

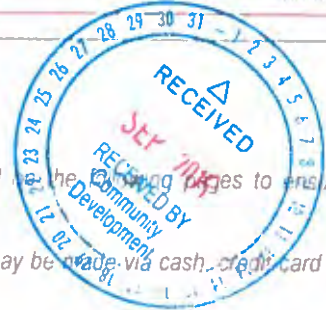
CITY OF ALPHARET

CLUP-15-14/Z-15-15
OAK HALL COMPANIES/WEBB
BRIDGE RD TRACT

PUBLIC HEARING APPLICATION

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 in the enclosed pages to ensure that all responses are complete and accurate. **Incomplete applications will not be accepted.**
- 4 **Payment of all applicable fees must be made at the time of application.** Payment may be made via cash, credit card (American Express, Master Card or Visa) or check made payable to "City of Alpharetta."
- 5 Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
- 6 If you have any questions regarding this form please contact the Community Development Department by calling 678-297-6070.



Contact Information:

Contact Name Oak Hall Companies LLC Telephone 770-662-5995
Address 5256 Peachtree Road Suite 195
City Atlanta State GA Zip 30341 Fax 678-262-3588
Mobile Tel 404-234-6669 Email tad@oakhallcompanies.com

Subject Property Information:

Address: 4202 Webb Bridge Road Current Zoning AG & R-22
District: 2 Section 1 Land Lot 1236 1249 Parcel ID see attached
Proposed Zoning R-15 Current Use 4 single family homes

This Application For (Check All That Apply):

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

21 559012490414

21 559012490729

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21 559012490703

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21 563012370261

APPLICANT REQUEST AND INTENT

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

It is the desire of the applicant to develop the site as fee simple for sale detached single family homes

Applicant's Request *(Please itemize the proposal)*

The applicant is requesting to rezone the property to the R-15 zoning classification. It is our intent to develop fee simple detached single family homes

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

See letter of intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The subject property is surrounded by The Lake Windward Development - a large master planned community with differing lot sizes. Our proposed development has lot sizes that are the same as the average lot size in Windward and we are at a density of less than 20 units to the acre.

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

Should the property be developed as we propose, it will have a positive effect on surrounding homes.

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

It is unreasonable to expect the property's highest and best use is for agricultural purposes. There are very few working farms of this size property and located on a major east-west corridor.

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

There would be an increase in population and traffic. However, our proposed density is the anticipated density of the Future Land Use Plan at under 20 units to the acre.

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

There would be an increased impact on schools and utilities. However, our proposed density is the anticipated density of the Future Land Use Plan at under 20 units to the acre.

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

Our proposed density is the anticipated density of the Future Land Use Plan at under 20 units to the acre. However, we are requesting a change to the Comprehensive plan due to the zoning classification we are requesting. The Plan anticipates a Very Low Density (less than 2 units per acre) but only allows for R or R-22 designations. We are proposing R-15 but our plan has less than 20 units per acre.

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

There are currently 5 homes on the property and 2 will remain. The properties are owned by several members of the same family. They are long time members of the community. Two of the properties are in estates and the estates need to be settled.

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 Martha Stone Telephone _____
Address 4245 Webb Bridge Rd Suite _____
City Alpharetta State GA Zip 30005

Authorization:

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

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

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

Identify Authorized Applicant

Name of Authorized Applicant Oak Hill Companies, LLC Telephone 770-662-5495
Address 5256 Peachtree Rd Suite 195
City Atlanta State GA Zip 30341

So Sworn and Attested:

Owner Signature Martha L. Stone Date 9-1-2015

Notary:

Notary Signature Rhonda Kathy Little Date 9/1/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name Hilda Telephone 770-667-0383
Address 4290 Webb Bridge Rd Suite _____
City Alpharetta State GA Zip 30005

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant Oak Hall Companies, LLC Telephone 770-662-5995
Address 5256 Peachtree Road Suite 195 Suite 195
City Atlanta State GA Zip 30341

So Sworn and Attested:

Owner Signature Hilda J. Shirley Date _____

Notary:

Notary Signature Rhonda Kathy Little Date 9/1/15

PROPERTY OWNER AUTHORIZATION

Property Owner Information: ESTATE OF HERBERT C. DODD

Contact Name GREGORY S. DODD Telephone 770-826-9267

Address 11770 HAYNES BRIDGE RD. Suite 205-310

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.

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

Identify Authorized Applicant:

Name of Authorized Applicant Oak Hall Companies, LLC Telephone 770-662-5495

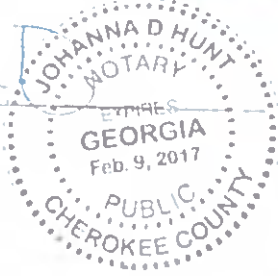
Address 5256 Peachtree Road Suite Suite 195

City Atlanta State GA Zip 30341

So Sworn and Attested:

Author Signature Gregory S. Dodd Date 9-1-2015
EXECUTOR FOR THE ESTATE OF HERBERT C. DODD

Notary:

Notary Signature Johanna D Hunt Date 9/1/15


PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Marjorie S. Harris Telephone: 770-663-4464
Address: 150 Clipper Bay Drive Suite: _____
City: Alpharetta, State: GA Zip: 30005

Authorization:

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

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

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

Identify Authorized Applicant:

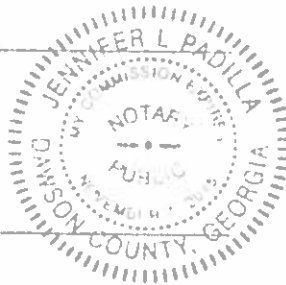
Name of Authorized Applicant: OAK HALL Companies Telephone: 770-662-5995
Address: 5256 Peachtree Rd Suite: 195
City: Atlanta State: GA Zip: 30341

So Sworn and Attested:

Owner Signature: Marjorie S. Harris Date: 9-1-15

Notary:

Notary Signature: Jennifer L. Padilla Date: 9-1-15



From: Rosetta Dillard Work
Subject: Fwd: Emailing Scan0005
Date: August 31, 2015 at 7:29 PM
To: Stan And Anne

Louis Okoniewski

Good evening everyone

I have attached a property owner authorization to everyone to sign and to get it notarized. The good news is the developer is trying to get the zoning application submitted tomorrow. They didn't think they could get this in this quick but have had great meetings with Winward and the City of Alpharetta. That being said I will need to get originals tomorrow. I will be happy to come to your homes to pick them up or wherever you are located. Please let me know when I can pick them up. I appreciate your cooperation.

Rosetta Dillard
404 680-1895

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

PROPERTY OWNER AUTHORIZATION

Property Owner Information

Name: Stanley B Shirley Phone: 770-475-6155
Address: 12030 Shirley Bridge Rd
City: Alpharetta State: GA Zip: 30005

Authorization

I, the undersigned, do hereby authorize the undersigned to execute the following zoning application on behalf of the undersigned and to execute the following zoning application on behalf of the undersigned and to execute the following zoning application on behalf of the undersigned.

I, the undersigned, do hereby authorize the undersigned to execute the following zoning application on behalf of the undersigned and to execute the following zoning application on behalf of the undersigned.

I authorize the undersigned to execute the following zoning application on behalf of the undersigned.
 I authorize the undersigned to execute the following zoning application on behalf of the undersigned.
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 I authorize the undersigned to execute the following zoning application on behalf of the undersigned.

Identify Authorized Applicant

Name: Stanley B Shirley Phone: 770-475-6155
Address: 12030 Shirley Bridge Rd State: GA
City: Alpharetta Zip: 30005

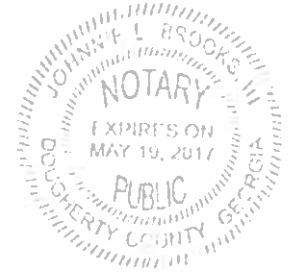
So Sworn and Attested

Name: Stanley B Shirley Date: 9-1-15

Notary Johnnie L. Brooks III

My Comm. No. Johnnie L. Brooks III

Exp. 09/01/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Marjorie S. Harris Telephone: 770-663-4464
Address: 150 Clipper Bay Drive Suite _____
City: Alpharetta State: GA Zip: 30005

Authorization:

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

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

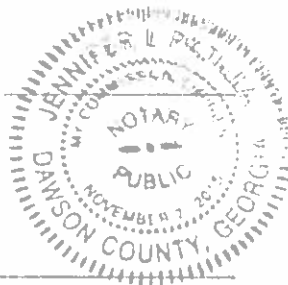
- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input checked="" type="checkbox"/>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

Identify Authorized Applicant:

Name of Authorized Applicant: Oak Hall Companies Telephone: 770-662-5995
Address: 5256 Peachtree Rd Suite: 195
City: Atlanta State: GA Zip: 30341

So Sworn and Attested:

Owner Signature: Marjorie S. Harris Date: 9-1-15
Notary:
Notary Signature: [Signature] Date: 9-1-15



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 Oak Hall Companies, LLC

Subject Public Hearing Case Webb Bridge Subdivision

Campaign Contribution Information:

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

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

Name of Official	Position
<u>N/A</u>	<u></u>
Description of Contribution	Value
<u>N/A</u>	<u></u>
Description of Contribution	Value
<u>N/A</u>	<u></u>
Description of Contribution	Value
<u>N/A</u>	<u></u>
Description of Contribution	Value
<u>N/A</u>	<u></u>

Campaign Contribution Information:

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

Signature



Date

9-1-15

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 1238, 1249 and 1250, 2nd District and 1st Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1238, 1239, 1248, and 1249, which is the POINT OF BEGINNING; thence leaving said Land Lot corner North $32^{\circ}11'00''$ East, a distance of 212.00 feet to a point; thence South $75^{\circ}00'00''$ East, a distance of 660.75 feet to a point located on the Land Lot Line common to Land Lot 1238 and 1249; thence along said Land Lot Line North $89^{\circ}22'45''$ East, a distance of 680.64 feet through a Land Lot corner common to Land Lots 1237, 1238, 1249, and 1250 to a point; thence leaving said Land Lot Line South $57^{\circ}52'25''$ East, a distance of 897.46 feet to a point located on the northern right of way of Shirley Bridge Road Extension (50 feet right of way); thence along said right of way South $40^{\circ}16'55''$ West, a distance of 162.68 feet to a point; thence continuing along said right of way South $62^{\circ}19'33''$ West, a distance of 205.57 feet to a point where Shirley Bridge Road Extension becomes Shirley Bridge Road (50 feet right of way); thence along said right of way South $71^{\circ}32'04''$ West, a distance of 238.97 feet to a point; thence continuing along said right of way North $15^{\circ}57'22''$ West, a distance of 10.32 feet to a point; thence continuing along said right of way South $68^{\circ}02'56''$ West, a distance of 92.29 feet to a point; thence continuing along said right of way 25.70 feet along a curve to the left, said curve having a chord South $67^{\circ}19'51''$ West, a distance of 25.69 feet, and radius of 1025.09 feet to a point; thence leaving said right of way North $21^{\circ}57'04''$ West, a distance of 187.36 feet to a point; thence South $88^{\circ}57'50''$ West, a distance of 69.59 feet to a point; thence North $00^{\circ}40'00''$ East, a distance of 186.17 feet to a point; thence North $89^{\circ}20'00''$ West, a distance of 352.65 feet to a point; thence South $02^{\circ}57'46''$ East, a distance of 450.51 feet to a point on the northern right of way of Webb Bridge Road (60 feet right of way); thence along said right of way 16.90 feet along a curve to the left, said curve having a chord North $77^{\circ}46'42''$ West, a distance of 16.89 feet, and a radius of 1814.90 feet to a point; thence continuing along said right of way North $78^{\circ}02'42''$ West, a distance of 343.69 feet to a point; thence continuing along said right of way South $18^{\circ}58'58''$ East, a distance of 14.08 feet to a point; thence continuing along said right of way North $78^{\circ}14'05''$ West, a distance of 30.81 feet to a point; thence continuing along said right of way 476.28 feet along a curve to the right, said curve having a chord North $63^{\circ}28'57''$ West, a distance of 471.04 feet, and a radius of 924.96 feet to a point; thence continuing along said right of way North $45^{\circ}01'00''$ West a distance of 100.00 feet to a point; thence continuing along said right of way North $42^{\circ}49'00''$ West a distance of 100.00 feet to a point; thence continuing along said right of way North $40^{\circ}33'00''$ West, a distance of 239.23 feet to a point located on Land Lot Line common to Land Lot 1248 and 1249; thence leaving said right of way and along said Land Lot Line North $01^{\circ}15'00''$ East, a distance of 275.49 feet to a point, being the POINT OF BEGINNING. Said tract contains 30.314 Acres.



September 1, 2015

Mr. Richard McLeod
Senior Planner
City of Alpharetta Planning & Zoning Dept.
2 Park Plaza
Alpharetta, GA 30009

Re Webb Bridge Road Rezoning

Dear Richard,

This is to serve as our letter of intent to modify the Comprehensive Land Use Plan classification of the subject property from "Very Low Density" to "Low Density". We feel our plan meets the intent of the Comprehensive Plan because the density we are requesting is less than 2.0 units to the acre. Which is the allowable density in the Very Low Density classification. We are requesting a Zoning Classification of R-15, which is not allowed in the Very Low Density designation.

As previously stated we are requesting to rezone the subject property from AG to R-15. The lot widths are 100' wide the same as R-22 and our lots range from 15,000 SF to 22,000 SF. We feel this is good Land Planning practices with our lots being a step down in size from the lots to our northern border transitioning to the south of our property being Webb Bridge Road a major east west corridor.

We are also aware of the special aspects of this property and the drainage challenges on the property. This property drains into Lake Windward and thru several existing lots. It is our intent to mitigate our impact and possibly fix some downstream areas of concern.

Sincerely,



Tad Braswell
Manager
Oak Hall Companies, LLC

5256 Peachtree Road, Suite 195 · Atlanta, GA 30341 · 770-662-5995 · 678-262-3588 fax
www.oakhallcompanies.com

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 Webb Bridge Subdivision

Contact Name Tad Braswell Telephone 404-234-6669

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' of the property will be invited

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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other (Please Specify) _____ |

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

We will send out a letter explaining our development and accept comments by mail email telephone and we will have a public meeting



Memorandum

Date: September 2, 2015

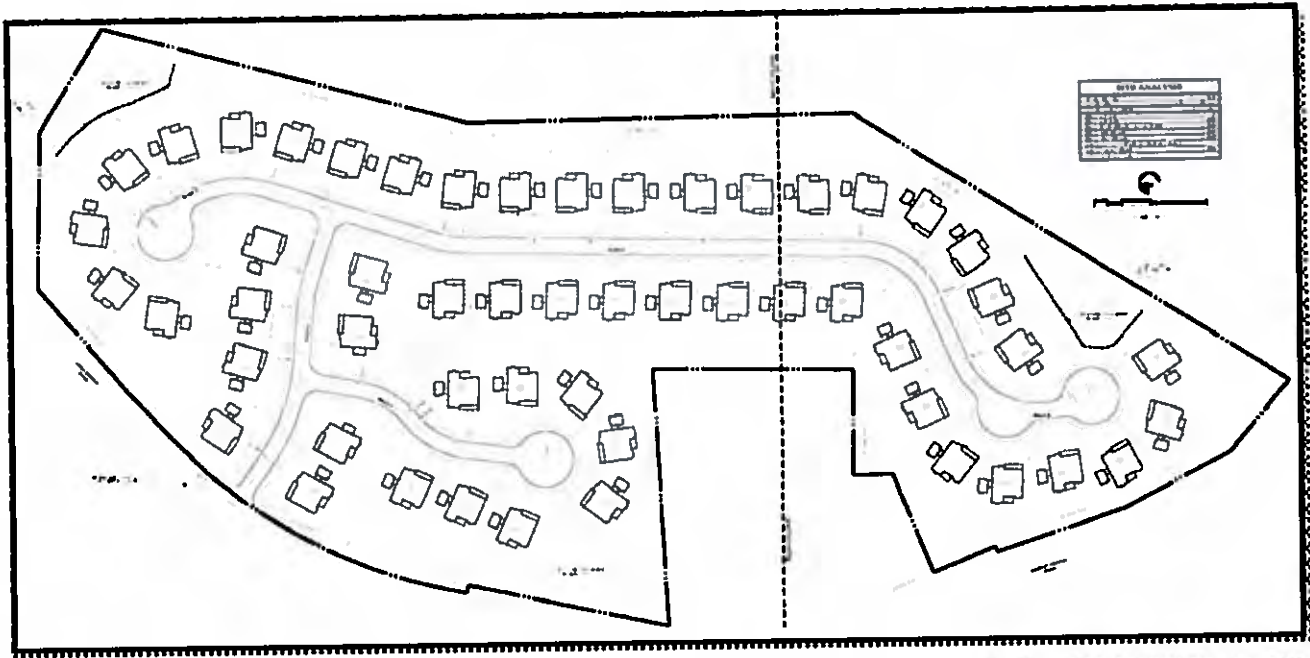
From: Marc R. Acampora, PE

Subject: Trip Generation Study for Proposed Webb Bridge Windward Tract
City of Alpharetta, Fulton County, Georgia

The anticipated trip generation was calculated for a proposed single family residential development in the City of Alpharetta. The proposed Webb Bridge Windward Tract will consist of 53 single family homes to be located along the north side of Webb Bridge Road as shown in Figure 1. The site plan for the proposed development is shown in Figure 2.



Figure 1 – Webb Bridge Tract Location Map



site plan by Christopher Planning and Engineering

Figure 2 – Webb Bridge Tract Site Plan

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. This document is the traffic engineering industry standard to determine the volume of traffic that a development will generate. Its data is based on traffic counts collected at similar facilities nationwide. The trip generation for the Webb Bridge subdivision was calculated using ITE Land Use 210 – Single-Family Detached Housing and is shown in Table 1.

Table 1 – Webb Bridge Windward Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family	210	53 homes	12	35	47	37	22	59	586



BARNEYCASTLE
FORESTRY SERVICES, INC.

ARBORICULTURE & FORESTRY CONSULTING

1962 COLONY OAKS DRIVE, SNELLVILLE, GA 30078 • 678.386.8623 770.979.2770 (GA)

August 27, 2015

Chris Wilson
Oak Hall Companies LLC
5256 Peachtree Road, Suite 195
Atlanta, GA 30341

Dear Chris:

Per our agreement, I have inventoried, inspected and evaluated all of the specimen size trees on the proposed development site on Webb Bridge Road in Alpharetta. I marked the trees with numbered yellow and white flagging tape.

Attached is a spreadsheet listing the trees by number, species, DBH, a description of the condition of the tree, and an opinion on whether or not the tree meets the condition requirements for a specimen tree. There are 51 trees denoted as specimen trees and 80 that are not.

Several of the trees have co-dominant stems that are a structural problem with trees. While co-dominant stems are not mentioned in the Alpharetta Tree Ordinance as a criterion that disqualifies them from specimen tree status, it is my opinion that trees with co-dominant stems that fork below 6 – 8 feet are structurally poor and are not specimen trees. I also deemed some trees with co-dominant stems above 6 – 8 feet if there were other problems or if the co-dominant stems appeared to be structurally unsound. I used other structural criteria (ex: heavy lean, 80% or more of crown on one side of the tree, etc.) to deem several of the trees as non-specimen quality. Of course, other problems such as decay, cavities, dieback (dead limbs), etc. were used to disqualify several trees as specimens.

Regarding size, the Ordinance says the size requirement for overstory hardwoods is 24 inches and larger. Ordinarily, I do not count trees that are 23.9 inches in diameter or less in these cases; however, the Alpharetta City Arborist informed me that hardwoods with diameters of 23.5 inches and higher should be included as specimen size trees, which I did.

Please call me for questions or further assistance.

Sincerely,

Chris Barneycastle, CA, RF

SPECIMEN TREE SURVEY FOR WEBB BRIDGE ROAD PROPOSED DEVELOPMENT SITE IN ALPHARETTA- Page 1 of 4

Tree #	Species	DBH	Condition	Specimen Tree?
1	Sweetgum	25"	All crown on south side of tree.	No
2	Sweetgum	34"-1'	2 co-dominant stems at 1' Larger stem topped on south side.	No
3	Yellow poplar	28"	Good condition.	Yes
4	Yellow poplar	45"-1'	3 co-dominant stems at 1'. Leaning and bending.	No
5	Yellow poplar	24"	Small crown. Epicormic branching.	No
6	Yellow poplar	37"	2 co-dominant stems at 6' Included bark.	No
7	Yellow poplar	28"	Epicormic branching. Large dead limb. Small crown.	No
8	Yellow poplar	32"-3'	3 co-dominant stems at 3'. Large cavity at base.	No
9	Black oak	26"	All crown on south side of tree.	No
10	Yellow poplar	40"-2'	2 co-dominant stems at 2'.	No
11	Yellow poplar	31"	Good condition.	Yes
12	Yellow poplar	26"	Nectria canker. Cavity at base	No
13	Yellow poplar	28"	Good condition.	Yes
14	Yellow poplar	26"	Ivy into crown. Suppressed.	No
15	Yellow poplar	34"-2'	2 co-dominant stems at 3'. Cavity in larger stem at 20'.	No
16	Yellow poplar	25"	Good condition.	Yes
17	Yellow poplar	26"	Good condition.	Yes
18	Yellow poplar	24"	Large wounds/defects in main stem at 30' & 50'.	No
19	Yellow poplar	24"	Good condition.	Yes
20	Hickory	32"	Good condition.	Yes
21(B)	Southern red oak	29"	Good condition.	Yes
22(B)	Black oak	37"	Good condition.	Yes
23(B)	Southern red oak	24"	Good condition.	Yes
24	Southern red oak	24"	Good condition.	Yes
25	Southern red oak	29"	Crown bending to west. Fungal conks at base. Ambrosia beetles.	No
26	Hickory	25"	Good condition.	Yes
27	Yellow poplar	26"	Good condition.	Yes
28	Hickory	24"	Good condition.	Yes
29	Hickory	24"	Good condition.	Yes
30	Hickory	30"	Large cavity on north side of main stem.	No
31	Black oak	36"	Good condition.	Yes
32	Yellow poplar	24"	Good condition.	Yes
33	Yellow poplar	26"	Good condition.	Yes
34	Black oak	27"	Good condition.	Yes
35	White oak	29"	2 co-dominant stems at 12' (large bulges). Several small dead limbs.	No
36	White pine	39"-1'	Several co-dominant stems at 3'.	No
37	White oak	24"	Good condition.	Yes
38	White oak	37"-3'	2 co-dominant stems at 5' (large bulges).	No
39	White oak	24"	1 large dead limb Otherwise, good condition.	Yes
40	Northern red oak	25"	50% dieback. Large cavity at base. Fungal conks.	No

SPECIMEN TREE SURVEY FOR WEBB BRIDGE ROAD PROPOSED DEVELOPMENT SITE IN ALPHARETTA - Page 2 of 4

Tree #	Species	DBH	Condition	Specimen Tree?
41	White oak	25"	Swelling in lower trunk. Heartrot.	No
42	Southern red oak	24"	Leaning to south. Dieback.	No
43	Yellow poplar	36"-grd	2 co-dominant stems at ground level.	No
44	Southern red oak	26"	Fungal growth at base. Leaning to south.	Yes
45	Northern red oak	26'	Good condition.	No
46	Northern red oak	28"	All crown on north side. 2 co-dominant stems at 30'.	No
47	Northern red oak	30"	Decay at base. Several large dead limbs. Strong lean to north.	No
48	Yellow poplar	41"-1'	3 co-dominant stems at 1'. Decay in crotch between stems.	No
49	Yellow poplar	33"	30% dieback. Cavity at base on south side.	No
50	Dogwood	9"	30% dieback.	No
51	Dogwood	9"	20% dieback.	Yes
52	Dogwood	10"-2'	Some dieback. Otherwise, good condition.	No
53	Dogwood	9"	Several large dead limbs.	No
54	Yellow poplar	83"-2'	4 co-dominant stems at 2'. Large cavities at base of stems. 80% hollow.	Yes
55	Dogwood	9"	Good condition.	No
56	Dogwood	12"-1'	2 co-dominant stems at 1'. 30% dieback.	No
57	Dogwood	19"-grd	3 co-dominant stems at ground level. Decay in stems. Large dead stubs.	Yes
58	Loblolly pine	30"	Good condition.	No
59	Yellow poplar	36"-1'	2 co-dominant stems at 3'.	No
60	Yellow poplar	25"	10" dead stub at 50'.	No
61	Northern red oak	27"	2 co-dominant stems at 20'. Large bulges.	Yes
62	Yellow poplar	25"	Good condition.	Yes
63	White oak	25"	Good condition.	Yes
64	Yellow poplar	24"	Good condition.	Yes
65	Yellow poplar	27"	Good condition.	Yes
66	Yellow poplar	28"	Good condition.	No
67	White oak	28"	Major decay in trunk. Fungal conks.	No
68	Southern red oak	28"	2 co-dominant stems at 40'. No limbs to 40'.	No
69	Yellow poplar	29"	Dead top.	Yes
70	Northern red oak	28"	Good condition.	Yes
71	Yellow poplar	29"	Good condition.	No
72	Northern red oak	27"	2 co-dominant stems at 20'. Large dead stubs.	No
73	Yellow poplar	42"-1'	2 co-dominant stems at 1'. Major decay at base.	No
74	Black oak	38"-1'	2 co-dominant stems at 3'. Decay in crotches.	Yes
75	Yellow poplar	29"	Good condition.	No
76	Yellow poplar	31"	2 co-dominant stems at 20'. Crook in stem at 20'.	No
77	Northern red oak	25"	Strong lean to north.	Yes
78	Yellow poplar	27"	Thin crown. Otherwise, good condition.	Yes
79	Yellow poplar	31"	Good condition.	No
80	Yellow poplar	25"	2 co-dominant stems at 20'.	No

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Tree #	Species	DBH	Condition	Specimen Tree?
81	Yellow poplar	28"	Large dead limbs.	No
82	Yellow poplar	24"	Good condition.	Yes
83	Northern red oak	26"	2 co-dominant stems at 30'	No
84	Southern red oak	25"	Cavity at base. All weight of crown on south side Lean to south	No
85	Yellow poplar	51"-2'	2 co-dominant stems at 2' Cavity/decay in crotch.	No
86	Yellow poplar	51"-2'	2 co-dominant stems at 2' Cavity/decay in crotch.	No
87	White oak	47"	All of crown on east side of tree 2 co-dominant stems at 12'.	No
88	White oak	58"	Large limb failures Large cavities in stub cuts.	No
89	Water oak	45"	80% of crown on east side Large wound from 20" limb failure.	No
90	Water oak	67"	Decay/cavities in large limb cuts Decay in buttress roots.	No
91	Loblolly pine	33"	Ivy into crown Suppressed by ivy	No
92	Black walnut	36"	Good condition.	Yes
93	Yellow poplar	51"-3'	2 co-dominant stems at 3' Large cavity at base	No
94	Yellow poplar	32"	Good condition	Yes
95	White oak	26"	3 co-dominant stems at 30' Bulges below crotch	No
96	Water oak	24"	Portion of crown out	No
97	Yellow poplar	26"	Good condition	Yes
98	Yellow poplar	26"	Good condition	Yes
99	White oak	38"	3 co-dominant stems at 5'	No
100	Water oak	27"	All of crown on east side of tree Decay at base	No
101	Yellow poplar	28"-3'	2 co-dominant stems at 6' Bulges below crotch	No
102(B)	Yellow poplar	25"	Good condition.	Yes
103	Northern red oak	25"	Good condition	Yes
104	Yellow poplar	25"	Good condition.	Yes
105	Post oak	28"	2 large dead limbs.	No
106	Yellow poplar	25"	Good condition.	Yes
107	Yellow poplar	24"	Good condition.	Yes
108	Yellow poplar	39"-2'	2 co-dominant stems at ground level.	No
109	Yellow poplar	30"	Large cavity at base.	No
110	Yellow poplar	28"	2 large dead limbs.	No
111	Yellow poplar	25"-2'	2 co-dominant stems at 6". Large bulges.	No
112	Southern red oak	28"	Several large dead limbs.	No
113	Yellow poplar	24"	Good condition.	Yes
114	Northern red oak	31"	Bottle butt. Large limb failure.	No
115	Yellow poplar	53"-2'	2 co-dominant stems at 3'.	No
116	Southern red oak	30"	Most of crown on north side. Lean to north. Large dead limbs.	No
117	Water oak	27"-3"	2 co-dominant stems at 4'	No
118	Southern red oak	32"	Several large dead limbs.	No
119	Northern red oak	27"	2 co-dominant stems at 15'. Included bark.	No
120	Yellow poplar	29"	Good condition.	Yes

SPECIMEN TREE SURVEY FOR WEBB BRIDGE ROAD PROPOSED DEVELOPMENT SITE IN ALPHARETTA - Page 4 of 4

Tree #	Species	DBH	Condition	Specimen Tree?
121	Yellow poplar	25"	2 co-dominant stems at 20'	No
122(B)	Yellow poplar	26"	Good condition	Yes
123	Yellow poplar	35"-1'	2 co-dominant stems at 1' Large cavity at base	No
124	Yellow poplar	24"	Good condition	Yes
125	Yellow poplar	43"	2 co-dominant stems at 25' Decay in crotch between stems Leaning	No
126	Yellow poplar	29"	Good condition.	Yes
127	Southern red oak	28'	All of crown on east side of tree	No
128	Northern red oak	28"	All of crown on east side of tree Large dead branches	No
129	Yellow poplar	29"	Leaning to south	No
130	Yellow poplar	36"-2'	2 co-dominant stems at 3'	No
131	Ash	28"	Ivy to 40' Otherwise, good condition.	Yes

Notes - DBH is diameter at breast height measured at 4 5 feet above ground Trees with co-dominant stems that fork below 4 5 feet were measured at the narrowest point below the fork (B) indicates boundary tree