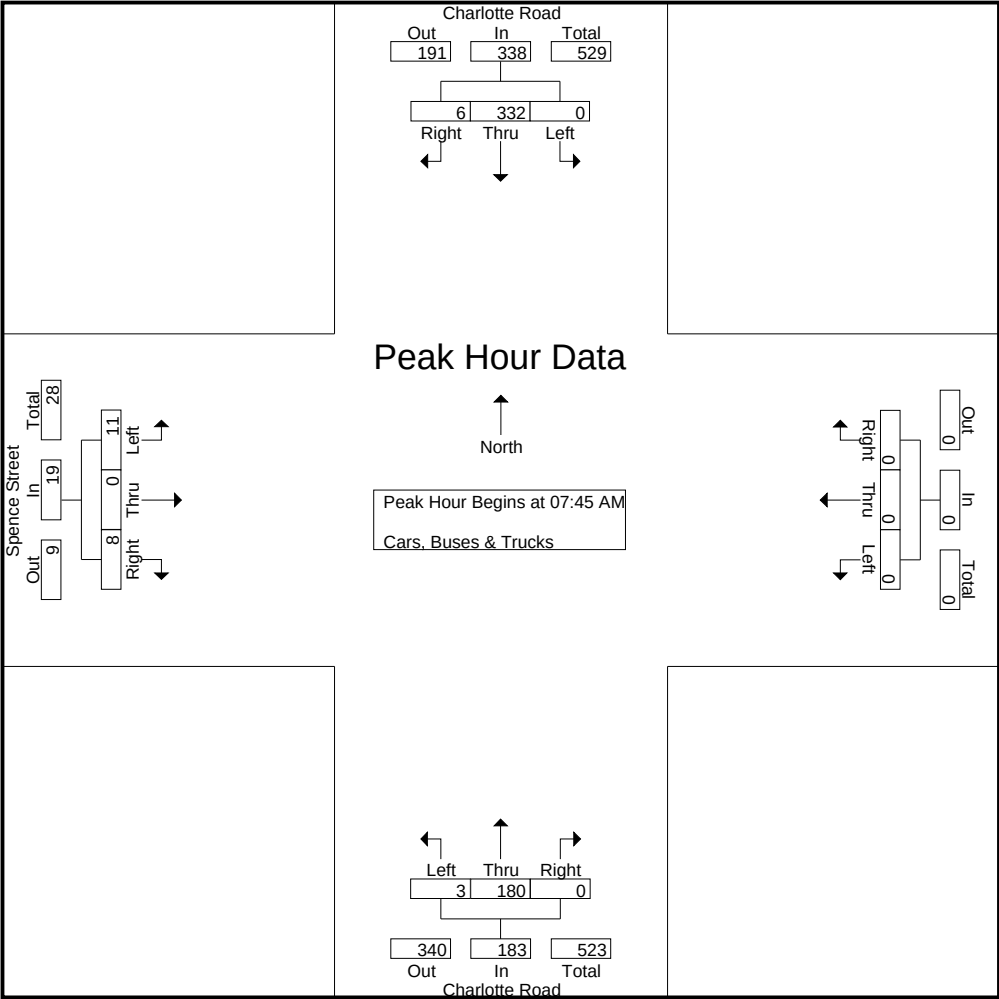
A & R Engineering, Inc.

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



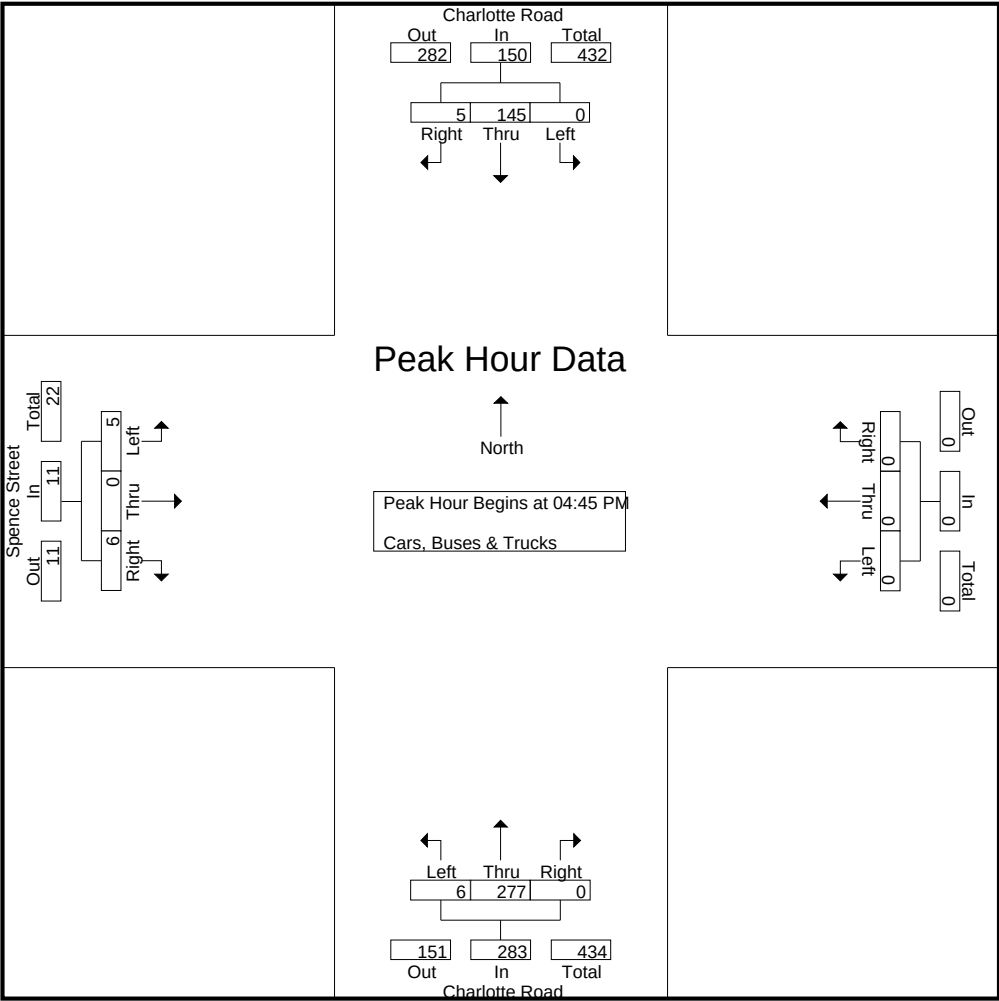
A & R Engineering, Inc.

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

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

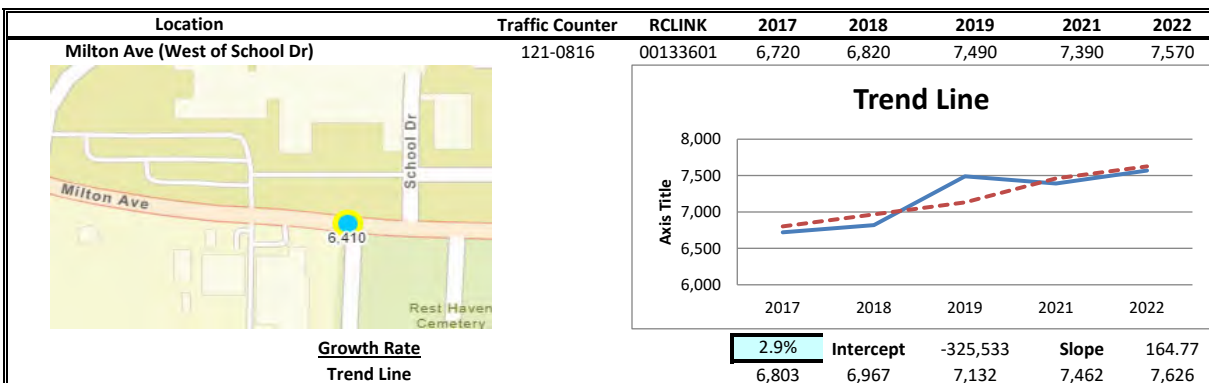
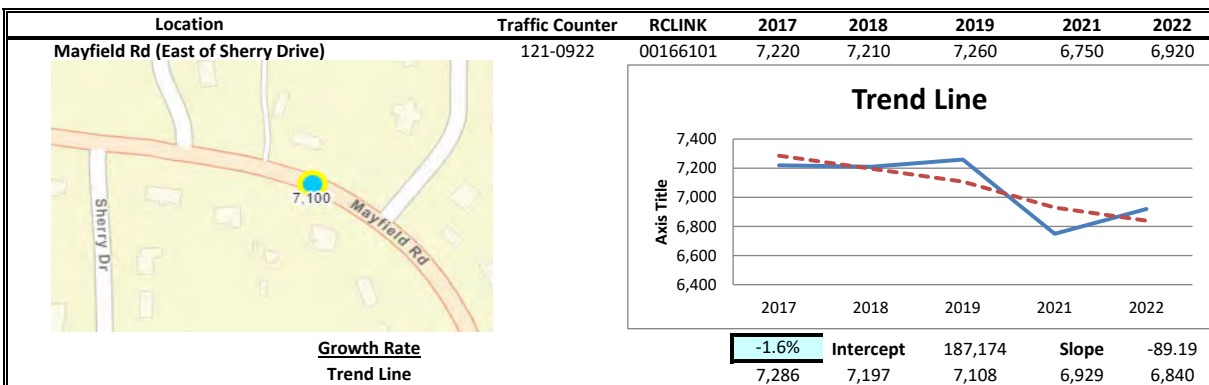
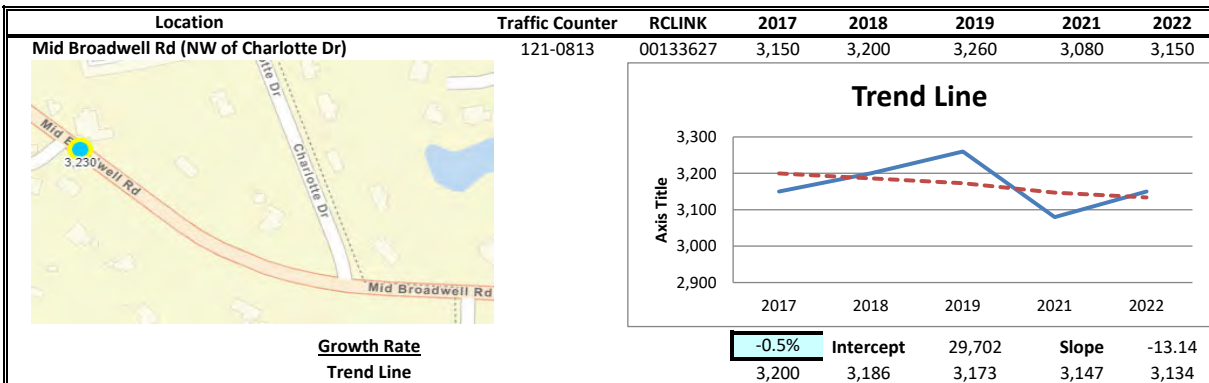
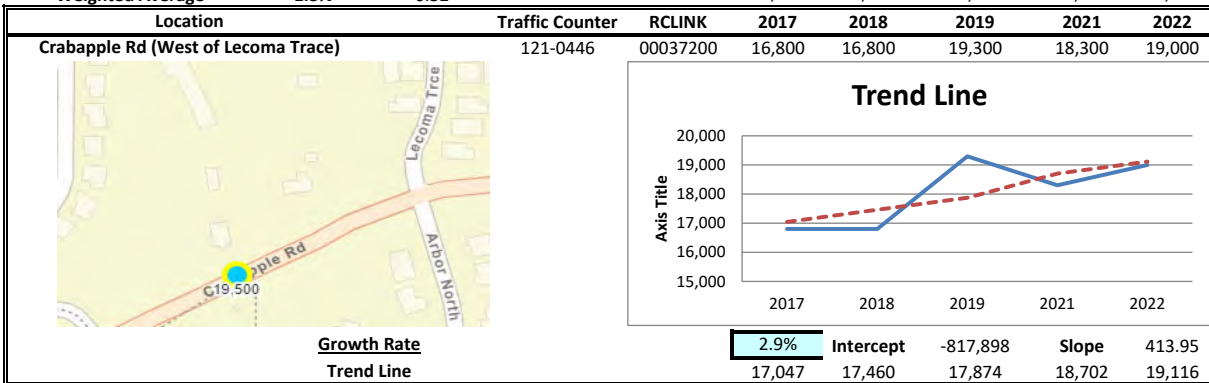
File Name : 20240116
Site Code : 20240116
Start Date : 03-27-2024
Page No : 3

	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	EBLn1WBLn1	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 O(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 Q(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 Q(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 O(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 O(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	0	217	0
Stage 1	215	-	-	-	-	-
Stage 2	381	-	-	-	-	-
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	466	825	-	-	1353	-
Stage 1	821	-	-	-	-	-
Stage 2	691	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	465	825	-	-	1353	-
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	0	
HCM Lane LOS	-	- B		A	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



STAFF REPORT

Department: Public Works
Submitted By: Arash Moradkhani
Meeting Date: October 21, 2024

AGENDA ITEM:

Invitation to Bid 24-014: Encore Greenway and Gateway Construction

Consideration of approval of the award of a contract for ITB 24-014 to Strack, Inc. for the construction of Encore Greenway Park and Gateway for an amount not to exceed \$9,148,000.00, and execution of a Memorandum of Understanding with True North 400, and authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the award of a contract for ITB 24-014 to Strack, Inc. for the construction of Encore Greenway Park and Gateway for an amount not to exceed \$9,148,000.00, MOU with True North 400, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$9,148,000. THE BALANCE IN THE TSPLOST 1 NON-ALLOCATED ACCOUNT UPON APPROVAL OF THIS CONTRACT WILL TOTAL \$154,763.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
True North 400 Contribution (30141100-541410-C2113)	\$1,500,000
Encore Greenway Park and Gateway (Park Impact Fees; 27061150-541410-C2113)	\$1,972,520
Encore Greenway Park and Gateway (TSPLOST 1; 33541100-541410-C2113)	\$1,570,356
Encore Greenway Park and Gateway (TSPLOST 1 funding from Non-Allocated; 33541100-541410-C2113)	\$4,105,124
Non-Allocated (TSPLOST 1; 33590200-579000)	-\$4,105,124

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
True North 400 Contribution (30141100-371001-C2113)	\$1,500,000
-	-\$
-	-\$
-	-\$
-	-\$

ITEM DESCRIPTION:

This is to award construction of Encore Greenway Park and Gateway.

BACKGROUND:

Back in 2018, the City of Alpharetta adopted a major update to the North Point Activity Center Livable Centers Initiative (LCI) Plan. Mentioned in this plan was Encore Parkway, serving as a Gateway to one of the City's greatest assets – Big Creek Greenway. Then in 2020, the City adopted the North Point Area and Alpha Loop Trail Feasibility Study. The study looked more in-depth into how Encore Parkway can serve as the connecting piece, bridging the Alpha Loop on the west side of GA 400 with the Big Creek Greenway on the east side of GA 400. In this feasibility

plan, the intersection of North Point Parkway and Encore Parkway was examined more closely regarding how to connect to the Big Creek Greenway and how gateway elements could be added to bring more attention to the area. Based on the various adopted plans over the years and the desire of the City to revitalize aspects of the North Point area, the City awarded Encore greenway park and gateway design to AECOM in March 2021. The City and True North 400 (formerly North Fulton CID) worked with AECOM to develop construction plans. The cost to design the entire project was \$703k and True North 400 contributed \$430k towards the design.

The Encore Greenway and Gateway project has three major phases: 1) Entry Plaza and Greenway- consisting of a gateway feature, bike racks, 12' wide elevated concrete deck boardwalk; 2) Park Plaza- near North Point Parkway and Encore Parkway intersection that includes elements such as landscaping, benches, planters, concrete stairs, trash receptacles, and terraced seating areas; and 3) Elevated Canopy Walk- consisting of multiple benches on an elevated walkway. An exhibit is attached to this agenda report illustrating three phases described above.

Construction of this project is complex on many fronts. Not only is there a significant grade change, over 20 feet, but the raised greenway connection is over 14 feet off the ground, work takes place in the wetlands and floodplain, so staging/storing of materials is challenging, and working alongside North Point Parkway. Due to the project's proximity to North Point Parkway, contractors were informed they are permitted to close one north-bound vehicular lane on North Point Parkway during the duration of the project. Closing a lane enables construction workers to have a safe working area and does not require the contractor to install and remove traffic control measures on a daily basis.

The existing project area is wooded and contains streams and wetlands. Because the project will have impacts on wetlands and work will take place within the buffer of the streams, the City was required to purchase wetland and stream credits. These credits are a way to compensate for the loss of or negative impact on wetlands and streams on a given site or property. This topic was presented to the Council on August 19, 2024 and was approved to purchase necessary wetland and stream credits at a total cost of \$355,630. The credits have already been purchased from Wetland Mitigation Banks.

PROCUREMENT PROCESS:

Procurement for this project was initiated through Invitation to Bid (ITB 24-014), which was issued on June 6, 2024, with a response deadline of August 22, 2024.

ITB 24-014 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 5,000 vendor (firm) invites and 79 document takers.

A total of two submittals were received in response to this invitation:

Company/Bidder	Proposed Price
Strack, Inc	\$9,148,000.00
Excellere Construction LLC	\$10,905,799.99

On October 1, 2024, True North 400 Board approved the allocation of \$1.5M to go towards the construction of the overall project. The board requested the City to look at value engineering options to see if the cost could be lowered and Public Works staff along with representatives of True North 400 are working diligently to identify opportunities to save dollars.

RECOMMENDED VENDOR:

After evaluation and verifying the submitted bids, staff from the Public Works Department met with representatives of Strack, Inc., as the low bidder. The project scope, schedule, and bid package as submitted by Strack were discussed with the contractor during the meeting. Strack is an experienced contractor that has successfully completed projects for multiple local governments.

PROJECT TIMELINE:

Project construction is anticipated to take 18 months from the issuance of a notice to proceed.

CONSTRUCTION INSPECTION:

In addition to True North 400 contributing dollars towards design and construction, True North 400 is going to handle all construction management and inspection services through their contract with Atkins Realis. True North 400 handling construction management of a project of this size and nature is a great benefit to the City. This enable

Public Works staff to maintain focus on the other projects the department is working on as well as the other projects in the queue.

ALTERNATIVES:

Do not award ITB 24-014 for the Encore Greenway Park and Gateway construction and direct staff to re-advertise the project.

ATTACHMENTS:

1. Encore Greenway Aerial
2. ITB 24-014 - Scoring Summary
3. ITB 24-014 - Vendor Proposal
4. Encore Greenway Gateway Feature
5. GA Infrastructure Solutions Contract 24-014 (edits 10-3-24)



DISCLAIMER: CONCEPTUAL ONLY, SUBJECT TO CHANGE BASED ON FURTHER DESIGN, ENGINEERING AND COST ESTIMATING.

Encore Greenway Park

24-014 - Encore Greenway Park and Gateway Construction

Scoring Summary

Active Submissions

	Total	B - Cost - Bid Pricing
Supplier	/ 100 pts	/ 100 pts
Strack, Inc	100	100 (\$9,148,000.00)
Excellere Construction LLC	83.88	83.88 (\$10,905,799.99)



A JOINT VENTURE



JULY 30, 2024

CITY OF ALPHARETTA

ENCORE GREENWAY PARK & GATEWAY (24-014)

ALPHARETTA, GEORGIA

Prepared by

**GEORGIA INFRASTRUCTURE
SOLUTIONS (GIS)**

MR. SHAWN SPRINGSTON, GIS

Project Executive
(678) 414-4712 | Cell
ShawnS@strackinc.com

125 Laser Industrial Court
Fairburn, GA 30213
Office: (770) 969-1591
Fax: (770) 964-7889

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North Oconee Greenway



Atlanta BeltLine, Southside Trail West



July 30, 2024

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Encore Greenway (24-014)

Dear Debrora Westbrook,

Georgia Infrastructure Solutions (GIS) and its partners understands the importance and impact that projects like Encore Greenway will have on the surrounding community and more importantly for those that have served this great nation.

GIS's believes that we are uniquely qualified for projects like Encore Greenway project. We have strategically set forth a plan to specifically better approach opportunities and partnerships with organizations and municipalities like the City of Alpharetta as well as many other clients in the parks and recreation space. Firstly, we have done so by recently creating a Joint Venture team (Georgia Infrastructure Solutions) consisting of Strack Inc. and SRC Ventures (a local FBE, SBE, DBE). In addition to the JV partnership, we also have several key personnel that will be heavily involved with the project from award to construction and through to Final Completion. Our team members have many years of firsthand experience and intimate knowledge of not only trail and memorial projects like Encore Greenway, but also many other pedestrian projects that include a wide variety of bridge structures and pedestrian improvement features throughout the state, and we know just what it takes to deliver the top tier quality that's required on these projects. Our team will be committed to ensuring the Encore Greenway project is completed with the utmost attention to detail and within the allotted 540 calendar days, as set forth in the documents.

We also future understand the submission of our bid is irrevocable offer for the stated minimum duration. On behalf of the entire GIS team, I confirm that the content of the submittal is true and accurate. We are ready to hit the ground running to support the Encore Greenway project. We look forward to discussing our proposal with you in detail.

Sincerely,

Jonathan Strack
CEO



INTRODUCTION

Since 1948, Strack has maintained its position as one of the Southeast's leading heavy civil construction contractors. Throughout the decades and three generations of leadership, the company has grown considerably while always staying focused on treating its employees and clients well. We're a company that believes consistent processes lead to consistent outcomes. While our projects vary in scope and services, our kick-off approach helps address our clients' most common pain points and challenges before our boots ever touch the ground on the job site.

OUR COMPANY VALUES

Strack, Inc. is grounded in our core values as a company.



BETTER EVERY DAY.

We strive to be the best by working to improve ourselves every day.

MINDFUL IN EVERYTHING.

We are able to tackle every challenge as a team by keeping our minds on what's important. We are diligent, we deliver for our partners, and we stay safe. Quality doesn't happen by mistake.

HUMBLE HEARTS, OPEN HANDS.

We are a team of servant leaders who strive to put others first, to lead with grace, and to live generously.

EVERYONE MATTERS.

Nothing is more important than our people. We look out for the person next to us as we live life together.



LAYING THE GROUND WORK

AS AN EXPERIENCED PARTNER IN HEAVY CIVIL CONTRACTING, we offer more than 75 years of delivering value-driven project solutions, advanced industry training, and workforce development in Atlanta, Georgia and throughout the Southeastern United States.

At Strack, Inc., we strive to deliver industry leading infrastructure, consistently, and on time. To do this we focus heavily on investing in our culture and our people. From hiring, to onboarding, to training, to relationship building, we are always looking for every chance possible to grow and develop the best in our team.

KEY MARKETS



COMMERCIAL



RESIDENTIAL



TRANSPORTATION



MUNICIPAL



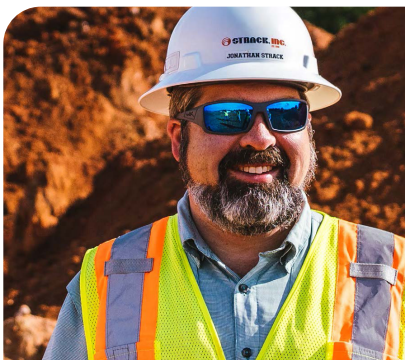
INDUSTRIAL



POWER GENERATION

THE DIFFERENCE IS IN THE EXPERIENCE

Our project team's commitment to due-diligence and up-front planning are key to what sets us apart and how we consistently deliver successful projects. It's what our repeat clients have come to expect from their experience partnering with Strack.



- ✓ Reduced number of change orders for overall cost savings
- ✓ Clear, open lines communication for rapid response in the field
- ✓ Project efficiency for on-time delivery and completion



Strack, Inc.'s policy is to maintain a healthy and safe workplace for the entire company. Our Safety Program has been developed to encourage employees to report unsafe conditions to their supervisor, as well as to inform employees of their workplace rights and responsibilities under the Occupational Safety and Health Act. It is the belief of Strack, Inc. that our people are our most important asset, and the preservation of employee Safety and Health must remain a constant consideration in every phase of our business. We will provide the resources necessary to manage, control, or eliminate safety and health hazards. All employees are responsible for working safely and productively, as well as recognition and awareness of hazards in their work areas. Employees are also responsible for following safe work practices, including the use of Personal Protective Equipment (PPE). The purpose of our policy is to prevent accidents from occurring by reporting hazardous and unsafe conditions and to inform management of their safe workplace rights under the Occupational Safety and Health Administration (OSHA).

It is our belief that any Safety Program must have total employee involvement. Therefore, our Health and Safety Plan has management's highest priority, support, and participation. **PRODUCTION IS NOT SO URGENT THAT WE CANNOT TAKE TIME TO DO OUR WORK SAFELY.** Strack is proud of the existing safety culture within the company. Our Workers Compensation Experience Modifier has been under a 1.00 for the past five years.

- 2024-2025 EMR - .61 (current)
- 2023-2024 EMR - .65
- 2022-2023 EMR - .68
- 2021-2022 EMR - .68
- 2020-2021 EMR - .71



Strack, Inc. understands the commitment to safety necessary for this project. All Supervisors are trained in safety compliance standards including OHSA.



RELEVANT PROJECTS

Atlanta BeltLine, Southside Trail West

West Atlanta, Georgia | \$ 15,500,000
Project Duration: 2 Years
Completed: 2022

Successfully Completed by:
Project Executive: Shawn Springston

This segment of the Atlanta BeltLine was just under a mile long, running from Allene Ave. to just north of Pittsburgh Yard, with connection spurs to the Capitol View Manor and Pittsburgh Yards communities. The trail consisted of ABI’s standard exposed aggregate multi-use concrete trail, granite faced walls, bridges and connection ramps, as well as lighting, new storm water infrastructure, and contaminated soil cleanup.

Client Contact:
Kevin Burke, kburke@atlbeltline.org | Atlanta Beltline, Inc.
Phone # 603-548-0382

Trail Creek Bridge
Athens, Georgia | \$ 6,000,000
Project Duration: 2 Years
Completed: 2023

Successfully Completed by:
Project Executive: Shawn Springston

The Trail Creek Crossing project included the design and construction of an approximately 500-foot bridge, with a 10 to 12 foot trail deck width, spanning Trail Creek in Dudley Park and South Poplar Street as well as the removal of the existing historic structure to make way for the new bridge.

Client Contact:
Derek Doster, derek.doster@accgov.com | Athens Clarke County
Phone # 706-613-3025

North Oconee Greenway, East Campus Connector
Athens, Georgia | \$ 3,500,000
Project Duration: 1 Year
Completed: 2019

Successfully Completed by:
Project Executive: Shawn Springston

The East Campus Connector project was a concrete, multi-use trail connecting the Oconee St. Park & Ride Lot near the Loop 10 interchange with the North Oconee River rail system and UGA campus. This project consisted of concrete trail, and a unique cast-in-place bridge structure spanning the North Oconee River making the connection to the UGA campus. The project also had several unique challenges due to its distance away from available access points, working within and around the previously completed trail system, and very tight R/W constraints.

Client Contact:
Derek Doster, derek.doster@accgov.com | Athens Clarke County
Phone # 706-613-3025



SCHEDULE OF ITEMS/ BID COST

SCHEDULE OF ITEMS (See the next 3 sheets on this Excel document)		
ITB 24-014, Encore Greenway Park and Gateway Construction		
ISSUED JULY 25, 2024 WITH ADDENDUM 5		
Bidder's Name:		
Instructions: Complete highlighted sections of this page and all unit pricing for next 3 sheets. Subtotals and totals will automatically calculate		
PHASE	DISCRIPTION	COST
Phase 1 GRAND TOTAL	Trail + Entry Plaza	\$ 4,519,982.39
Phase 2 GRAND TOTAL	Park Plaza	\$ 3,659,475.73
Phase 3 GRAND TOTAL	Elevated Canopy Walk	\$ 968,541.88
TOTAL COST		\$ 9,148,000.00

NOTE: The Schedule of Items form will be used as the primary representation of each Bidder's cost/price. The award of this project could be for any or all of the three phases to one contractor. For instance, the City could award all three phases, or one or a combination of any two phases for construction.

SCHEDULE OF ITEMS Phase 1					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 1 - TRAIL + ENTRY PLAZA					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 946,857.54	\$ 946,857.54
441-0106	CONCRETE SIDEWALK, 6 IN	SY	210	\$ 145.84	\$ 30,626.40
441-0108	CONCRETE SIDEWALK, 8 IN	SY	20	\$ 192.72	\$ 3,854.40
441-4020	CONCRETE VALLEY GUTTER, 6 IN	SY	10	\$ 145.84	\$ 1,458.40
550-5180	STORM DRAIN PIPE, 18 IN, CLASS III	LF	50	\$ 204.10	\$ 10,205.00
634-1200	RIGHT OF WAY MARKERS	EA	5	\$ 530.28	\$ 2,651.40
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	2400	\$ 2.88	\$ 6,912.00
668-2100	DROP INLET, GP1	EA	1	\$ 6,702.28	\$ 6,702.28
				SUBTOTAL	\$ 1,051,706.69
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0232	TEMPORARY GRASSING	AC	0.35	\$ 828.17	\$ 289.86
163-0240	MULCH	TN	2.1	\$ 515.65	\$ 1,082.87
700-8000	FERTILIZER MIXED GRADE	TN	0.35	\$ 1,140.69	\$ 399.24
170-2000	STAKED SILT RETENTION BARRIER	LF	1250	\$ 4.27	\$ 5,337.50
165-0050	MAINTENANCE OF SILT RETENTION BARRIER	LF	1250	\$ 1.64	\$ 2,050.00
171-0030	TEMPORARY SILT FENCE, TP C	LF	5300	\$ 4.22	\$ 22,366.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	2700	\$ 1.37	\$ 3,699.00
163-0541	CONSTRUCT AND REMOVE ROCK FILTER DAMS	EA	3	\$ 312.51	\$ 937.53
165-0110	MAINTENANCE OF ROCK FILTER DAMS	EA	3	\$ 72.23	\$ 216.69
163-0301	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	EA	2	\$ 4,579.76	\$ 9,159.52
165-0101	MAINTENANCE OF CONSTRUCTION EXIT	EA	2	\$ 3,123.87	\$ 6,247.74
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	1	\$ 663.87	\$ 663.87
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	1	\$ 115.78	\$ 115.78
167-1000	WATER QUALITY MONITORING AND SAMPLING	EA	1	\$ 1,251.10	\$ 1,251.10
167-1500	WATER QUALITY INSPECTIONS	MO	6	\$ 500.03	\$ 3,000.18
				SUBTOTAL	\$ 56,816.88

PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	1	\$ 4,635.65	\$ 4,635.65
163-0240	MULCH	TN	12.5	\$ 515.65	\$ 6,445.63
700-7000	AGRICULTURAL LIME	TN	2	\$ 598.99	\$ 1,197.98
700-8000	FERTILIZER MIXED GRADE	TN	0.5	\$ 1,140.68	\$ 570.34
700-8100	NITROGEN CONTENT	LB	30	\$ 1.72	\$ 51.60
700-9300	SOD	SY	320	\$ 19.79	\$ 6,332.80
				SUBTOTAL	\$ 19,234.00
LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0240	MULCH 3 IN	TN	1	\$ 515.65	\$ 515.65
310-5030	GR AGGR BASE CRS, 3 IN, INCL MATL	SY	350	\$ 9.77	\$ 3,419.50
326-1150	PORTLAND CEMENT CONC SUBBASE, 5 IN, INCL REINF STEEL	SF	800	\$ 16.13	\$ 12,904.00
441-0108	CONCRETE SIDEWALK, 8 IN (ADA RAMPS)	SY	20	\$ 255.22	\$ 5,104.40
441-5002	CONCRETE HEADER CURB, 6 IN	LF	30	\$ 46.88	\$ 1,406.40
516-0001	ALUM HANDRAIL, SPCL DES	LF	70	\$ 312.52	\$ 21,876.40
607-3000	STONE FACING (MSE WALL)	SF	1,000	\$ 47.92	\$ 47,920.00
668-4300	STORM SEWER MANHOLE	EA	1	\$ 6,287.75	\$ 6,287.75
668-4311	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	LF	10	\$ 267.41	\$ 2,674.10
708-1000	PLANT TOPSOIL, 6 IN	CY	3	\$ 119.16	\$ 357.48
754-4000	WASTE RECEPTACLE UNITS	EA	1	\$ 1,799.83	\$ 1,799.83
900-0039	BRICK PAVERS	SF	800	\$ 20.20	\$ 16,160.00
900-0045	MORTAR SET BED BRICK PAVERS, 1-1/2 IN	SY	90	\$ 181.79	\$ 16,361.10
999-0000	ADJUST EXISTING UTILITIES TO GRADE	EA	8	\$ 184.22	\$ 1,473.76
999-0000	BIKE RACK	EA	1	\$ 3,919.88	\$ 3,919.88
999-0000	BIKE REPAIR STATION	EA	1	\$ 2,545.15	\$ 2,545.15
999-0000	COLORLED CONCRETE 5 IN, INCL REINF STEEL	SF	2,400	\$ 17.58	\$ 42,192.00
999-0000	CORTEN STEEL ARCH	EA	1	\$ 52,936.92	\$ 52,936.92
999-0000	COLUMNS AND PRECAST CAPS	EA	2	\$ 4,375.22	\$ 8,750.44
999-0000	DRAIN INLETS, 24 IN	EA	3	\$ 3,838.05	\$ 11,514.15
999-0000	STORM DRAIN PIPE, 12 IN	LF	150	\$ 45.82	\$ 6,873.00
999-0000	STONE WALL, PRECAST CAPS, AND LETTERING	EA	1	\$ 40,731.19	\$ 40,731.19
999-0000	PICKET PANEL	EA	1	\$ 31,894.57	\$ 31,894.57
999-0000	RELOCATE PEDESTRIAN SIGNAL	EA	1	\$ 3,376.94	\$ 3,376.94
999-0000	PLANTING AREA	SF	140	\$ 67.71	\$ 9,479.40
				SUBTOTAL	\$ 352,474.01

BUFFER MITIGATION PLANTS					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
702-9025	LANDSCAPE MULCH 3" THICK	CY	50	\$ 88.55	\$ 4,427.50
708-1000	PLANT TOPSOIL AMENDMENT	CY	30	\$ 102.09	\$ 3,062.70
702-0246	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	EA	70	\$ 16.67	\$ 1,166.90
702-0479	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	EA	5	\$ 52.09	\$ 260.45
702-0585	LOBELIA CARDINALIS / CARDINAL FLOWER	EA	50	\$ 22.92	\$ 1,146.00
702-0815	PONTEDERIA CORDATA / PICKEREL WEED	EA	90	\$ 37.50	\$ 3,375.00
999-3000	CAREX STRICTA / TUSsock SEDGE	EA	110	\$ 20.83	\$ 2,291.30
999-3001	DICHROMENA LATIFOLIA / WHITE-TOP SEDGE	EA	60	\$ 20.83	\$ 1,249.80
999-3002	IRIS PSEUDACORUS / YELLOW FLAG IRIS	EA	55	\$ 20.83	\$ 1,145.65
999-3003	IRIS VERSICOLOR / BLUE FLAG	EA	45	\$ 20.83	\$ 937.35
999-3004	OSMUNDA CINNAMOMEA / CINNAMON FERN	EA	240	\$ 20.83	\$ 4,999.20
999-3005	SAURURUS CERNUUS / LIZARD'S TAIL	EA	460	\$ 18.75	\$ 8,625.00
				SUBTOTAL	\$ 32,686.85

LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	ELECTRICAL SERVICE AND PANEL WITH ENCLOSURE	EA	1	\$ 20,272.63	\$ 20,272.63
	WIRE, COPPER, 600V, THWN, #10	CLF	8	\$ 243.09	\$ 1,944.72
	WIRE INSTALLATION LABOR	CLF	8	\$ 859.35	\$ 6,874.80
	CONDUIT, RGS, 1"	LF	270	\$ 3.24	\$ 874.80
	CONDUIT, LABOR	LF	270	\$ 61.92	\$ 16,718.40
	ARCH FIXTURE -LA	LF	50	\$ 138.93	\$ 6,946.50
	INSTALLATION	EA	50	\$ 171.11	\$ 8,555.50
	ARCH FIXTURE POWER SUPPLY	EA	3	\$ 6,946.31	\$ 20,838.93
	INSTALLATION	EA	3	\$ 2,851.84	\$ 8,555.52
	BOLLARD -LD	EA	1	\$ 6,946.30	\$ 6,946.30
	INSTALL AT 2.667 HR EACH	EA	1	\$ 5,088.04	\$ 5,088.04
	BULLET FLOOD -LB	EA	6	\$ 6,946.31	\$ 41,677.86
	INSTALLATION 1.6 HR EACH	EA	6	\$ 2,003.84	\$ 12,023.04
	RELOCATE PEDESTRIAN POLE	EA	1	\$ 6,028.79	\$ 6,028.79
				SUBTOTAL	\$ 163,345.83

BOARDWALK BRIDGE 1					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
999-1205	HELICAL PILE SUPPORTED END BENT - BR. NO. 1	EA	1	\$ 4,076.24	\$ 4,076.24
999-1206	HELICAL PILE - BR. NO. 1	EA	122	\$ 1,356.26	\$ 165,463.72
999-1210	BOARDWALK GUARDRAIL - BR. NO. 1	LF	2450	\$ 312.52	\$ 765,674.00
999-1211	PRECAST BOARDWALK DECK - BR. NO. 1	Cost for this item included with Beam Cost Below			
999-1212	PRECAST BOARDWALK BEAM - BR. NO. 1	LS	1198	\$ 1,189.17	\$ 1,424,625.66
				SUBTOTAL	\$ 2,359,839.62
WALL 1					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
207-0203	FOUND BK FILL MATL, TP II	CY	102	\$ 95.43	\$ 9,733.86
500-3101	CLASS A CONCRETE	CY	2	\$ 3,204.88	\$ 6,409.76
511-1000	BAR REINF STEEL	LB	130	\$ 1.70	\$ 221.00
627-1000	MSE WALL FACE, 0-10 FT HT, WALL NO - 1	SF	230	\$ 89.26	\$ 20,529.80
627-1010	MSE WALL FACE, 10-20 FT HT, WALL NO - 1	SF	910	\$ 89.26	\$ 81,226.60
627-1100	COPING A, WALL NO - 1	LF	90	\$ 278.21	\$ 25,038.90
				SUBTOTAL	\$ 143,159.92
GATEWAY COLUMN AND FOOTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
500-3101	CLASS A CONCRETE	CY	20	\$ 1,964.38	\$ 39,287.60
511-1000	BAR REINF STEEL	LB	900	\$ 1.59	\$ 1,431.00
				SUBTOTAL	\$ 40,718.60
MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 1	LS	1	\$ 300,000.00	\$ 300,000.00
				SUBTOTAL	\$ 300,000.00
				TOTAL	\$ 4,519,982.39

SCHEDULE OF ITEMS Phase 2					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 2 - PARK PLAZA					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 1,483,216.33	\$ 1,483,216.33
641-1100	GUARDRAIL, TP T	LF	10	\$ 791.71	\$ 7,917.10
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	650	\$ 2.87	\$ 1,865.50
				SUBTOTAL	\$ 1,535,438.20
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0232	TEMPORARY GRASSING	AC	0.7	\$ 828.17	\$ 579.72
163-0240	MULCH	TN	4	\$ 515.65	\$ 2,062.60
700-8000	FERTILIZER MIXED GRADE	TN	0.7	\$ 1,140.69	\$ 798.48
171-0030	TEMPORARY SILT FENCE, TP C	LF	650	\$ 4.22	\$ 2,743.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	310	\$ 1.37	\$ 424.70
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	12	\$ 661.91	\$ 7,942.92
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	12	\$ 115.77	\$ 1,389.24
				SUBTOTAL	\$ 15,940.66
PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	1	\$ 4,635.65	\$ 4,635.65
163-0240	MULCH	TN	16	\$ 515.65	\$ 8,250.40
700-7000	AGRICULTURAL LIME	TN	3	\$ 598.99	\$ 1,796.97
700-8000	FERTILIZER MIXED GRADE	TN	1	\$ 1,140.68	\$ 1,140.68
700-8100	NITROGEN CONTENT	LB	35	\$ 1.72	\$ 60.20
700-9300	SOD	SY	400	\$ 19.53	\$ 7,812.00
				SUBTOTAL	\$ 23,695.90

LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0240	MULCH 3 IN	TN	2	\$ 515.65	\$ 1,031.30
310-5030	GR AGGR BASE CRS, 3 IN, INCL MATL	SY	950	\$ 9.77	\$ 9,281.50
310-5060	GR AGGR BASE CRS, 6 IN, INCL MATL	SY	75	\$ 13.91	\$ 1,043.25
326-1150	PORTLAND CEMENT CONC SUBBASE, 5 IN, INCL REINF STEEL	SF	3,650	\$ 16.13	\$ 58,874.50
516-0001	ALUM HANDRAIL, SPCL DES	LF	240	\$ 312.52	\$ 75,004.80
500-3800	CLASS A CONCRETE, INCL REINF STEEL (LOWER TERRACE & STAIRS)	CY	22	\$ 2,008.55	\$ 44,188.10
500-3800	CLASS A CONCRETE, INCL REINF STEEL (CONCRETE TERRACE)	CY	30	\$ 1,814.95	\$ 54,448.50
550-4230	FLARED END SECTION	EA	1	\$ 1,443.73	\$ 1,443.73
603-2024	STN DUMPED RIP RAP, TP 1, 24 IN	SY	3	\$ 87.79	\$ 263.37
607-3000	STONE FACING (MSE WALL)	SF	3,850	\$ 47.92	\$ 184,492.00
607-3000	STONE FACING (COLUMN AND P WALL)	SF	350	\$ 47.92	\$ 16,772.00
708-1000	PLANT TOPSOIL, 6 IN	CY	4	\$ 119.16	\$ 476.64
754-4000	WASTE RECEPTACLE UNITS	EA	3	\$ 1,799.83	\$ 5,399.49
754-5000	BENCH	EA	9	\$ 2,264.22	\$ 20,377.98
900-0039	BRICK PAVERS	SF	3,100	\$ 20.20	\$ 62,620.00
900-0045	MORTAR SET BED BRICK PAVERS, 1-1/2 IN	SY	350	\$ 181.79	\$ 63,626.50
999-0000	ARTIFICIAL TURF	SF	550	\$ 42.43	\$ 23,336.50
999-0000	COLORED CONCRETE 5 IN, INCL REINF STEEL	SF	4,800	\$ 17.58	\$ 84,384.00
999-0000	COLUMN AND PRECAST CAPS	EA	1	\$ 4,375.22	\$ 4,375.22
999-0000	DRAIN INLETS, 24 IN	EA	7	\$ 3,654.71	\$ 25,582.97
999-0000	STORM DRAIN PIPE, 12 IN	LF	170	\$ 74.44	\$ 12,654.80
999-0000	STONE WALL AND PRECAST CAPS (PLANTER)	EA	2	\$ 30,209.84	\$ 60,419.68
999-0000	TREE ROOT BARRIER	LF	160	\$ 15.63	\$ 2,500.80
999-0000	PLANTING AREA	SF	130	\$ 67.71	\$ 8,802.30
999-0000	SHADE TREES	EA	10	\$ 78.13	\$ 781.30
				SUBTOTAL	\$ 822,181.23

LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	WIRE, COPPER, 600V, THWN, #10	CLF	22	\$ 24.74	\$ 544.28
	WIRE INSTALLATION LABOR	CLF	22	\$ 131.53	\$ 2,893.66
	CONDUIT, RGS, 1"	LF	750	\$ 2.99	\$ 2,242.50
	CONDUIT, LABOR	LF	750	\$ 33.08	\$ 24,810.00
	STAIR STEP LIGHT -LH	EA	10	\$ 6,664.06	\$ 66,640.60
	INSTALLATION 2.667 HR EACH	EA	10	\$ 820.78	\$ 8,207.80
	CURVED TERRACE LINEAR LIGHT -LG	ft	420	\$ 15.86	\$ 6,661.20
	INSTALLATION	ft	420	\$ 11.62	\$ 4,880.40
	CURVED TERRACE LINEAR LIGHT POWER SUPPLY	EA	9	\$ 6,664.06	\$ 59,976.54
	INSTALL AT 2.667 HR EACH	EA	9	\$ 1,585.33	\$ 14,267.97
	ILLUMINATED HANDRAIL LIGHT -LF	EA	243	\$ 27.42	\$ 6,663.06
	INSTALL 0.5 HR/FT	EA	243	\$ 20.08	\$ 4,879.44
	ILLUMINATED HANDRAIL POWER SUPPLY PLAZA	EA	9	\$ 6,295.25	\$ 56,657.25
	INSTALL AT 2.667 HR EACH	EA	9	\$ 979.32	\$ 8,813.88
	TREE INGRADE UPLIGHT -2 PER TREE -LE	EA	18	\$ 6,242.56	\$ 112,366.08
	INSTALL AT 4 HR EACH	EA	18	\$ 586.72	\$ 10,560.96
	RELOCATE PEDESTRIAN POLE	EA	3	\$ 6,174.37	\$ 18,523.11
	STUCTURAL CONCRETE FOUNDATION INSTALLATION	EA	3	\$ 4,328.67	\$ 12,986.01
				SUBTOTAL	\$ 422,574.74

PARK PLAZA AND WALL 2					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
207-0203	FOUND BKFILL MATL, TP II	CY	390	\$ 95.43	\$ 37,217.70
500-1011	CLASS D CONCRETE	CY	65	\$ 778.10	\$ 50,576.50
500-3101	CLASS A CONCRETE	CY	20	\$ 1,169.28	\$ 23,385.60
511-1000	BAR REINF STEEL	LB	15700	\$ 1.59	\$ 24,963.00
603-2024	MSE WALL FACE, 0-10 FT HT, WALL NO - 2	SF	120	\$ 89.26	\$ 10,711.20
754-4000	MSE WALL FACE, 10-20 FT HT, WALL NO - 2	SF	2420	\$ 89.26	\$ 216,009.20
627-1020	MSE WALL FACE, 20-30 FT HT, WALL NO - 2	SF	1820	\$ 89.26	\$ 162,453.20
627-1100	COPING A, WALL NO - 2	LF	240	\$ 278.21	\$ 66,770.40
999-1206	HELICAL PILE, WALL NO - 2	EA	16	\$ 1,421.95	\$ 22,751.20
				SUBTOTAL	\$ 614,838.00

WALL 3					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
500-3110	CLASS A CONCRETE, TYPE P1, RETAINING WALL	LF	50	\$ 1,496.14	\$ 74,807.00
				SUBTOTAL	\$ 74,807.00

MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 2	LS	1	\$ 150,000.00	\$ 150,000.00
				SUBTOTAL	\$ 150,000.00
				TOTAL	\$ 3,659,475.73

SCHEDULE OF ITEMS Phase 3					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 3 - ELEVATED CANOPY WALK					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 65,685.41	\$ 65,685.41
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	350	\$ 2.87	\$ 1,004.50
				SUBTOTAL	\$ 109,129.18
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
171-0030	TEMPORARY SILT FENCE, TP C	LF	530	\$ 4.21	\$ 2,231.30
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	265	\$ 1.37	\$ 363.05
				SUBTOTAL	\$ 2,594.35
PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	0.2	\$ 4,635.65	\$ 927.13
163-0240	MULCH	TN	3.1	\$ 515.65	\$ 1,598.52
700-7000	AGRICULTURAL LIME	TN	0.5	\$ 598.98	\$ 299.49
700-8000	FERTILIZER MIXED GRADE	TN	0.1	\$ 1,140.70	\$ 114.07
700-8100	NITROGEN CONTENT	LB	7	\$ 1.72	\$ 12.04
700-9300	SOD	SY	80	\$ 19.79	\$ 1,583.20
				SUBTOTAL	\$ 4,534.45
LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
754-5000	BENCH	EA	4	\$ 2,264.22	\$ 9,056.88
				SUBTOTAL	\$ 9,056.88

LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	WIRE, COPPER, 600V, THWN, #10	CLF	20	\$ 24.56	\$ 491.20
	WIRE INSTALLATION LABOR	CLF	20	\$ 152.41	\$ 3,048.20
	CONDUIT, RGS, 1"	LF	670	\$ 3.08	\$ 2,063.60
	CONDUIT, LABOR	LF	670	\$ 42.18	\$ 28,260.60
	ILLUMINATED HANDRAIL LIGHT -LF	EA	487	\$ 17.49	\$ 8,517.63
	INSTALL 0.5 HR/FT	EA	487	\$ 17.75	\$ 8,644.25
	ILLUMINATED HANDRAIL POWER SUPPLY PLAZA	EA	20	\$ 6,594.87	\$ 131,897.40
	INSTALL AT 2.667 HR EACH	EA	20	\$ 1,712.43	\$ 34,248.60
				SUBTOTAL	\$ 217,171.48
BRIDGE 2 - CANOPY WALK					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
999-1206	HELICAL PILE - BR. NO. 2	EA	50	\$ 1,492.92	\$ 74,646.00
999-1210	BOARDWALK GUARDRAIL - BR. NO. 2	LF	460	\$ 312.52	\$ 143,759.20
999-1211	PRECAST BOARDWALK DECK - BR. NO. 2	Cost for this item included with Beam Cost Below			
999-1212	PRECAST BOARDWALK BEAM - BR. NO. 2	LS	233	\$ 1,534.98	\$ 357,650.34
				SUBTOTAL	\$ 576,055.54
MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 3	LS	1	\$ 50,000.00	\$ 50,000.00
				SUBTOTAL	\$ 50,000.00
				TOTAL	\$ 968,541.88

ENCORE GREENWAY PARK GATEWAY FEATURE

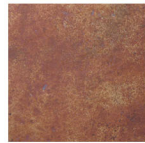


PLAN VIEW LOCATION

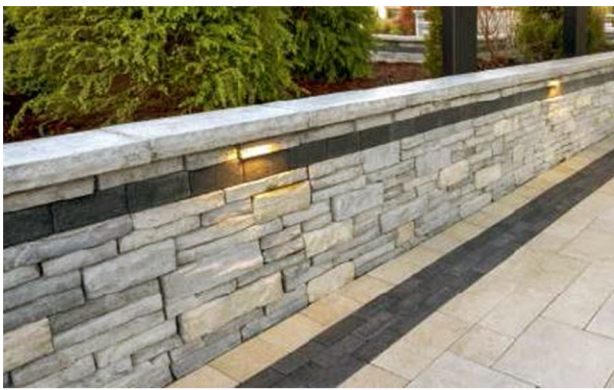
MATERIALS FROM NORTH POINT DESIGN GUIDELINES



STACK STONE



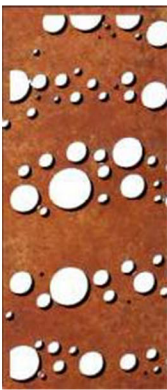
COR-TEN STEEL



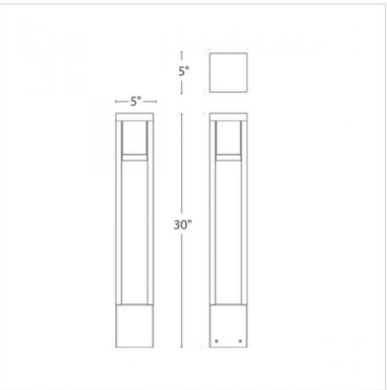
STACK STONE



COR-TEN STEEL



BOLLARDS



CONTRACT AGREEMENT
ENCORE GREENWAY PARK AND GATEWAY CONSTRUCTION
(INVITATION TO BID NO. 24-014)

THIS CONTRACT AGREEMENT (the "Contract"), made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **GEORGIA INFRASTRUCTURE SOLUTIONS, LLC**, a Domestic Limited Liability Company with its principal office located at 125 Laser Industrial Court, Fairburn, Georgia 30213 (the "CONTRACTOR").

WITNESSETH: that for and in consideration of the payments to be made by the CITY, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the CONTRACTOR hereby agrees to commence and complete the construction project described as follows:

ENCORE GREENWAY PARK AND GATEWAY CONSTRUCTION (the "Project") consisting of three phases: 1) Entry Plaza + Greenway, 2) Park Plaza, and 3) Elevated Canopy Walk, including but not limited to installation of a 12-foot wide trail from the intersection of Encore Parkway and North Point Parkway to the existing Big Creek Greenway with raised boardwalk and concrete deck at trail entrance, a Gateway Feature and small pocket park at the trail entrance. The location of the work is within the City of Alpharetta, Georgia, all as more particularly defined and described in the project and construction information and materials included with ITB No. 24-014 upon which this Contract is based.

For CONTRACTOR'S performance and completion of the Project (as defined in Appendix A: General Conditions in ITB No. 24-014 (the "General Conditions")), CITY shall pay CONTRACTOR a fee in accordance with the unit costs on Exhibit A attached for a total sum not to exceed **NINE MILLION, ONE HUNDRED FORTY-EIGHT THOUSAND and 00/100 DOLLARS (\$9,148,000.00)**. At CONTRACTOR's own cost and expense, CONTRACTOR shall furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary or convenient to the successful completion of the Project and the carrying out of all duties and obligations in accordance with the terms and conditions set forth in ITB No. 24-014 and the General Conditions contained therein, CONTRACTOR'S Bid, the plans and specifications, including all explanatory matter thereof, and the other contract documents, all of which (the "Contract Documents") are made a part hereof and collectively constitute the agreements and obligations of the parties under this Contract (the "Work").

The CITY agrees to pay CONTRACTOR in current funds for the performance of the Work subject to additions and deductions as provided in the General Conditions and to make payments on account thereof as provided in Section 109 of the General Conditions.

In the event of any delay which is not the fault or responsibility of CONTRACTOR or any supplier to CONTRACTOR, CONTRACTOR is entitled to additional days for performance of this Contract (not to exceed fifteen (15) days from the date of completion set forth in this Contract). CONTRACTOR shall not be entitled to any additional money for any delay which it encounters. CONTRACTOR's remedy shall be to obtain an extension of time within which this Contract is to be performed.

Upon CONTRACTOR's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, the CITY may terminate this Contract without liability for further payment of amounts due or to become due under this Contract. Termination shall be in addition to, and not in lieu of, any other remedies available to the CITY under this Contract or applicable law, including making of claims under CONTRACTOR's bonds. Upon the CITY's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, CONTRACTOR shall be entitled to terminate this Contract or pursue such other remedies not inconsistent with this Contract, as it may have in law or equity. This Contract may also be terminated or suspended by the CITY for CITY's convenience upon not less than seven (7) days written notice to CONTRACTOR. In the event of such termination, CONTRACTOR shall be compensated for services performed through the date of termination, together with any reimbursable expenses then due. Any termination of this Contract by the CITY for an alleged default which is ultimately held unjustified shall automatically be deemed to be a termination for convenience.

This Contract was awarded and is contingent upon CONTRACTOR's compliance with O.C.G.A. § 13-10-91, Chapter 300-10-1 of the Rules of the Georgia Department of Labor, and CONTRACTOR's certification to the CITY that it has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. Further, as part of any approved subcontracting agreement, CONTRACTOR has certified that any subcontractor entering into this Contract for the physical performance of services within this State is in compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor and has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. This Contract may be suspended or terminated if it is determined that CONTRACTOR has made a false certification or has violated such certification by failure to carry out this requirement.

CONTRACTOR shall maintain the types and amounts of insurance set forth in the ITB and the General Conditions, and as otherwise reasonably required by the CITY from time to time. CONTRACTOR shall provide proof of such insurance to the CITY contemporaneously with the execution of this Contract, and as and when requested by the CITY during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the CITY that the insurance requirements have been satisfied. CONTRACTOR shall indemnify and hold the CITY harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to CONTRACTOR's, or CONTRACTOR's agents', employees' or subcontractors', performance or non-performance of this Contract, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation shall not apply to claims arising from the sole negligence of the CITY or its employees. Nothing in this paragraph or this Contract shall be deemed to constitute a waiver of the CITY's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

The provisions of this Contract and the Contract Documents constitute the entire Contract between the parties, and all prior discussions and agreements are merged herein. This Contract is expressly intended to supersede all provisions of the Georgia Prompt Pay Act.

Any dispute arising in connection with the interpretation of this Contract, the performance of any party under this Contract or any claim or dispute under this Contract or otherwise related to this Contract shall, at the sole option of the CITY, be referred to binding arbitration in Atlanta, Georgia in accordance with the Construction Arbitration Rules of the

American Arbitration Association. CONTRACTOR'S surety shall be obligated to be a party to any such arbitration and be conclusively bound by the decision of the arbitrator.

The CONTRACTOR shall promptly commence the Work with adequate force and equipment **within ten (10) calendar days** from receipt of the Notice to Proceed, or as may be specified by the Special Provisions, continuously pursue the Work without interruption to achieve final completion of the Work **Five Hundred Forty (540) calendar days from the Notice to Proceed.**

IN WITNESS WHEREOF, the Parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed _____

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

Date: _____

Approved as to Content:

Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

, City Attorney

GEORGIA INFRASTRUCTURE SOLUTIONS, LLC

By: _____

Jonathan Strack, CEO

Attest:

By: _____

Eric Cooley, CFO

Date: _____

EXHIBIT "A"

SCHEDULE OF ITEMS (See the next 3 sheets on this Excel document)		
ITB 24-014, Encore Greenway Park and Gateway Construction		
ISSUED JULY 25, 2024 WITH ADDENDUM 5		
Bidder's Name:		
Instructions: Complete highlighted sections of this page and all unit pricing for next 3 sheets. Subtotals and totals will automatically calculate		
PHASE	DISCRIPTION	COST
Phase 1 GRAND TOTAL	Trail + Entry Plaza	\$ 4,519,982.39
Phase 2 GRAND TOTAL	Park Plaza	\$ 3,659,475.73
Phase 3 GRAND TOTAL	Elevated Canopy Walk	\$ 968,541.88
TOTAL COST		\$ 9,148,000.00

NOTE: The Schedule of Items form will be used as the primary representation of each Bidder's cost/price. The award of this project could be for any or all of the three phases to one contractor. For instance, the City could award all three phases, or one or a combination of any two phases for construction.

SCHEDULE OF ITEMS Phase 1					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 1 - TRAIL + ENTRY PLAZA					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 946,857.54	\$ 946,857.54
441-0106	CONCRETE SIDEWALK, 6 IN	SY	210	\$ 145.84	\$ 30,626.40
441-0108	CONCRETE SIDEWALK, 8 IN	SY	20	\$ 192.72	\$ 3,854.40
441-4020	CONCRETE VALLEY GUTTER, 6 IN	SY	10	\$ 145.84	\$ 1,458.40
550-5180	STORM DRAIN PIPE, 18 IN, CLASS III	LF	50	\$ 204.10	\$ 10,205.00
634-1200	RIGHT OF WAY MARKERS	EA	5	\$ 530.28	\$ 2,651.40
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	2400	\$ 2.88	\$ 6,912.00
668-2100	DROP INLET, GP1	EA	1	\$ 6,702.28	\$ 6,702.28
				SUBTOTAL	\$ 1,051,706.69
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0232	TEMPORARY GRASSING	AC	0.35	\$ 828.17	\$ 289.86
163-0240	MULCH	TN	2.1	\$ 515.65	\$ 1,082.87
700-8000	FERTILIZER MIXED GRADE	TN	0.35	\$ 1,140.69	\$ 399.24
170-2000	STAKED SILT RETENTION BARRIER	LF	1250	\$ 4.27	\$ 5,337.50
165-0050	MAINTENANCE OF SILT RETENTION BARRIER	LF	1250	\$ 1.64	\$ 2,050.00
171-0030	TEMPORARY SILT FENCE, TP C	LF	5300	\$ 4.22	\$ 22,366.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	2700	\$ 1.37	\$ 3,699.00
163-0541	CONSTRUCT AND REMOVE ROCK FILTER DAMS	EA	3	\$ 312.51	\$ 937.53
165-0110	MAINTENANCE OF ROCK FILTER DAMS	EA	3	\$ 72.23	\$ 216.69
163-0301	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	EA	2	\$ 4,579.76	\$ 9,159.52
165-0101	MAINTENANCE OF CONSTRUCTION EXIT	EA	2	\$ 3,123.87	\$ 6,247.74
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	1	\$ 663.87	\$ 663.87
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	1	\$ 115.78	\$ 115.78
167-1000	WATER QUALITY MONITORING AND SAMPLING	EA	1	\$ 1,251.10	\$ 1,251.10
167-1500	WATER QUALITY INSPECTIONS	MO	6	\$ 500.03	\$ 3,000.18
				SUBTOTAL	\$ 56,816.88
PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	1	\$ 4,635.65	\$ 4,635.65
163-0240	MULCH	TN	12.5	\$ 515.65	\$ 6,445.63
700-7000	AGRICULTURAL LIME	TN	2	\$ 598.99	\$ 1,197.98
700-8000	FERTILIZER MIXED GRADE	TN	0.5	\$ 1,140.68	\$ 570.34
700-8100	NITROGEN CONTENT	LB	30	\$ 1.72	\$ 51.60
700-9300	SOD	SY	320	\$ 19.79	\$ 6,332.80
				SUBTOTAL	\$ 19,234.00
LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0240	MULCH 3 IN	TN	1	\$ 515.65	\$ 515.65
310-5030	GR AGGR BASE CRS, 3 IN, INCL MATL	SY	350	\$ 9.77	\$ 3,419.50
326-1150	PORTLAND CEMENT CONC SUBBASE, 5 IN, INCL REINF STEEL	SF	800	\$ 16.13	\$ 12,904.00
441-0108	CONCRETE SIDEWALK, 8 IN (ADA RAMPS)	SY	20	\$ 255.22	\$ 5,104.40
441-5002	CONCRETE HEADER CURB, 6 IN	LF	30	\$ 46.88	\$ 1,406.40
516-0001	ALUM HANDRAIL, SPCL DES	LF	70	\$ 312.52	\$ 21,876.40
607-3000	STONE FACING (MSE WALL)	SF	1,000	\$ 47.92	\$ 47,920.00
668-4300	STORM SEWER MANHOLE	EA	1	\$ 6,287.75	\$ 6,287.75
668-4311	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	LF	10	\$ 267.41	\$ 2,674.10
708-1000	PLANT TOPSOIL, 6 IN	CY	3	\$ 119.16	\$ 357.48
754-4000	WASTE RECEPTACLE UNITS	EA	1	\$ 1,799.83	\$ 1,799.83
900-0039	BRICK PAVERS	SF	800	\$ 20.20	\$ 16,160.00
900-0045	MORTAR SET BED BRICK PAVERS, 1-1/2 IN	SY	90	\$ 181.79	\$ 16,361.10
999-0000	ADJUST EXISTING UTILITIES TO GRADE	EA	8	\$ 184.22	\$ 1,473.76

999-0000	BIKE RACK	EA	1	\$ 3,919.88	\$ 3,919.88
999-0000	BIKE REPAIR STATION	EA	1	\$ 2,545.15	\$ 2,545.15
999-0000	COLOR CONCRETE 5 IN, INCL REINF STEEL	SF	2,400	\$ 17.58	\$ 42,192.00
999-0000	CORTEN STEEL ARCH	EA	1	\$ 52,936.92	\$ 52,936.92
999-0000	COLUMNS AND PRECAST CAPS	EA	2	\$ 4,375.22	\$ 8,750.44
999-0000	DRAIN INLETS, 24 IN	EA	3	\$ 3,838.05	\$ 11,514.15
999-0000	STORM DRAIN PIPE, 12 IN	LF	150	\$ 45.82	\$ 6,873.00
999-0000	STONE WALL, PRECAST CAPS, AND LETTERING	EA	1	\$ 40,731.19	\$ 40,731.19
999-0000	PICKET PANEL	EA	1	\$ 31,894.57	\$ 31,894.57
999-0000	RELOCATE PEDESTRIAN SIGNAL	EA	1	\$ 3,376.94	\$ 3,376.94
999-0000	PLANTING AREA	SF	140	\$ 67.71	\$ 9,479.40
				SUBTOTAL	\$ 352,474.01

BUFFER MITIGATION PLANTS					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
702-9025	LANDSCAPE MULCH 3" THICK	CY	50	\$ 88.55	\$ 4,427.50
708-1000	PLANT TOPSOIL AMENDMENT	CY	30	\$ 102.09	\$ 3,062.70
702-0246	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	EA	70	\$ 16.67	\$ 1,166.90
702-0479	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	EA	5	\$ 52.09	\$ 260.45
702-0585	LOBELIA CARDINALIS / CARDINAL FLOWER	EA	50	\$ 22.92	\$ 1,146.00
702-0815	PONTEDERIA CORDATA / PICKEREL WEED	EA	90	\$ 37.50	\$ 3,375.00
999-3000	CAREX STRICTA / TUSsock SEDGE	EA	110	\$ 20.83	\$ 2,291.30
999-3001	DICHROMENA LATIFOLIA / WHITE-TOP SEDGE	EA	60	\$ 20.83	\$ 1,249.80
999-3002	IRIS PSEUDACORUS / YELLOW FLAG IRIS	EA	55	\$ 20.83	\$ 1,145.65
999-3003	IRIS VERSICOLOR / BLUE FLAG	EA	45	\$ 20.83	\$ 937.35
999-3004	OSMUNDA CINNAMOMEA / CINNAMON FERN	EA	240	\$ 20.83	\$ 4,999.20
999-3005	SAURURUS CERNUUS / LIZARD'S TAIL	EA	460	\$ 18.75	\$ 8,625.00
				SUBTOTAL	\$ 32,686.85

LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	ELECTRICAL SERVICE AND PANEL WITH ENCLOSURE	EA	1	\$ 20,272.63	\$ 20,272.63
	WIRE, COPPER, 600V, THWN, #10	CLF	8	\$ 243.09	\$ 1,944.72
	WIRE INSTALLATION LABOR	CLF	8	\$ 859.35	\$ 6,874.80
	CONDUIT, RGS, 1"	LF	270	\$ 3.24	\$ 874.80
	CONDUIT, LABOR	LF	270	\$ 61.92	\$ 16,718.40
	ARCH FIXTURE -LA	LF	50	\$ 138.93	\$ 6,946.50
	INSTALLATION	EA	50	\$ 171.11	\$ 8,555.50
	ARCH FIXTURE POWER SUPPLY	EA	3	\$ 6,946.31	\$ 20,838.93
	INSTALLATION	EA	3	\$ 2,851.84	\$ 8,555.52
	BOLLARD -LD	EA	1	\$ 6,946.30	\$ 6,946.30
	INSTALL AT 2.667 HR EACH	EA	1	\$ 5,088.04	\$ 5,088.04
	BULLET FLOOD -LB	EA	6	\$ 6,946.31	\$ 41,677.86
	INSTALLATION 1.6 HR EACH	EA	6	\$ 2,003.84	\$ 12,023.04
	RELOCATE PEDESTRIAN POLE	EA	1	\$ 6,028.79	\$ 6,028.79
				SUBTOTAL	\$ 163,345.83

BOARDWALK BRIDGE 1					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
999-1205	HELICAL PILE SUPPORTED END BENT - BR. NO. 1	EA	1	\$ 4,076.24	\$ 4,076.24
999-1206	HELICAL PILE - BR. NO. 1	EA	122	\$ 1,356.26	\$ 165,463.72
999-1210	BOARDWALK GUARDRAIL - BR. NO. 1	LF	2450	\$ 312.52	\$ 765,674.00
999-1211	PRECAST BOARDWALK DECK - BR. NO. 1	Cost for this item included with Beam Cost Below			
999-1212	PRECAST BOARDWALK BEAM - BR. NO. 1	LS	1198	\$ 1,189.17	\$ 1,424,625.66
				SUBTOTAL	\$ 2,359,839.62

WALL 1					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
207-0203	FOUND BK/FILL MATL, TP II	CY	102	\$ 95.43	\$ 9,733.86
500-3101	CLASS A CONCRETE	CY	2	\$ 3,204.88	\$ 6,409.76
511-1000	BAR REINF STEEL	LB	130	\$ 1.70	\$ 221.00
627-1000	MSE WALL FACE, 0-10 FT HT, WALL NO - 1	SF	230	\$ 89.26	\$ 20,529.80
627-1010	MSE WALL FACE, 10-20 FT HT, WALL NO - 1	SF	910	\$ 89.26	\$ 81,226.60
627-1100	COPING A, WALL NO - 1	LF	90	\$ 278.21	\$ 25,038.90
				SUBTOTAL	\$ 143,159.92

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GATEWAY COLUMN AND FOOTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
500-3101	CLASS A CONCRETE	CY	20	\$ 1,964.38	\$ 39,287.60
511-1000	BAR REINF STEEL	LB	900	\$ 1.59	\$ 1,431.00
				SUBTOTAL	\$ 40,718.60
MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 1	LS	1	\$ 300,000.00	\$ 300,000.00
				SUBTOTAL	\$ 300,000.00
				TOTAL	\$ 4,519,982.39

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Contract No.: 24-014

SCHEDULE OF ITEMS Phase 2					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 2 - PARK PLAZA					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 1,483,216.33	\$ 1,483,216.33
641-1100	GUARDRAIL, TP T	LF	10	\$ 791.71	\$ 7,917.10
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	650	\$ 2.87	\$ 1,865.50
				SUBTOTAL	\$ 1,535,438.20
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0232	TEMPORARY GRASSING	AC	0.7	\$ 828.17	\$ 579.72
163-0240	MULCH	TN	4	\$ 515.65	\$ 2,062.60
700-8000	FERTILIZER MIXED GRADE	TN	0.7	\$ 1,140.69	\$ 798.48
171-0030	TEMPORARY SILT FENCE, TP C	LF	650	\$ 4.22	\$ 2,743.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	310	\$ 1.37	\$ 424.70
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	12	\$ 661.91	\$ 7,942.92
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	12	\$ 115.77	\$ 1,389.24
				SUBTOTAL	\$ 15,940.66
PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	1	\$ 4,635.65	\$ 4,635.65
163-0240	MULCH	TN	16	\$ 515.65	\$ 8,250.40
700-7000	AGRICULTURAL LIME	TN	3	\$ 598.99	\$ 1,796.97
700-8000	FERTILIZER MIXED GRADE	TN	1	\$ 1,140.68	\$ 1,140.68
700-8100	NITROGEN CONTENT	LB	35	\$ 1.72	\$ 60.20
700-9300	SOD	SY	400	\$ 19.53	\$ 7,812.00
				SUBTOTAL	\$ 23,695.90
LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
163-0240	MULCH 3 IN	TN	2	\$ 515.65	\$ 1,031.30
310-5030	GR AGGR BASE CRS, 3 IN, INCL MATL	SY	950	\$ 9.77	\$ 9,281.50
310-5060	GR AGGR BASE CRS, 6 IN, INCL MATL	SY	75	\$ 13.91	\$ 1,043.25
326-1150	PORTLAND CEMENT CONC SUBBASE, 5 IN, INCL REINF STEEL	SF	3,650	\$ 16.13	\$ 58,874.50
516-0001	ALUM HANDRAIL, SPCL DES	LF	240	\$ 312.52	\$ 75,004.80
500-3800	CLASS A CONCRETE, INCL REINF STEEL (LOWER TERRACE & STAIRS)	CY	22	\$ 2,008.55	\$ 44,188.10
500-3800	CLASS A CONCRETE, INCL REINF STEEL (CONCRETE TERRACE)	CY	30	\$ 1,814.95	\$ 54,448.50
550-4230	FLARED END SECTION	EA	1	\$ 1,443.73	\$ 1,443.73
603-2024	STN DUMPED RIP RAP, TP 1, 24 IN	SY	3	\$ 87.79	\$ 263.37
607-3000	STONE FACING (MSE WALL)	SF	3,850	\$ 47.92	\$ 184,492.00
607-3000	STONE FACING (COLUMN AND P WALL)	SF	350	\$ 47.92	\$ 16,772.00
708-1000	PLANT TOPSOIL, 6 IN	CY	4	\$ 119.16	\$ 476.64
754-4000	WASTE RECEPTACLE UNITS	EA	3	\$ 1,799.83	\$ 5,399.49
754-5000	BENCH	EA	9	\$ 2,264.22	\$ 20,377.98
900-0039	BRICK PAVERS	SF	3,100	\$ 20.20	\$ 62,620.00
900-0045	MORTAR SET BED BRICK PAVERS, 1-1/2 IN	SY	350	\$ 181.79	\$ 63,626.50
999-0000	ARTIFICIAL TURF	SF	550	\$ 42.43	\$ 23,336.50
999-0000	COLORLED CONCRETE 5 IN, INCL REINF STEEL	SF	4,800	\$ 17.58	\$ 84,384.00
999-0000	COLUMN AND PRECAST CAPS	EA	1	\$ 4,375.22	\$ 4,375.22
999-0000	DRAIN INLETS, 24 IN	EA	7	\$ 3,654.71	\$ 25,582.97
999-0000	STORM DRAIN PIPE, 12 IN	LF	170	\$ 74.44	\$ 12,654.80
999-0000	STONE WALL AND PRECAST CAPS (PLANTER)	EA	2	\$ 30,209.84	\$ 60,419.68
999-0000	TREE ROOT BARRIER	LF	160	\$ 15.63	\$ 2,500.80
999-0000	PLANTING AREA	SF	130	\$ 67.71	\$ 8,802.30
999-0000	SHADE TREES	EA	10	\$ 78.13	\$ 781.30

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				SUBTOTAL	\$ 822,181.23
LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	WIRE, COPPER, 600V, THWN, #10	CLF	22	\$ 24.74	\$ 544.28
	WIRE INSTALLATION LABOR	CLF	22	\$ 131.53	\$ 2,893.66
	CONDUIT, RGS, 1"	LF	750	\$ 2.99	\$ 2,242.50
	CONDUIT, LABOR	LF	750	\$ 33.08	\$ 24,810.00
	STAIR STEP LIGHT -LH	EA	10	\$ 6,664.06	\$ 66,640.60
	INSTALLATION 2.667 HR EACH	EA	10	\$ 820.78	\$ 8,207.80
	CURVED TERRACE LINEAR LIGHT -LG	ft	420	\$ 15.86	\$ 6,661.20
	INSTALLATION	ft	420	\$ 11.62	\$ 4,880.40
	CURVED TERRACE LINEAR LIGHT POWER SUPPLY	EA	9	\$ 6,664.06	\$ 59,976.54
	INSTALL AT 2.667 HR EACH	EA	9	\$ 1,585.33	\$ 14,267.97
	ILLUMINATED HANDRAIL LIGHT -LF	EA	243	\$ 27.42	\$ 6,663.06
	INSTALL 0.5 HR/FT	EA	243	\$ 20.08	\$ 4,879.44
	ILLUMINATED HANDRAIL POWER SUPPLY PLAZA	EA	9	\$ 6,295.25	\$ 56,657.25
	INSTALL AT 2.667 HR EACH	EA	9	\$ 979.32	\$ 8,813.88
	TREE INGRADE UPLIGHT -2 PER TREE -LE	EA	18	\$ 6,242.56	\$ 112,366.08
	INSTALL AT 4 HR EACH	EA	18	\$ 586.72	\$ 10,560.96
	RELOCATE PEDESTRIAN POLE	EA	3	\$ 6,174.37	\$ 18,523.11
	STUCTURAL CONCRETE FOUNDATION INSTALLATION	EA	3	\$ 4,328.67	\$ 12,986.01
				SUBTOTAL	\$ 422,574.74
PARK PLAZA AND WALL 2					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
207-0203	FOUND BKFILL MATL, TP II	CY	390	\$ 95.43	\$ 37,217.70
500-1011	CLASS D CONCRETE	CY	65	\$ 778.10	\$ 50,576.50
500-3101	CLASS A CONCRETE	CY	20	\$ 1,169.28	\$ 23,385.60
511-1000	BAR REINF STEEL	LB	15700	\$ 1.59	\$ 24,963.00
603-2024	MSE WALL FACE, 0-10 FT HT, WALL NO - 2	SF	120	\$ 89.26	\$ 10,711.20
754-4000	MSE WALL FACE, 10-20 FT HT, WALL NO - 2	SF	2420	\$ 89.26	\$ 216,009.20
627-1020	MSE WALL FACE, 20-30 FT HT, WALL NO - 2	SF	1820	\$ 89.26	\$ 162,453.20
627-1100	COPING A, WALL NO - 2	LF	240	\$ 278.21	\$ 66,770.40
999-1206	HELICAL PILE, WALL NO - 2	EA	16	\$ 1,421.95	\$ 22,751.20
				SUBTOTAL	\$ 614,838.00
WALL 3					
500-3110	CLASS A CONCRETE, TYPE P1, RETAINING WALL	LF	50	\$ 1,496.14	\$ 74,807.00
				SUBTOTAL	\$ 74,807.00
MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 2	LS	1	\$ 150,000.00	\$ 150,000.00
				SUBTOTAL	\$ 150,000.00
				TOTAL	\$ 3,659,475.73

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SCHEDULE OF ITEMS Phase 3					
ITB 24-014, Encore Greenway Park and Gateway Construction					
PHASE 3 - ELEVATED CANOPY WALK					
ISSUED JULY 25, 2024 WITH ADDENDUM 5					
Bidder's Name:					
TRAIL/ROADWAY					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
150-1000	TRAFFIC CONTROL	LS	1	\$ 42,439.27	\$ 42,439.27
210-0100	GRADING COMPLETE	LS	1	\$ 65,685.41	\$ 65,685.41
643-8200	BARRIER FENCE (ORANGE), 4 FT	LF	350	\$ 2.87	\$ 1,004.50
				SUBTOTAL	\$ 109,129.18
TEMPORARY EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
171-0030	TEMPORARY SILT FENCE, TP C	LF	530	\$ 4.21	\$ 2,231.30
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	265	\$ 1.37	\$ 363.05
				SUBTOTAL	\$ 2,594.35
PERMANENT EROSION CONTROL					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
700-9400	NATIVE RESTORATION AND RIPARIAN SEEDING	AC	0.2	\$ 4,635.65	\$ 927.13
163-0240	MULCH	TN	3.1	\$ 515.65	\$ 1,598.52
700-7000	AGRICULTURAL LIME	TN	0.5	\$ 598.98	\$ 299.49
700-8000	FERTILIZER MIXED GRADE	TN	0.1	\$ 1,140.70	\$ 114.07
700-8100	NITROGEN CONTENT	LB	7	\$ 1.72	\$ 12.04
700-9300	SOD	SY	80	\$ 19.79	\$ 1,583.20
				SUBTOTAL	\$ 4,534.45
LANDSCAPE/HARDSCAPE					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
754-5000	BENCH	EA	4	\$ 2,264.22	\$ 9,056.88
				SUBTOTAL	\$ 9,056.88
LIGHTING					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	WIRE, COPPER, 600V, THWN, #10	CLF	20	\$ 24.56	\$ 491.20
	WIRE INSTALLATION LABOR	CLF	20	\$ 152.41	\$ 3,048.20
	CONDUIT, RGS, 1"	LF	670	\$ 3.08	\$ 2,063.60
	CONDUIT, LABOR	LF	670	\$ 42.18	\$ 28,260.60
	ILLUMINATED HANDRAIL LIGHT -LF	EA	487	\$ 17.49	\$ 8,517.63
	INSTALL 0.5 HR/FT	EA	487	\$ 17.75	\$ 8,644.25
	ILLUMINATED HANDRAIL POWER SUPPLY PLAZA	EA	20	\$ 6,594.87	\$ 131,897.40
	INSTALL AT 2.667 HR EACH	EA	20	\$ 1,712.43	\$ 34,248.60
				SUBTOTAL	\$ 217,171.48
BRIDGE 2 - CANOPY WALK					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
999-1206	HELICAL PILE - BR. NO. 2	EA	50	\$ 1,492.92	\$ 74,646.00
999-1210	BOARDWALK GUARDRAIL - BR. NO. 2	LF	460	\$ 312.52	\$ 143,759.20
999-1211	PRECAST BOARDWALK DECK - BR. NO. 2	Cost for this item included with Beam Cost Below			
999-1212	PRECAST BOARDWALK BEAM - BR. NO. 2	LS	233	\$ 1,534.98	\$ 357,650.34
				SUBTOTAL	\$ 576,055.54
MISCELLANEOUS CONSTRUCTION					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	MISCELLANEOUS CONSTRUCTION PHASE 3	LS	1	\$ 50,000.00	\$ 50,000.00
				SUBTOTAL	\$ 50,000.00
				TOTAL	\$ 968,541.88