



**City of Flowery Branch
City Council Meeting
Thursday, December 01, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 West Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

EXECUTIVE SESSION:

NEW BUSINESS -WORK SESSION:

- Consideration of Ordinance No. 677 Establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities - First Reading
[Ordinance Establishing Dir PW and Utilities \(TDP edits\).pdf](#)
[ES - Ord establishing Director of Public Works and Utilities.pdf](#)
- Consideration of Employee Insurance for Calendar Year 2023
[REV 5_COFB Proposal 2023 .pdf](#)
[ES - Employee insurance benefits.pdf](#)
[COFB Anthem Medical Updated Proposal.pdf](#)
- Consideration of Conceptual Intersection Improvements at McEver Road and Gaines Ferry Road.
[Traffic Study Report 9-15-22.pdf](#)
[ES - direction traffic improvements at Mcever and Gaines Ferry ERB Rev.pdf](#)
- Capital Projects Update

DEPARTMENT REPORTS: - a. City Manager Report

- b. City Clerk Report
- c. Community Relations Report
- d. Finance Report
- e. Planning Report
- f. Police Department Report
- g. Attorney Report
- h. Council Report

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS: - Please limit to two minutes**CONSENT AGENDA:**

- Consider November 17, 2022 City Council Meeting Minutes
[Unofficial November 17, 2022 City Council Meeting Minutes.pdf](#)
- Consider Mayor Asbridge Per Diem for November 2022
[Mayor Per Diem November 2022.pdf](#)
- Consider 2023 City Council Meeting Dates
[FY 2023 City Council Meeting Calendar.pdf](#)

NEW BUSINESS - VOTING SESSION:

- Consider the First Read of Ordinance 672, a request submitted by BLT Martin Road, LLC for a Conditional Use Permit (CUP) to construct a self-storage facility at 4153 Falcon Parkway.
[CUP Information 4153 Falcon Parkway.pdf](#)
[FLOWERY BRANCH ELEVATIONS BASE-Layout2.pdf](#)
[Flowery Branch_Preliminary Landscape Plan.pdf](#)
[FloweryBranchSitePlan102822.pdf](#)
[FLOWERY BRANCH ELEVATIONS BASE-Layout1.pdf](#)
[Staff report Falcon Self-Storage.pdf](#)
[Falon self-storage CUP Ordinance.pdf](#)
- Consider the First Read of Ordinance 674, a request for a Conditional Use Permit (CUP) submitted by Coro Realty to build and operate a Self-Storage Facility at 6401 McEver Road.
[Combined Information.pdf](#)
[Shamrock CUP Ordinance RB.pdf](#)
[Staff report 4601 McEver Self-Storage.pdf](#)
[IMG-20221116-WA0000.jpg](#)
[IMG-20221116-WA0001.jpg](#)
- Consideration of Ordinance No. 677 Establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities - First Reading
[Ordinance Establishing Dir PW and Utilities \(TDP edits\).pdf](#)
[ES - Ord establishing Director of Public Works and Utilities.pdf](#)
- First Amendment to FB Main Street, a Master Condominium Shopping Center Lease Agreement with 4 Elephants Catering, LLC
[ES - 4 Elephants 1st amend to lease more time .pdf](#)
[4 Elephants Catering LLC Lease Agreement.pdf](#)
[FIRST AMENDMENT TO 4 ELEPHANTS LEASE AGREEMENT.pdf](#)
- Consideration of Employee Insurance for Calendar Year 2023
[REV 5_COFB Proposal 2023 .pdf](#)
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[ES - direction traffic improvements at Mcever and Gaines Ferry ERB Rev.pdf](#)

EXECUTIVE SESSION:

ADJOURNMENT:

If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consideration of Ordinance No. 677 Establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities - First Reading

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

Historically, the City of Flowery Branch has had a Director of Public Works and a Water and Wastewater Director.

FACTS AND ISSUES:

For more efficient, effective operations, the need has arisen to establish a Director of Public Works and Utilities that is to be over the departments of Public Works, Water and Wastewater. The functions and duties of the departments are closely related and the employees of each department cross over into the other – especially with water and sewer lines. By creating these positions, there would no longer be two separate directors for the functions, the departments would only have one director. However, there would be two manager positions created, and each manager would be responsible for the day-to-day operations of the department. No additional headcount is requested.

OPTIONS:

- 1) Approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities.
- 2) Do not approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities and leave the current department structure / organizational chart as is currently.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

General Fund and Water and Sewer Fund

RECOMMENDATION:

Approve the First Reading of Ordinance 677 Establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

SAMPLE MOTION:

I make a motion approve the first read of Ordinance 677 establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

COLLABORATING DEPARTMENT:

Administration

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Ordinance Establishing Dir PW and Utilities \(TDP edits\).pdf](#)
- [ES - Ord establishing Director of Public Works and Utilities.pdf](#)

First Reading: December 1, 2022
Second Reading and Adoption: December 15, 2022

ORDINANCE NO. 677

AN ORDINANCE ESTABLISHING THE POSITIONS OF DIRECTOR OF PUBLIC WORKS AND UTILITIES, MANAGER OF PUBLIC WORKS AND MANAGER OF PUBLIC UTILITIES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS the City of Flowery Branch is authorized by O.C.G.A. § 36-35-3(a) to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any Charter provision applicable thereto; and

WHEREAS Section 3.1(a) of the Charter of the City of Flowery Branch provides that the city council, by ordinance, shall prescribe the functions or duties and establish, abolish, or alter all nonelective offices, positions of employment, departments and agencies of the city, as necessary for the proper administration of the affairs and government of the city; and

WHEREAS the city council deems it necessary for the proper administration of the affairs and government of the city to establish the positions of Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

NOW THEREFORE the Council of the City of Flowery Branch hereby ordains as follows:

Section 1. The position of Director of Public Works and Utilities, which shall be a fulltime department head position, is hereby established.

Section 2. The positions of Manager of Public Works and Manager of Public Utilities is hereby established.

Section 3. No additional headcount is authorized.

Section 4. The functions and duties of such employment positions shall be established by the job specifications provided by the City Manager, as amended from time to time, at a pay range to be determined by the City Manager within the current Public Works, Water, and Sewer budgets. The FY2023 budget for the Public Works, Water and Sewer Departments is not adjusted.

Section 5. The City Manager shall have the authority to hire/terminate the position of Director of Public Works and Utilities. The Director of Public Works and

Utilities, with the consent of the City Manager, shall have the authority to hire/terminate the positions of Manager of Public Works and Manager of Public Utilities.

Section 6. If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of the Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Flowery Branch to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Section 7. All ordinances in conflict with the terms of this Ordinance are hereby repealed to the extent of the conflict.

Section 8. This Ordinance shall be effective upon adoption by the City Council of the City of Flowery Branch, Georgia.

SO ORDAINED this _____ day of December, 2022.

Edward R. Asbridge, Mayor

ATTEST:

Shelia Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney



**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Ordinance No. 677 establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities

DATE: November 23, 2022

(X)RECOMMENDATION
() POLICY DISCUSSION
() STATUS REPORT
() OTHER

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: December 1 and 15, 2022

PURPOSE: To establish a Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

HISTORY: Historically, the City of Flowery Branch has had a Director of Public Works and a Water and Wastewater Director.

FACTS AND ISSUES: For more efficient, effective operations, the need has arisen to establish a Director of Public Works and Utilities that is to be over the departments of Public Works, Water and Wastewater. The functions and duties of the departments are closely related and the employees of each department cross over into the other – especially with water and sewer lines. By creating these positions, there would no longer be two separate directors for the functions, the departments would only have one director. However, there would be two manager positions created, and each manager would be responsible for the day-to-day operations of the department. No additional headcount is requested.

OPTIONS:

- 1) Approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities.
 - 2) Do not approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities and leave the current department structure / organizational chart as is currently.
-
-

RECOMMENDED SAMPLE MOTION:

I make a motion approve the first read of Ordinance 677 establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

DEPARTMENT: Administration

Prepared by: Tonya Parrish



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consideration of Employee Insurance for Calendar Year 2023

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

Historically, the City of Flowery Branch has offered employee-only insurance at no charge to all employees. However, the insurance rates have not been affordable for all employees to be able to cover their dependents (the city has paid 30% of the cost for dependents). This year, the City of Flowery Branch issued a solicitation (a request for proposals (RFP)) for our third-party broker to find a company that would try to find better, affordable coverage for our employees. The third-party broker who was awarded the contract is NFP and they have worked closely with staff to ensure the needs of city staff are being met.

FACTS AND ISSUES:

Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant through 12/31/22 so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse (spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

	Current	Recommended
Employee	\$0.00	\$0.00
Employee + Spouse	\$584.70	\$563.81
Employee + Child(ren)	\$496.99	\$478.67
Family	\$1,081.70	\$631.70

FACTS AND ISSUES: Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant through 12/31/22 so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse (spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

	Current	Recommended
Employee	\$0.00	\$0.00
Employee + Spouse	\$584.70	\$563.81
Employee + Child(ren)	\$496.99	\$478.67

Family	\$1,081.70	\$631.70
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If council chooses this recommendation, the savings would be approximately \$14,420 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On dental insurance, the city currently pays for employee only coverage – the recommendation is that this remains the same. With that being said, the rates would decrease as follows:

	Humana	Anthem (Low)	Anthem (High)
	Current	Recommended	Recommended
Employee		\$0.00	\$0.00 \$8.29
Employee + Spouse		\$36.55	\$33.15 \$51.46
Employee + Child(ren)		\$56.65	\$51.38 \$65.38
Family		\$93.19	\$84.53 \$111.50

The Low and High above are shown on a table in the executive summary with the main difference being orthodontia.

This will save the city approximately \$3,180 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On vision, the increase is approximately \$179 (this would be the annual increase if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

Short-term disability is available to employees who wish to purchase it. Long-term disability is currently paid by the city for its employees and the new rates for this benefit are approximately \$6,419 lower than last year.

In 2023, the recommendation is to offer a Flexible Spending Account (FSA) to employees. If they choose to put money aside (pretax), they can do so for medical benefits.

The planned schedule for our renewal of insurance is as follows:

- 12/1 Council meeting, decision confirmed
- 12/2 Signed proposals returned to Anthem and Hartford, begin build for enrollment portal and communications
- 12/7 Communications to City for review and approval
- 12/8 Testing of enrollment portal
- 12/9 Finalization of enrollment portal
- 12/12-12/14 Open Enrollment: enrollment portal open, onsite education, enrollment assistance
- 12/15- post enrollment data audits
- 12/16- enrollment data submitted to carriers
- 12/19-12/22- carrier enrollment processing
- 12/30- Anthem ID cards in the mail, PDF cards available
- 1/1/23- New plan effective date

OPTIONS:

- 1) Approve the recommendations as presented.
 - 2) Offer different recommendations.
-
-

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Overall approximate cost savings are shown above throughout the facts and issues. Funds are budgeted within each department for employee insurance.

RECOMMENDATION:

Approve staff's recommendations for employee insurance for calendar year 2023.

SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2023.

COLLABORATING DEPARTMENT:

Finance

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [REV 5_COFB Proposal 2023 .pdf](#)
- [ES - Employee insurance benefits.pdf](#)
- [COFB Anthem Medical Updated Proposal.pdf](#)



City of Flowery Branch

Renewal and Marketing Analysis

January 1, 2023



City of Flowery Branch

Renewal and Marketing Analysis

Table of Contents

Marketing Summary	Page 3
Medical Renewal and Marketing Analysis	Page 4
Dental Renewal and Marketing Analysis	Page 7
Vision Renewal and Marketing Analysis	Page 9
Basic Life Renewal and Marketing Analysis	Page 11
Voluntary Life Renewal and Marketing Analysis	Page 12
Voluntary STD Renewal and Marketing Analysis	Page 13
Voluntary STD Premium Examples	Page 14
Employer Paid STD Marketing Analysis	Page 15
Employer Paid LTD Renewal and Marketing Analysis	Page 16
FSA Marketing Analysis	Page 17
EAP Marketing Analysis	Page 18
Voluntary Universal Life	Page 19

City of Flowery Branch

January 1, 2023

Carrier Marketing Survey	
Medical Carriers	Status
Aetna	Declined to quote
Alliant - Current	Current carrier - no increase for 12/1 - NO PHCS wrap
Alliant - Large Group	11.4% increase for 12/1 - 13% increase for 1/1
Anthem	.4% decrease for 12/1 - 4.3% decrease for 1/1
Cigna	3.7% decrease for 1/1
Humana	33% increase for 12/1
UnitedHealthcare	16.9% increase for 1/1
Dental Carriers	Status
Aflac	Received quote
Ameritas	Received quote
Anthem	Received quote
Cigna	Received quote
Humana	Current carrier - 4% increase
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Vision Carriers	Status
Aflac	Received quote
Anthem	Received quote
Ameritas	Received quote
Cigna	Received quote
Humana	Current carrier - rate pass
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Life Carriers	Status
Hartford	Received quote
Humana	Basic Life - Current carrier - rate pass
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Disability Carriers	Status
Hartford	Current LTD carrier - under rate guarantee - requoted
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote

City of Flowery Branch

Medical Renewal Analysis

January 1, 2023

		Alliant	
		Current	Renewal
		Alliant	
Plan Name		83761GA008004400	83761GA008004400
Provider Network		Alliant + PHCS	NO PHCS Network wrap
			Includes PHCS wrap
In-Network Benefits			
Office Visits (PCP/Specialist)		\$20/\$40	\$25/\$50
Deductible	Single	\$2,250	\$2,500
	Family	\$4,500	\$5,000
Coinsurance		100%	100%
Out of Pocket Maximum	Single	\$2,250	\$2,500
	Family	\$4,500	\$5,000
Hospital and Emergency			
Inpatient Hospital		\$350	Deductible
Outpatient Surgery		Deductible	Deductible
Outpatient Lab/X-ray		Ded + 20% coinsurance	Deductible
Outpatient Advanced Imaging		Deductible	Deductible
Urgent Care		\$75	\$75
Emergency Room		\$150	\$250 + Deductible
Prescription Drugs			
Rx Deductible		None	None
Tier 1 (Preferred Value/Generic)		\$15	\$15
Tier 2 (Preferred Brand)		\$35	\$40
Tier 3 (Nonpreferred)		\$70	\$70
Tier 4 (Preferred Specialty)		25% up to \$400	25% up to \$400
Tier 5 (Nonpreferred Specialty)			
Out of Network Benefits			
Deductible		\$2,000/\$4,000	\$10,000 / \$30,000
Out of Pocket Maximum		N/A	\$30,000 / \$90,000
Coinsurance		60%	60%
Rates	Census	Current	Renewal
Employee	39	\$835.28	\$834.26
Employee + Spouse	3	\$1,670.57	\$1,668.51
Employee + Child(ren)	2	\$1,545.27	\$1,543.37
Family	4	\$2,380.56	\$2,377.63
Monthly Premium by Plan		\$50,200	\$50,139
Annual Premium by Plan		\$602,405	\$601,667
		Current	Renewal
Annual Plan Totals		\$602,405	\$601,667
Annual Cost Difference (\$)		-	(\$738)
Annual Cost Difference (%)		-	-0.1%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Medical Marketing Analysis - Anthem Alternates

January 1, 2023

12/1/2022

		Alliant	Anthem	Anthem	Anthem
		Current	Renewal	Alt 1	Alt 2
			72PF	72MR	72LY
Plan Name			POS OAP5 2000/0%/3000 AE GA T4	POS OAP5 1500/0%/2500 AE GA T4	POS OAP5 1000/0%/2500 AE GA T4
Provider Network		NO PHCS Network wrap	Open Access Plus	Open Access Plus	Open Access Plus
In-Network Benefits					
Office Visits (PCP/Specialist)		\$20/\$40	\$30/\$60	\$30/\$60	\$30/\$60
Deductible	Single	\$2,250	\$2,000	\$1,500	\$1,000
	Family	\$4,500	\$6,000	\$4,500	\$3,000
Coinsurance		100%	100%	100%	100%
Out of Pocket Maximum	Single	\$2,250	\$3,000	\$2,500	\$2,500
	Family	\$4,500	\$9,000	\$7,500	\$7,500
Hospital and Emergency					
Inpatient Hospital		\$350	Deductible	Deductible	Deductible
Outpatient Surgery		Deductible	Deductible	Deductible	Deductible
Outpatient Lab/X-ray		Deductible	Deductible	Deductible	Deductible
Outpatient Advanced Imaging		Ded + 20% coins	Deductible	Deductible	Deductible
Urgent Care		\$75	\$75	\$75	\$75
Emergency Room		\$150	\$350	\$350	\$350
Prescription Drugs					
Rx Deductible		None	None	None	None
Tier 1 (Preferred Value/Generic)		\$15	\$15	\$15	\$15
Tier 2 (Preferred Brand)		\$35	\$35	\$35	\$35
Tier 3 (Nonpreferred)		\$70	\$60	\$60	\$60
Tier 4 (Preferred Specialty)		25% up to \$400	25% to \$350	25% to \$350	25% to \$350
Tier 5 (Nonpreferred Specialty)					
Out of Network Benefits					
Deductible		\$2,000/\$4,000	\$6,000/\$18,000	\$4,500/\$13,500	\$3,000/\$9,000
Out of Pocket Maximum		N/A	\$9,000/\$27,000	\$7,500/\$22,500	\$7,500/\$22,500
Coinsurance		60%	50%	50%	50%
Rates	Census	Current	Renewal	Anthem	Anthem
Employee	39	\$835.28	\$834.26	\$782.75	\$797.44
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$1,643.77	\$1,674.62
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$1,526.36	\$1,555.00
Family	4	\$2,380.56	\$2,377.63	\$2,387.39	\$2,432.18
Monthly Premium by Plan		\$50,200	\$50,139	\$48,061	\$48,963
Annual Premium by Plan		\$602,405	\$601,667	\$576,730	\$587,553
		Current	Renewal	Anthem	Anthem
Annual Plan Totals		\$602,405	\$601,667	\$576,730	\$587,553
Annual Cost Difference (\$)		-	(\$738)	(\$25,675)	(\$14,852)
Annual Cost Difference (%)		-	-0.1%	-4.3%	-2.5%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Anthem will offer a \$2,500 Wellness/Technology fund.

If dental is sold, Anthem will allow 1.5% off medical rates.

If vision is sold, Anthem will allow .5% off medical rates.

City of Flowery Branch
Medical Marketing Analysis
January 1, 2023

				12/1/2022	1/1/2023	1/1/2023
		Alliant		Humana	UHC	Cigna
		Current	Renewal			
Plan Name		83761GA008004400	83761GA008004400	NPOS 21 Copay OPT 2	CWY3	OAP 16926850
Provider Network		Alliant + PHCS	NO PHCS Network wrap	NPOS OA	Choice Plus Balanced	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)						
Deductible	Single	\$20/\$40		\$40 / \$80	\$25/\$50	\$30 / \$60
	Family	\$2,250		\$2,500	\$2,500	\$2,000
		\$4,500		\$5,000	\$5,000	\$6,000
Coinurance		100%		100%	100%	100%
Out of Pocket Maximum	Single	\$2,250		\$6,000	\$5,000	\$3,000
	Family	\$4,500		\$12,000	\$10,000	\$9,000
Hospital and Emergency						
Inpatient Hospital		\$350		Deductible	Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible	Deductible
Outpatient Lab/X-ray		Ded + 20% coinsurance		Deductible	Deductible	Deductible
Outpatient Advanced Imaging		Deductible		Deductible	Deductible	Deductible
Urgent Care		\$75		\$100	\$50	\$75
Emergency Room		\$150		\$500	\$500 + Ded	\$350
Prescription Drugs						
Rx Deductible		None		None	None	None
Tier 1 (Preferred Value/Generic)		\$15		\$10	\$10	\$15
Tier 2 (Preferred Brand)		\$35		\$45	\$40	\$35
Tier 3 (Nonpreferred)		\$70		\$90	\$150	\$70
Tier 4 (Preferred Specialty)		25% up to \$400		25%	\$300	25%
Tier 5 (Nonpreferred Specialty)				25% Preferred		
Out of Network Benefits						
Deductible		\$2,000/\$4,000		\$10,000 / \$20,000	\$10,000 / \$20,000	\$6,000/\$18,000
Out of Pocket Maximum		N/A		\$24,000 / \$48,000	\$15,000/\$30,000	\$9,000/\$27,000
Coinurance		60%		70%	70%	70%
Rates	Census	Current	Renewal	Humana	UHC	Cigna
Employee	39	\$835.28	\$834.26	\$1,111.11	\$978.79	\$787.56
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$2,222.22	\$1,810.76	\$1,653.89
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$2,055.55	\$1,957.58	\$1,535.75
Family	4	\$2,380.56	\$2,377.63	\$3,166.66	\$2,789.55	\$2,402.08
Monthly Premium by Plan		\$50,200	\$50,139	\$66,778	\$58,678	\$48,356
Annual Premium by Plan		\$602,405	\$601,667	\$801,332	\$704,141	\$580,276
		Current	Renewal	Humana	UHC	Cigna
Annual Plan Totals		\$602,405	\$601,667	\$801,332	\$704,141	\$580,276
Annual Cost Difference (\$)		-	(\$738)	\$198,927	\$101,736	(\$22,129)
Annual Cost Difference (%)		-	-0.1%	33.0%	16.9%	-3.7%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Cigna will offer a \$3,000 Wellness fund.

City of Flowery Branch

Employer Paid Dental Renewal and Marketing Analysis

January 1, 2023

		Humana		Aflac	Anthem	Ameritas	Lincoln	MetLife
		Current	Renewal					
Deductible								
Individual		\$50		\$50	\$50	\$50	\$50	\$50
Family		\$150		\$150	\$150	\$150	\$150	\$150
Coinsurance								
Preventive Services		100%		100%	100%	100%	100%	100%
Basic Services		80%		80%	80%	80%	80%	80%
Major Services		50%		50%	50%	50%	50%	50%
Endodontics		50%		50%	50%	50%	50%	50%
Periodontics		50%		50%	50%	50%	50%	50%
Orthodontics		N/A		N/A	N/A	N/A	N/A	N/A
Maximums								
Annual Per Member		\$1,500		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Lifetime Orthodontia		N/A		N/A	N/A	N/A	N/A	N/A
Orthodontics (Child and/or Adult)		N/A		N/A	N/A	N/A	N/A	N/A
UCR Percentage		90%		90%	90%	90%	90%	90%
Waiting Periods								
Current		None		None	None	None	None	None
Late Entrants		12 months Basic and Major		Annual OE	12 months Major	None	None	6 Months Fillings, 12 months Basic, 24 Months Major
Participation Requirement		100%		100%		100%	100%	100%
Rate Guarantee		1 Year		2 Years	2 Years	2 Years	2 Years	2nd Year Rate Cap 6% (2 year RG if another line sells)
Rates	Census	Current	Renewal	Aflac	Anthem	Ameritas	Lincoln	MetLife
Employee	29	\$36.54	\$38.01	\$31.86	\$33.14	\$37.62	\$29.70	\$31.07
Employee + Spouse	10	\$73.09	\$76.01	\$66.38	\$66.29	\$77.32	\$59.42	\$64.72
Employee & Child(ren)	3	\$93.19	\$96.92	\$69.72	\$84.52	\$94.02	\$75.76	\$67.98
Family	6	\$129.73	\$134.92	\$111.25	\$117.67	\$133.72	\$105.46	\$108.47
Total Monthly Premium By Plan		\$2,849	\$2,963	\$2,464	\$2,584	\$2,949	\$2,316	\$2,403
Total Annual Premium By Plan		\$34,182	\$35,552	\$29,573	\$31,002	\$35,383	\$27,786	\$28,836
Annual Difference from Current (\$)		-	\$1,370	-\$4,609	-\$3,180	\$1,201	-\$6,396	-\$5,346
Annual Difference from Current (%)		-	4.0%	-13.5%	-9.3%	3.5%	-18.7%	-15.6%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer Paid Dental Dual Option Marketing Analysis

January 1, 2023

	MetLife (dual option)		Aflac		Anthem		Ameritas	
	Low	High	Low	High	Low	High	Low	High
Plan Name								
Deductible								
Individual	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Coinsurance								
Preventive Services	100%		100%	100%	100%	100%	100%	100%
Basic Services	80%	100%	80%	80%	80%	80%	80%	80%
Major Services	50%	80%	50%	50%	50%	50%	50%	50%
Endodontics	50%	50%	50%	50%	50%	50%	50%	50%
Periodontics	50%	50%	50%	50%	50%	50%	50%	50%
Orthodontics	N/A	50%	N/A	50%	N/A	50%	N/A	50%
Maximums								
Annual Per Member	\$1,500	\$2,000	\$1,500	\$2,000	\$1,500	\$2,000	\$1,500	\$2,000
Lifetime Orthodontia	N/A	\$1,000	N/A	\$1,000	N/A	\$2,000	N/A	\$1,000
Orthodontics (Child and/or Adult)	N/A	Child only	N/A	Child only	N/A	Child and Adult	N/A	Child only
UCR Percentage	90%	90%	90%	90%	90%	90%	90%	90%
Waiting Periods								
Current	None	None	None	None	None	None	None	12 Months Ortho
Late Entrants	6 Months Fillings, 12 months Basic, 24 Months Major	6 Months Fillings, 12 months Basic, 24 Months Major, 24 Months Ortho	Annual Open Enrollment	Annual Open Enrollment	12 months Major	12 months Major	None	12 Months Ortho
Participation Requirement	100%		100%	100%	minimum 5 enrolled	minimum 5 enrolled	100%	
Rate Guarantee	2nd Year Rate Cap 6% (2 year RG if another line sells)	2nd Year Rate Cap 6% (2 year RG if another line sells)	2 Years	2 Years	2 Years	2 Years	2 Years	2 Years
Rates	Census	MetLife (dual option)	Aflac	Anthem	Ameritas			
Employee	\$31.83	\$33.88	\$32.64	\$34.75	\$33.14	\$41.43	\$37.62	\$43.14
Employee + Spouse	\$66.30	\$70.61	\$67.99	\$72.42	\$66.29	\$84.60	\$77.32	\$87.80
Employee & Child(ren)	\$69.64	\$78.84	\$71.42	\$80.85	\$84.52	\$98.52	\$94.02	\$112.06
Family	\$111.11	\$123.89	\$113.95	\$127.05	\$117.67	\$144.64	\$133.72	\$156.68

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer Paid Vision Renewal and Marketing Analysis

January 1, 2023

Must be sold with Dental

Humana		Aflac	Anthem	Ameritas	MetLife	Lincoln	
	Current/Renewal			Plan 1			
Plan Name		Aflac Plan 2	FS.B.10.15.130.130	ViewPointe Plan H	M130D-10/15	VisionConnect LVC8	
Network	EyeMed Insight	Davis Vision	EyeMed Access	EyeMed Insight	VSP	Lincoln Vision Connect	
In-Network Benefit							
Copays (Exams/Materials)	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	
Exam	\$10 copay	\$10 copay	\$10 copay	\$10 copay	\$10 copay	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	\$10 copay	\$15 copay	\$10 copay	\$15 copay	\$10 copay	
Frame Allowance	\$130	Up to \$130, Up to \$180 at Visionworks	\$130	\$130	\$130	\$130	
Frequency							
Exams	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months	
Lenses or Contact Lenses	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months	
Frames	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months	
Contact Lenses							
Contact Lens Fit & Follow Up	Up to \$40	15% Discount		Up to \$40	Copay not to exceed \$60	Included in Allowance (if using Contact Lens Selection List)	
Contact Lenses - Elective	\$130 allowance	Up to \$130	\$130	Up to \$130	\$130 allowance	Up to \$125	
Contact Lenses - Medically Necessary	\$15 copay	\$10 copay	Covered in Full	\$10 copay	\$15 copay	\$10 copay	
Out-of-Network Reimbursement							
Exam	Up to \$30	Up to \$40	Up to \$42	Up to \$35	\$45 allowance	Up to \$40	
Lenses (Single/Bifocal/Trifocal)	\$25/\$40/\$60	\$40/\$60/\$80	\$40/\$60/\$80	\$25/\$40/\$55	\$30/\$50/\$65	\$40/\$60/\$80	
Frames	\$65 allowance	Up to \$50	Up to \$45	Up to \$65	\$70 allowance	Up to \$45	
Elective Contact Lenses	\$104 allowance	\$105	Up to \$105	Up to \$104	\$105 allowance	Up to \$125	
Necessary Contact Lenses	\$200 allowance	\$225	Up to \$210	Up to \$200	\$210 allowance	Up to \$210	
Participation Requirement	100%	50%	70%	100%	100%	100%	
Rate Guarantee	1 Year	3 Years	3 Years	2 Year	2 Years (3 if sold with dental)	2 Years	
Rates	Census	Current/Renewal	Aflac	Anthem	Ameritas	MetLife	Lincoln
Single	31	\$5.76	\$5.66	\$5.69	\$5.96	\$6.52	\$7.02
Employee + Spouse	8	\$11.52	\$12.54	\$11.39	\$13.20	\$13.07	\$13.28
Employee + Child(ren)	2	\$10.94	\$11.25	\$12.76	\$11.84	\$11.06	\$15.58
Family	5	\$17.19	\$18.13	\$20.09	\$19.08	\$18.23	\$21.92
Monthly Premium		\$379	\$389	\$393	\$409	\$420	\$465
Annual Premium		\$4,543	\$4,667	\$4,722	\$4,913	\$5,039	\$5,575
Annual Cost Difference (\$)	-	\$125	\$179	\$371	\$497	\$1,033	
Annual Cost Difference (%)	-	3%	4%	8%	11%	23%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer Paid Vision Alternates Marketing Analysis

January 1, 2023

	Anthem	Aflac	MetLife	Ameritas Plan 2	
Plan Name	FS.A.10.15.130.130	Aflac Plan 5	M130A-10/15	ViewPointe	
Network	EyeMed Access	Davis Vision	VSP	EyeMed Insight	
In-Network Benefit					
Copays (Exams/Materials)	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	
Exam	\$10 copay	\$10 copay	\$10 copay	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	\$10 copay	\$15 copay	\$10 copay	
Frame Allowance	\$130	Up to \$130, Up to \$180 at Visionworks	\$130	\$150	
Frequency					
Exams	12 Months	12 Months	12 Months	12 Months	
Lenses or Contact Lenses	12 Months	12 Months	12 Months	12 Months	
Frames	12 Months	12 Months	12 Months	12 Months	
Contact Lenses					
Contact Lens Fit & Follow Up		15% Discount	Copay not to exceed \$60	Up to \$40	
Contact Lenses - Elective	\$130	Up to \$130	\$130 allowance	Up to \$150	
Contact Lenses - Medically Necessary	Covered in Full	\$10 copay	\$15 copay	\$10 copay	
Out-of-Network Reimbursement					
Exam	Up to \$42	Up to \$40	\$45 allowance	Up to \$35	
Lenses (Single/Bifocal/Trifocal)	\$40/\$60/\$80	\$40/\$60/\$80	\$30/\$50/\$65	\$25/\$40/\$55	
Frames	Up to \$45	Up to \$50	\$70 allowance	Up to \$75	
Elective Contact Lenses	Up to \$105	\$105	\$105 allowance	Up to \$120	
Necessary Contact Lenses	Up to \$210	\$225	\$210 allowance	Up to \$200	
Participation Requirement	70%	50%	100%	100%	
Rate Guarantee	3 Years	3 Years	2 Years (3 if sold with dental)	2 Years	
Rates	Census	Anthem	Aflac	MetLife	Ameritas
Single	31	\$5.85	\$6.38	\$7.58	\$6.72
Employee + Spouse	8	\$11.70	\$14.33	\$15.20	\$15.08
Employee + Child(ren)	2	\$13.12	\$12.31	\$12.86	\$12.96
Family	5	\$20.66	\$20.25	\$21.21	\$21.32
Monthly Premium		\$404	\$438	\$488	\$461
Annual Premium		\$4,854	\$5,259	\$5,860	\$5,538
Annual Cost Difference (\$)		\$311	\$717	\$1,318	\$995
Annual Cost Difference (%)		7%	16%	29%	22%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Basic Life Renewal and Marketing Analysis

January 1, 2023

Humana			Hartford		Lincoln		MetLife		Standard	
Current / Renewal										
Eligibility	Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week	
Life and AD&D Amounts										
Employees	\$25,000		\$25,000		\$25,000		\$25,000		\$25,000	
Spouses	\$10,000		\$10,000		\$10,000		\$10,000		\$10,000	
Children	\$2,500 (Birth to Age 26)		\$2,500 - 15 days to 19 years (25 if full time student)		\$100 14 days to 6 months; \$10,000 6 months to 26 years)		\$100 - 15 days to 6 months; \$10,000 - 6 months to 26 years		\$10,000 - live birth through age 25	
Guaranteed Issue										
Employees	\$25,000		\$25,000		\$25,000		\$25,000		\$25,000	
Spouses	\$10,000		\$10,000		\$10,000		\$10,000		\$10,000	
Children (Birth to Age 26)	\$2,500		\$2,500		\$10,000		\$10,000		\$10,000	
Reduction Schedule										
Benefits Reduced to	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age
	65%	65	65%	65	65%	65	65%	65	65%	65
	50%	70	50%	70	50%	70	50%	70	50%	70
Plan Provisions										
Waiver of Premium	Included		Included		Included		Included		Included	
Living Benefit Rider	Included		80% to \$500,000		Included		80% to \$500,000		80% to \$500,000	
Conversion	Included		Included		Included		Included		Included	
Participation Requirement	100%		100%		100%		100%		100%	
Rate Guarantee	1 Year				2 Years		2 Years (3 if sold with dental)		3 Years	
Employee Rate per \$1,000	Current	Renewal	Hartford		Lincoln		MetLife		Standard	
Basic Employee Life	\$0.210	\$0.210	\$0.163		\$0.187		\$0.159		\$0.170	
Basic Employee AD&D	\$0.020	\$0.020	\$0.033		\$0.020		\$0.024		\$0.020	
Volume (Employee Life)	\$1,182,500	\$1,182,500	\$1,182,500		\$1,182,500		\$1,182,500		\$1,182,500	
Monthly Premium	\$272	\$272	\$232		\$245		\$216		\$225	
Annual Premium	\$3,264	\$3,264	\$2,781		\$2,937		\$2,597		\$2,696	
Dependent Rate per Unit	Current	Renewal	Hartford		Lincoln		MetLife		Standard	
Dependent Rate per Unit	\$3.580	\$3.580	\$2.680		\$3.580		\$3.040		\$5.560	
Number Enrolled	36	36	36		36		36		36	
Monthly Premium	\$129	\$129	\$96		\$129		\$109		\$200	
Annual Premium	\$1,547	\$1,547	\$1,158		\$1,547		\$1,313		\$2,402	
Total Monthly Premium	\$401	\$401	\$328		\$374		\$326		\$425	
Total Annual Premium	\$3,665	\$3,665	\$3,109		\$3,311		\$2,923		\$3,121	
Annual Cost Difference (\$)	-		-\$555		-\$354		-\$742		-\$544	
Annual Cost Difference (%)	-		-15%		-10%		-20%		-15%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Term Life and AD&D Renewal and Marketing Analysis
January 1, 2023

Hartford			Lincoln		MetLife		Standard	
Eligibility	Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week	
Definition of Earnings	Basic annual earnings		Basic annual earnings (excluding overtime and bonuses)		Basic annual earnings		Basic annual earnings	
Benefit Amount								
Employee	\$10,000 increments not to exceed 3x earnings or \$500,000		Increments of \$10,000. Not to exceed 5x annual salary or \$500,000		\$10,000 increments to a maxium of the lesser of 5x pay or \$500,000		\$10,000 increments not to exceed \$300,000 (EE's Basic life + Add'l life cannot exceed 8x annual earnings)	
Spouse	\$5,000 increments to \$100,000, not to exceed 100% of EE's benefit amount		Increments of \$5,000. Not to exceed 2.5x EE's annual salary or 50% of EE's benefit amount		\$5,000 increments to a maximum of \$100,000, not to exceed 50% of EE's benefit amount		\$5,000 increments not to exceed \$150,000, not to exceed 100% of EE's benefit amount	
Children	15 days to 6 months - \$500; 6 months to 19 (25 if full time student) - \$10,000		15 days to 6 months - \$250; 6 months to 26 years - \$10,000		15 days to 6 months - \$1,000; 6 months to 26 years - \$1,000, \$2,000, \$4,000, \$5,000 or \$10,000		\$10,000 - live birth to age 25	
Guarantee Issue								
Employee	\$100,000		\$80,000		\$50,000		\$150,000	
Spouse	\$25,000		\$30,000		\$25,000		\$10,000	
Children	\$10,000		\$10,000		\$10,000		\$10,000	
Reduction Schedule								
	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age
Benefits Reduced To	65%	65	65%	65	No age reduction		65%	65
	50%	70	50%	70			50%	70
Coverage Termination								
Employee	At termination or retirement		At termination or retirement		At termination or retirement		At termination or retirement	
Spouse	At EE's termination or retirement		At EE's attainment of age 70 or EE's retirement		At EE's termination or retirement		At EE's termination or retirement	
Contract Features								
Waiver of Premium	Included		Included		Included		Included	
Accelerated Benefit	80% to \$500,000		75% to \$250,000		80% to \$500,000		80% to \$500,000	
Portability	Included		Included		Included		Included	
Require EOI for Port?	No		No		No		No	
Conversion	Included		Included		Included		Included	
True Open Enrollment Year 1?	Modified Enrollment		No		Yes		No	
Annual Increase Available without EOI			2 increments up to GI		1 increment up to 5x pay or \$500,000		2 increments up to GI	
Employee Life Rates per \$1,000								
	Hartford		Lincoln		MetLife		Standard	
	Employee	Spouse	Employee	Spouse	Employee	Spouse	Employee	Spouse
< 20	\$0.082	\$0.082	\$0.081	\$0.081	\$0.082	\$0.082	\$0.131	\$0.078
20-24	\$0.082	\$0.082	\$0.081	\$0.081	\$0.082	\$0.082	\$0.131	\$0.078
25-29	\$0.082	\$0.082	\$0.097	\$0.097	\$0.082	\$0.082	\$0.131	\$0.078
30-34	\$0.096	\$0.096	\$0.129	\$0.129	\$0.096	\$0.096	\$0.139	\$0.094
35-39	\$0.120	\$0.120	\$0.145	\$0.145	\$0.120	\$0.120	\$0.141	\$0.102
40-44	\$0.172	\$0.172	\$0.161	\$0.161	\$0.172	\$0.172	\$0.220	\$0.153
45-49	\$0.265	\$0.265	\$0.242	\$0.242	\$0.265	\$0.265	\$0.336	\$0.229
50-54	\$0.428	\$0.428	\$0.370	\$0.370	\$0.428	\$0.428	\$0.523	\$0.351
55-59	\$0.656	\$0.656	\$0.692	\$0.692	\$0.656	\$0.656	\$0.836	\$0.659
60-64	\$0.997	\$0.997	\$1.062	\$1.062	\$0.997	\$0.997	\$1.049	\$1.290
65-69	\$1.634	\$1.634	\$2.044	\$2.044	\$1.634	\$1.634	\$1.479	\$2.338
70-74	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
75-79	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
80+	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
AD&D Rate per \$1,000	\$0.037	\$0.037	\$0.021	\$0.021	\$0.021	\$0.021	\$0.030	\$0.030
Child Life Coverage								
	Life	AD&D	Life	AD&D	Life	AD&D	Life	AD&D
Child Rates	\$0.116	\$0.037	\$0.213	\$0.021	\$0.240	\$0.051	\$0.200	\$0.030
Participation Requirement	21% of eligble		Greater of 10 lives or 25%		10 enrolled		10 enrolled	
Rate Guarantee	2 Years		2 Years		2 Years (3 if sold with Dental)		3 Years	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Short Term Disability Marketing Analysis

January 1, 2023

	Hartford	Lincoln	MetLife	Standard
Non-occupational Coverage	Yes	Yes	Yes	Yes
Benefit Percentage	60%	60%	60%	60%
Maximum Weekly Benefit	\$1,300	\$1,300	\$1,300	\$1,300
Elimination Period				
Accident	14 Days	14 Days	14 Days	14 Days
Sickness	14 Days	14 Days	14 Days	14 Daus
Duration of Benefits	11 Weeks	11 Weeks	11 Weeks	11 Weeks
Employer Contribution	0%	0%	0%	0%
Pre-Existing Condition Limits	None	12/12	3/12	None
Benefit is offset by sick leave	Yes	Yes	Yes	Yes
Rate Guarantee	2 Years	2 Years	2 Years (3 if sold with dental)	3 Years
Participation Requirement	21%	Greater of 10 enrolled or 20%	10 enrolled or 30%	25%
Rate per \$10 of Weekly Benefit				
Age				
< 25	\$0.138	\$0.350	\$0.373	\$0.324
25-29	\$0.242	\$0.351	\$0.373	\$0.324
30-34	\$0.394	\$0.350	\$0.391	\$0.352
35-39	\$0.291	\$0.350	\$0.354	\$0.276
40-44	\$0.218	\$0.366	\$0.382	\$0.242
45-49	\$0.270	\$0.376	\$0.466	\$0.287
50-54	\$0.261	\$0.383	\$0.577	\$0.334
55-59	\$0.464	\$0.391	\$0.708	\$0.459
60-64	\$0.573	\$0.425	\$0.838	\$0.562
65-69	\$0.444	\$0.440	\$1.006	\$0.562
70+	\$0.444	\$0.458	\$1.006	\$0.562

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Disability Premium Examples

January 1, 2023

Short Term Disability (per \$10 of weekly benefit)	Salary	Weekly Benefit	Hartford
Age 27, \$25,000	\$25,000	\$288	\$6.98
Age 30, \$40,000	\$40,000	\$462	\$18.18
Age 40, \$55,000	\$55,000	\$635	\$13.83
Age 45, \$35,000	\$35,000	\$404	\$10.90
Age 55, \$45,000	\$45,000	\$519	\$24.09

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Short Term Disability Marketing Analysis

January 1, 2023

	Hartford	Lincoln	MetLife	Standard
Eligibility	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week
Benefit Percentage				
Class 1	60%	60%	60%	60%
Weekly Maximum				
Class 1	\$1,300	\$1,300	\$1,300	\$1,300
Elimination Period				
Accident	14 Days	14 Days	14 Days	14 Days
Illness	14 Days	14 Days	14 Days	14 Days
Benefit Duration	11 Weeks	11 Weeks	11 Weeks	11 Weeks
Contract Features				
Contribution	Non-Contributory	Non-Contributory	Non-Contributory	Non-Contributory
Pre-Existing Condition Limits	None	None	None	None
24 Hour Coverage	Non-Occupational Only	Non-Occupational Only	Non-Occupational Only	Non-Occupational Only
Participation Requirement	100%	100%	100%	100%
Rate Guarantee	2 Years	2 Years	2 Years (3 if sold with dental)	3 years
Rates				
Number of Lives	48	48	48	48
Monthly Volume	\$33,130	\$33,130	\$33,130	\$33,130
Per \$10 of Weekly Benefit	\$0.142	\$0.214	\$0.235	\$0.213
Monthly Premium	\$470	\$709	\$779	\$706
Annual Premium	\$5,645	\$8,508	\$9,343	\$8,468

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Long Term Disability Renewal and Marketing Analysis

January 1, 2023

Currently renews 9/1

	Hartford Current / Renewal	Hartford Updated offer	Lincoln	MetLife	Standard
Eligibility	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week
Benefit Outline					
Benefit Percentage	60.00%	60.00%	60.00%	60.00%	60.00%
Maximum Benefit	\$3,500	\$6,000	\$6,000	\$6,000	\$6,000
Minimum Benefit	Greater of \$100 or 10% of the benefit	Greater of \$100 or 10% of the benefit	Greater of \$100 or 10% of the benefit	\$100	Greater of \$100 pr 10% of the benefit
Elimination Period	90 Days	90 Days	90 Days	90 Days	90 Days
Own Occupation Period	24 Months	24 Months	24 Months	24 Months	24 Months
Benefit Duration	Greater of SSNRA age or 4 years	Greater of SSNRA age or 4 years	Later of Age 65 or SSNRA	RBD w/SSNRA	To SSNRA
Benefit Offset by Sick Leave?	No	No	No	No	No
Contract Features					
Definition of Disability	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings
Pre-Existing Condition Limits	3/12/12	3/12/12	3/12/12	3/12	3/12
Mental Illness Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Substance Abuse Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Waiver of Premium			Included	Included	Included
Conversion			Not Included	Not Included	Not Included
Contribution			Non-Contributory	Non-Contributory	Non-Contributory
24-Hour Coverage	Non-occupational only	Non-occupational only	Non-occupational only	Non-occupational only	Non-occupational only
Participation Requirement			100%	100%	100%
Rate Guarantee	Until 9/1/2023		2 Years	2 Years	3 Years
Rates					
Number of Lives	48	48	48	48	48
Covered Payroll	\$239,884	\$239,884	\$239,884	\$239,884	\$239,884
Per \$100 of Covered Payroll	\$0.683	\$0.460	\$0.357	\$0.375	\$0.498
Monthly Premium	\$1,638	\$1,103	\$856	\$900	\$1,195
Annual Premium	\$19,661	\$13,242	\$10,277	\$10,795	\$14,335
Annual Cost Difference (\$)	-	(\$6,419)	(\$9,384)	(\$8,866)	(\$5,325)
Annual Cost Difference (%)	-	-32.6%	-47.7%	-45.1%	-27.1%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

FSA Marketing Analysis

January 1, 2023

	Medcom	Navia
Set Up and Annual Fees		
Initial Enrollment Fee	Waived	Waived
Annual Renewal Fee	Waived	Waived
Administration Fee		
Admin Fee	\$4.50	\$5.00
Debit Card	Included	Included
Minimum Monthly Charge	\$50	\$100
Monthly Compliance Fee	NA	NA
Rate Guarantee	3 Years	3 Years

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employee Assistance Program (EAP) Marketing Analysis
January 1, 2023

	Total Care EAP	Curalinc	CorpCare	ESPYR
Clinical Services				
Confidential face-to-face counseling with licensed clinician		3 sessions	3 sessions	3 Sessions
Onsite seminars/training/crisis support		\$295 per hour	4 hours annually	2 hours of training and workshops/ 2 Critical Incident Response Hours
Substance or alcohol abuse, supervisor referrals		Telephonic, referrals and online	Telephonic, referrals and online	Telephonic, referrals and online
Clinical Manager telephonic crisis support/follow up		Included	Included	Included
24-Hour Crisis Telephone Response		Included	Included	Included
Emergency Onsite Assistance		\$295 per hour	Included in hours above	Included in hours above (\$425 per hour additional)
Onsite hours for seminars (optional; includes all costs)		\$295 per hour	Included	\$400 per hour
Consultation Services				
HR and Management Consultation Services	Unlimited	Unlimited	Unlimited	Unlimited
Onsite Crisis Support		\$295 per hour	Included in hours above	Included in total hours
Management Consultations	Included	Included	Included	Included
Supervisor Referrals	Included	Included	Included	Included
Dedicated Account Manager	Included	Included	Included	Included
Work-Life Services (online or telephonic)				
Legal Assistance	Included	Included	60 minute initial Consult and discounted rates	Included
Financial Educations and Consultation	Included	Included	30 minute telephonic consult per issue	Included
Childcare Assistance	Included	Included	Included	Included
Eldercare Assistance	Included	Included	Included	Included
Adoption Assistance	Included	Included	Included	Included
Academic Resources/College Planning	Included	Included	Included	Included
Pet Care Services		Included	Not Included	Included
Concierge/Convenience Services		Included	Not Included	Included
Identity Theft Recovery Services		Included	Online information	Included
Smoking Cessation	Included	Included through Ubreath	Online information	Online Information
Communications				
Member website	Included	Included	Included	Included
Brochures/flyers/posters/wallet cards	Included	Included	Included	Included
Email announcements/Mobile Push Messaging	Included	Included	Included	Included
Newsletters	Included	Included Quarterly	Included	Included Quarterly
Mobile App		Included	Included	Included
Open Enrollment Attendance		\$295 per hour, plus travel fees	N/A	\$400 per hour
Reporting				
Utilization Reports		Included	Quarterly & Annual	Included
Client Satisfaction Evaluation		Yes	N/A	Yes
General				
Rate Guarantee		3 Years	2 Years	3 Years
Total Annual Premium		\$2,740	\$3,750	\$3,900

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Universal Life

January 1, 2023

Texas Life							
Benefit Minimum	Ages 17-34 \$25,000; Ages 35-39 \$15,000; Ages 40-70 \$10,000						
Benefit Maximum							
Employee	Ages 17-49 \$100,000; Ages 50-65 \$50,000; Ages 66-70 \$10,000						
Spouse	Ages 17-49 \$50,000; Ages 50-60 \$25,000						
Child	\$25,000						
Employee Issue Age	Ages 17 to 70						
Express Issue*	Up to \$100,000						
Spouse Issue Age	Ages 17 to 60						
Express Issue	Up to \$50,000						
Child Issue Age	15 Days to Age 26; Grandchildren 15 Days to Age 18						
Express Issue	\$25,000						
Included Riders	Accelerated Death Benefit						
Optional Additional Riders	Children's Term Life (Employee Elected)						
Enroll via bswift?	No						
Participation Requirement	Greater of 5 Lives or 10% for Express Issue						
Sample Premiums		Employee Monthly Premium					
		Non-Tobacco			Tobacco		
		\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000
Issue Age							
25		\$13.00	\$23.75	\$45.25	\$19.25	\$36.25	\$70.25
35		\$17.25	\$32.25	\$62.25	\$26.00	\$49.75	\$97.25
45		\$30.75	\$59.25	\$116.25	\$46.75	\$91.25	\$180.25
55		\$55.00	\$107.75	N/A	\$76.50	\$150.75	N/A

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

*Express Issue (Contingent Guaranteed Issue) determines insurability based on the answers to three work- and health-related questions.



FLOWERY BRANCH CITY COUNCIL EXECUTIVE SUMMARY

SUBJECT: Consideration of Employee Insurance for Calendar Year 2023.

DATE: November 23, 2022

(X)RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COUNCIL ACTION REQUESTED ON: December 1, 2022

PURPOSE: To seek council approval of the insurance benefits offered to employees for the calendar year 2023.

HISTORY: Historically, the City of Flowery Branch has offered employee-only insurance at no charge to all employees. However, the insurance rates have not been affordable for all employees to be able to cover their dependents (the city has paid 30% of the cost for dependents). This year, the City of Flowery Branch issued a solicitation (a request for proposals (RFP)) for our third-party broker to find a company that would try to find better, affordable coverage for our employees. The third-party broker who was awarded the contract is NFP and they have worked closely with staff to ensure the needs of city staff are being met.

FACTS AND ISSUES: Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant **through 12/31/22** so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse

(spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

	Current	Recommended
Employee	\$0.00	\$0.00
Employee + Spouse	\$584.70	\$563.81
Employee + Child(ren)	\$496.99	\$478.67
Family	\$1,081.70	\$631.70

If council chooses this recommendation, the **savings** would be approximately \$14,420 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On dental insurance, the city currently pays for employee only coverage – the recommendation is that this remains the same. With that being said, the rates would decrease as follows:

	Humana	Anthem (Low)	Anthem (High)
	Current	Recommended	Recommended
Employee	\$0.00	\$0.00	\$8.29
Employee + Spouse	\$36.55	\$33.15	\$51.46
Employee + Child(ren)	\$56.65	\$51.38	\$65.38
Family	\$93.19	\$84.53	\$111.50

The Low and High above are as follows (the main difference being orthodontia):

	Anthem	
	Low	High
Plan Name		
Deductible		
Individual	\$50	\$50
Family	\$150	\$150
Coinsurance		
Preventive Services	100%	100%
Basic Services	80%	80%
Major Services	50%	50%
Endodontics	50%	50%
Periodontics	50%	50%
Orthodontics	N/A	50%
Maximums		
Annual Per Member	\$1,500	\$2,000
Lifetime Orthodontia	N/A	\$2,000
Orthodontics (Child and/or Adult)	N/A	Child and Adult
UCR Percentage	90%	90%
Waiting Periods		
Current	None	None
Late Entrants	12 months Major	12 months Major
Participation Requirement	minimum 5 enrolled	minimum 5 enrolled
Rate Guarantee	2 Years	2 Years



This will **save** the city approximately \$3,180 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On vision, the **increase** is approximately \$179 (this would be the annual increase if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

Short-term disability is available to employees who wish to purchase it. Long-term disability is currently paid by the city for its employees and the new rates for this benefit are approximately \$6,419 lower than last year.

In 2023, the recommendation is to offer a Flexible Spending Account (FSA) to employees. If they choose to put money aside (pretax), they can do so for medical benefits.

The planned schedule for our renewal of insurance is as follows:

12/1 Council meeting, decision confirmed
12/2 Signed proposals returned to Anthem and Hartford, begin build for enrollment portal and communications
12/7 Communications to City for review and approval
12/8 Testing of enrollment portal
12/9 Finalization of enrollment portal
12/12-12/14 Open Enrollment: enrollment portal open, onsite education, enrollment assistance
12/15- post enrollment data audits
12/16- enrollment data submitted to carriers
12/19-12/22- carrier enrollment processing
12/30- Anthem ID cards in the mail, PDF cards available
1/1/23- New plan effective date

OPTIONS:

- 1) Approve the recommendations as presented.
 - 2) Offer different recommendations.
-

RECOMMENDED SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2023.

DEPARTMENT: Administration

Prepared by: Tonya Parrish

City of Flowery Branch

Medical Marketing Analysis - Anthem Alternates

January 1, 2023

		12/1/2022		RATES INCLUDING DENTAL AND VISION BUNDLING		
		Alliant	Anthem	Anthem	Anthem	
		Current	Renewal	Alt 1	Alt 2	
				72PF	72MR	72LY
Plan Name				POS OAP5 2000/0%/3000 AE GA T4	POS OAP5 1500/0%/2500 AE GA T4	POS OAP5 1000/0%/2500 AE GA T4
Provider Network		NO PHCS Network wrap		Open Access Plus	Open Access Plus	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)		\$20/\$40		\$30/\$60	\$30/\$60	\$30/\$60
Deductible	Single	\$2,250		\$2,000	\$1,500	\$1,000
	Family	\$4,500		\$6,000	\$4,500	\$3,000
Coinsurance		100%		100%	100%	100%
Out of Pocket Maximum	Single	\$2,250		\$3,000	\$2,500	\$2,500
	Family	\$4,500		\$9,000	\$7,500	\$7,500
Hospital and Emergency						
Inpatient Hospital		\$350		Deductible	Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible	Deductible
Outpatient Lab/X-ray		Deductible		Deductible	Deductible	Deductible
Outpatient Advanced Imaging		Ded + 20% coins		Deductible	Deductible	Deductible
Urgent Care		\$75		\$75	\$75	\$75
Emergency Room		\$150		\$350	\$350	\$350
Prescription Drugs						
Rx Deductible		None		None	None	None
Tier 1 (Preferred Value/Generic)		\$15		\$15	\$15	\$15
Tier 2 (Preferred Brand)		\$35		\$35	\$35	\$35
Tier 3 (Nonpreferred)		\$70		\$60	\$60	\$60
Tier 4 (Preferred Specialty)		25% up to \$400		25% to \$350	25% to \$350	25% to \$350
Tier 5 (Nonpreferred Specialty)						
Out of Network Benefits						
Deductible		\$2,000/\$4,000		\$6,000/\$18,000	\$4,500/\$13,500	\$3,000/\$9,000
Out of Pocket Maximum		N/A		\$9,000/\$27,000	\$7,500/\$22,500	\$7,500/\$22,500
Coinsurance		60%		50%	50%	50%
Commission		\$33		\$40	\$40	\$40
Rates	Census	Current	Renewal	Anthem	Anthem	Anthem
Employee	39	\$835.28	\$834.26	\$767.09	\$781.49	\$790.13
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$1,610.89	\$1,641.12	\$1,659.27
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$1,495.83	\$1,523.90	\$1,540.75
Family	4	\$2,380.56	\$2,377.63	\$2,339.62	\$2,383.54	\$2,409.89
Monthly Premium by Plan		\$50,200	\$50,139	\$47,099	\$47,983	\$48,514
Annual Premium by Plan		\$602,405	\$601,667	\$565,192	\$575,801	\$582,167
		Current	Renewal	Anthem	Anthem	Anthem
Annual Plan Totals		\$602,405	\$601,667	\$565,192	\$575,801	\$582,167
Annual Cost Difference (\$)		-	(\$738)	(\$37,213)	(\$26,604)	(\$20,238)
Annual Cost Difference (%)		-	-0.1%	-6.2%	-4.4%	-3.4%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Anthem will offer a \$2,500 Wellness/Technology fund.

If dental is sold, Anthem will allow 1.5% off medical rates.

If vision is sold, Anthem will allow .5% off medical rates.



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consideration of Conceptual Intersection Improvements at McEver Road and Gaines Ferry Road.

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

City Council heard the results of the traffic study performed by Mr. Vern Wilburn of Maldino and Wilburn Traffic Engineering Consultants on November 3, 2022 which raised the prospect of some future intersection improvements at McEver Road and Gaines Ferry Road.

FACTS AND ISSUES:

The City of Flowery Branch City Council has expressed interest in future construction of intersection improvements at McEver Road and Gaines Ferry Road. There is funding in the “Roads, Streets and Bridges” category of SPLOST VIII for the intersection improvements (\$2,000,000) that was previously designated as improvements to Exit 12 (the diamond underneath the interstate). Since the I-985 improvements were deferred by the Georgia Department of Transportation, the funding is available for the same category and can be used for any intersection improvements at McEver Road and Gaines Ferry Road.

OPTIONS:

- 1) Direct staff to proceed with developing a conceptual traffic light improvement plan at the intersection and provide a cost estimate for design and construction.
 - 2) Direct staff to proceed with developing a conceptual roundabout at the intersection and provide a cost estimate for design.
 - 3) Direct staff to proceed with developing concepts and cost estimates both a traffic light and a roundabout.
 - 4) Direct staff to provide more information regarding the two options.
 - 5) Do nothing.
-

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

SPLOST VIII

RECOMMENDATION:

This item is seeking direction from council.

SAMPLE MOTION:

I make a motion to direct staff to (insert desired option here).

COLLABORATING DEPARTMENT:

Administration

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Traffic Study Report 9-15-22.pdf](#)
- [ES - direction traffic improvements at Mcever and Gaines Ferry ERB Rev.pdf](#)

TRAFFIC STUDY

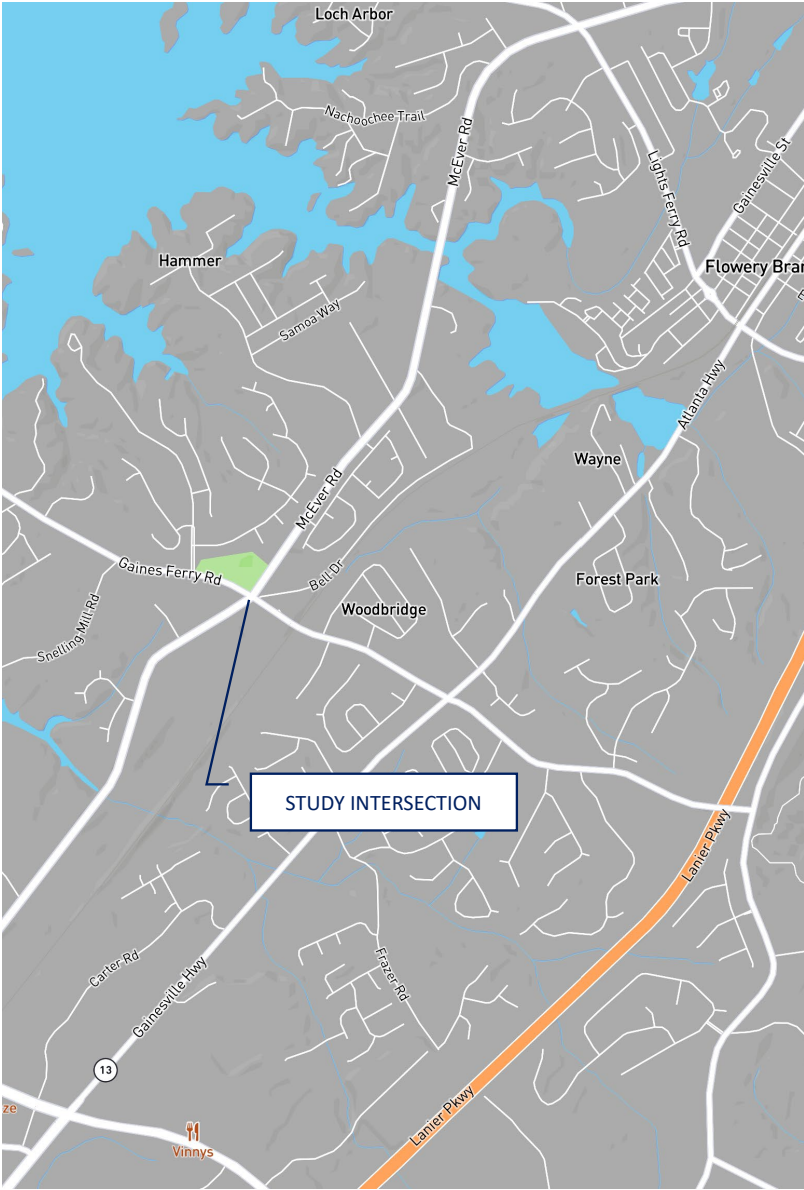
McEver Road and Gaines Ferry Rd

Flowery Branch, GA

15 September 2022



Maldino and Wilburn, LLC
Traffic Engineering Consultants



McEver Rd and Gaines Ferry Rd
Flowery Branch, GA

Prepared For:

The City of Flowery Branch

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
1864 Lower Fayetteville Rd
Newnan, GA 30265
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vern@mwtraffic.com

Additional Investigation By:

Mallory Maldino, EIT

Maldino & Wilburn Project No.: 22-26

September 15, 2022

Table of Contents



1. Introduction	1
Methodology	2
Past Transportation Planning	2
2. Existing Conditions.....	3
McEver Road.....	3
Gaines Ferry Road.....	3
Bell Drive	3
Travel Lanes and Traffic Control	4
Peak Hour Traffic Volumes.....	5
24-Hour Speed, Class, Volume Data.....	6
Intersection Sight Distance	7
3. Historic Data.....	8
Crash History.....	8
GDOT Historic Traffic Data.....	8
4. Projected Traffic Volumes	12
Base and Design Year	12
Growth Rates	12
5. Capacity Analysis, No Build Conditions.....	14
Capacity Analysis Results	14
6. Improvement Alternative 1, Adding Turn Lanes	15
Capacity Analysis Results	15
Conceptual Design	15
Cost Estimate.....	16
7. Improvement Alternative 2, Roundabout.....	17
Capacity Analysis Results	17
Conceptual Design	17
Cost Estimate.....	18
8. Summary of Findings	19
Appendices	21
A. Traffic Count Data	
B. Crash Data	
C. Capacity Analysis Reports, No Build Condition	
D. Capacity Analysis Reports, Alternative 1, Turn Lanes	
E. Conceptual Design, Turn Lanes	
F. Capacity Analysis Reports, Alternative 2, Roundabout	
G. Conceptual Design, Roundabout	

List of Figures



Figure 1: Location Map	1
Figure 2: Existing Travel Lanes and Traffic Control.....	4
Figure 3: Existing Peak Traffic Volumes.....	5
Figure 4: GDOT Count Stations in Study Area	9
Figure 5: GDOT Reported Historic AADT Traffic Data	10
Figure 6: Projected Peak Traffic Volumes	13

List of Tables

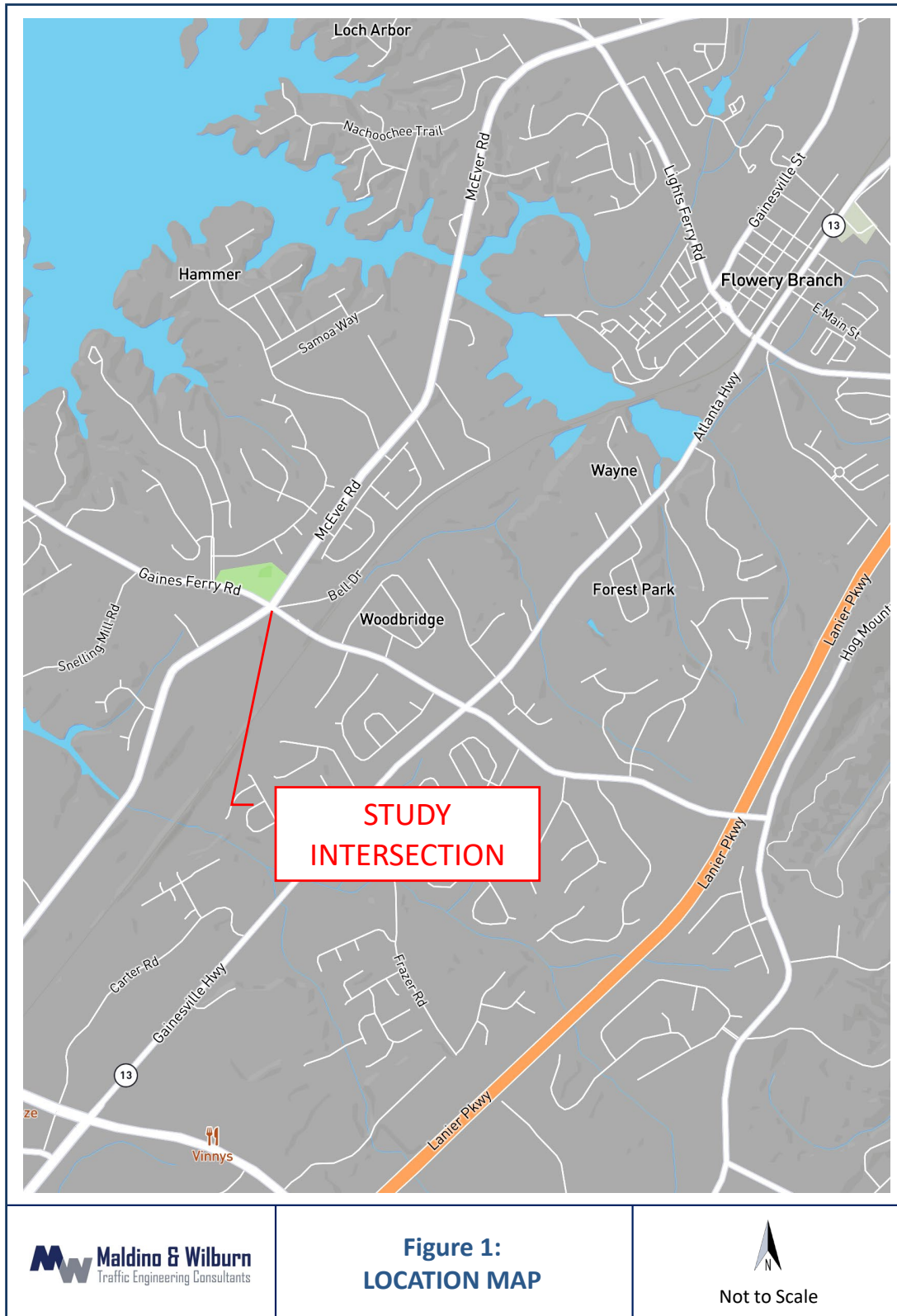


Table 1: Speed-Class-Volume Data, McEver Rd, North of Gaines Ferry Rd	6
Table 2: Crash History	8
Table 3: HCM Level of Service Scales	14
Table 4: Capacity Analysis Results, Existing Geometry	14
Table 5: Capacity Analysis Results, Alternative 1	15
Table 6: Cost Estimate, Alternative 1, Turn Lanes.....	16
Table 7: Capacity Analysis Results, Roundabout Alternative	17
Table 8: Cost Estimate, Alternative 2, Roundabout	18

1. Introduction



This study was conducted to evaluate traffic operations at the intersection of McEver Road and Gaines Ferry Road to determine if improvements are needed and to develop and evaluate improvement alternatives. Figure 1 shows the location of the study intersection.



Methodology

The following paragraphs describe our overall approach to evaluating the intersection. The methodology is essentially the systematic process outlined in the document *NCHRP 457, Evaluating Intersection Improvements*, published by the National Cooperative Research Program. The approach is summarized into the following areas:

Assessment Process

The assessment includes the identification of issues through the collection of roadway condition data, capacity analysis of existing and projected traffic volumes, and analysis of crash data.

Alternative Identification

Experienced traffic engineers will conduct field reviews of the intersections to identify viable and cost-effective improvement alternatives. As a minimum, alternatives evaluated will include signal control with auxiliary turn lanes and unconventional intersection alternatives such as roundabouts.

Evaluation of Alternatives

Alternative improvements will be evaluated primarily in terms of capacity analysis and intersection delay. Accident reduction potential will also be a factor.

Selection of Best Alternative

The benefits of the alternatives in terms of improved safety and capacity will be the primary basis for selection but cost and impact on adjacent property will also be factors. Benefit-cost analysis will be used when judgement alone is not enough to reduce viable mutually exclusive alternatives to a single candidate.

Past Transportation Planning

The Gainesville-Hall Regional Transportation Plan Update for 2020 (GH RTP) includes one planned project near the study intersection. GHMPO# GH-084 (GDOT PI 0001821) is the widening of McEver Road from SR 347/Lanier Islands Parkway to Gainesville Street. This project is listed on the GDOT GEOPI website as a long range project scheduled for 2032.

The GH RTP suggested that population increases between 2020 and 2050 would occur at a rate of 1.95 percent for Hall County as a whole.

This chapter provides a description of the existing roadways in the study area.

McEver Road

McEver Road is a minor arterial that runs generally north-south and parallel to I-985. It turns into SR 53 near Oakwood. McEver Road becomes Peachtree Industrial Boulevard south of SR 347.

McEver Road is generally a two-lane road north of SR 347.

Gaines Ferry Road

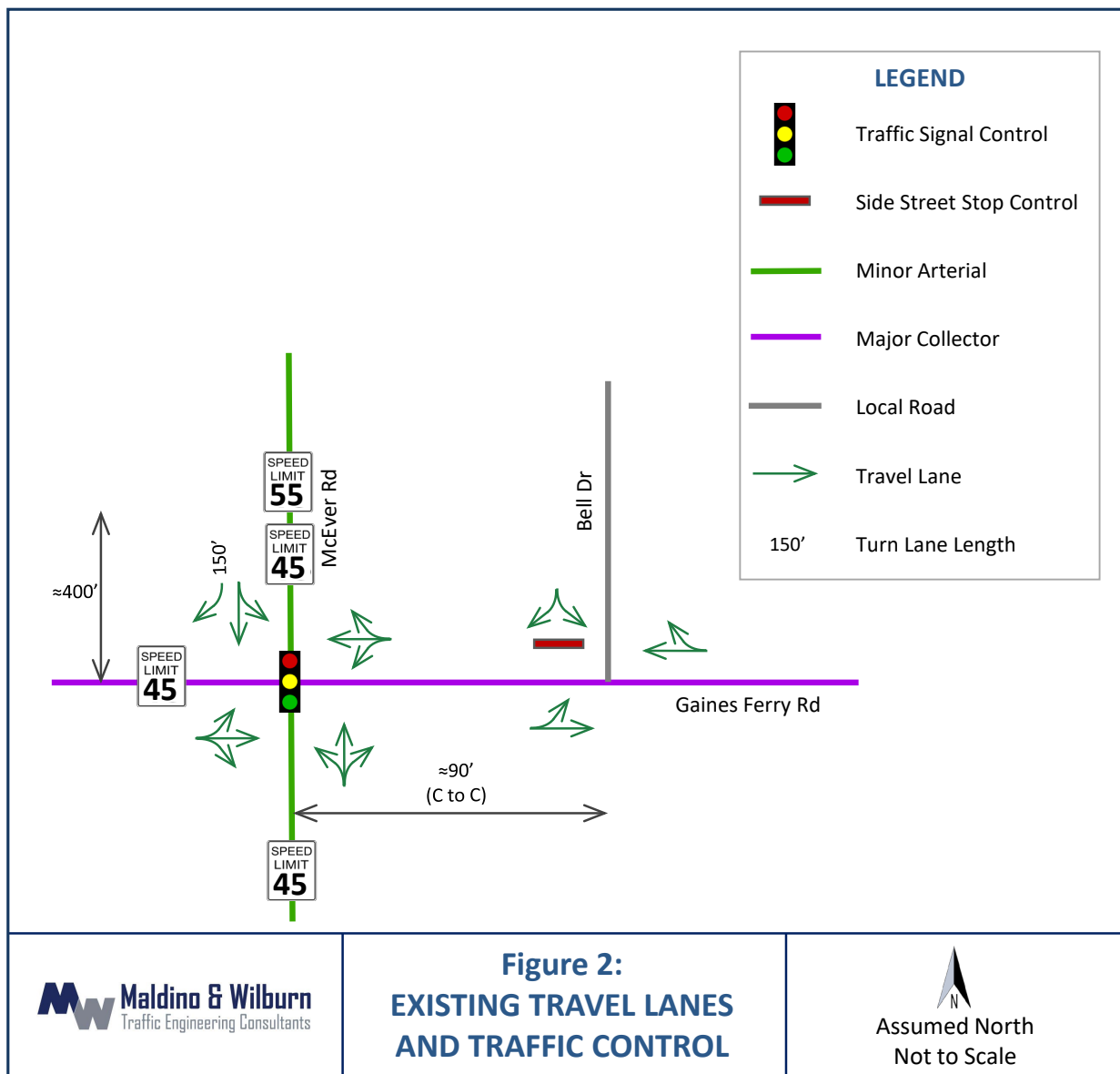
Gaines Ferry Road runs between Lake Lanier on the west and SR 53 on the east. The road crosses I-985 but does not have an interchange. The nearest interchanges are Spout Springs Road to the north and SR 347 to the south.

Bell Drive

Bell Drive runs north from Gaines Ferry Road generally parallel to McEver Road, intersecting McEver Road. The road is mostly unpaved. The land along both sides is mostly undeveloped except for the portion at the north end.

Travel Lanes and Traffic Control

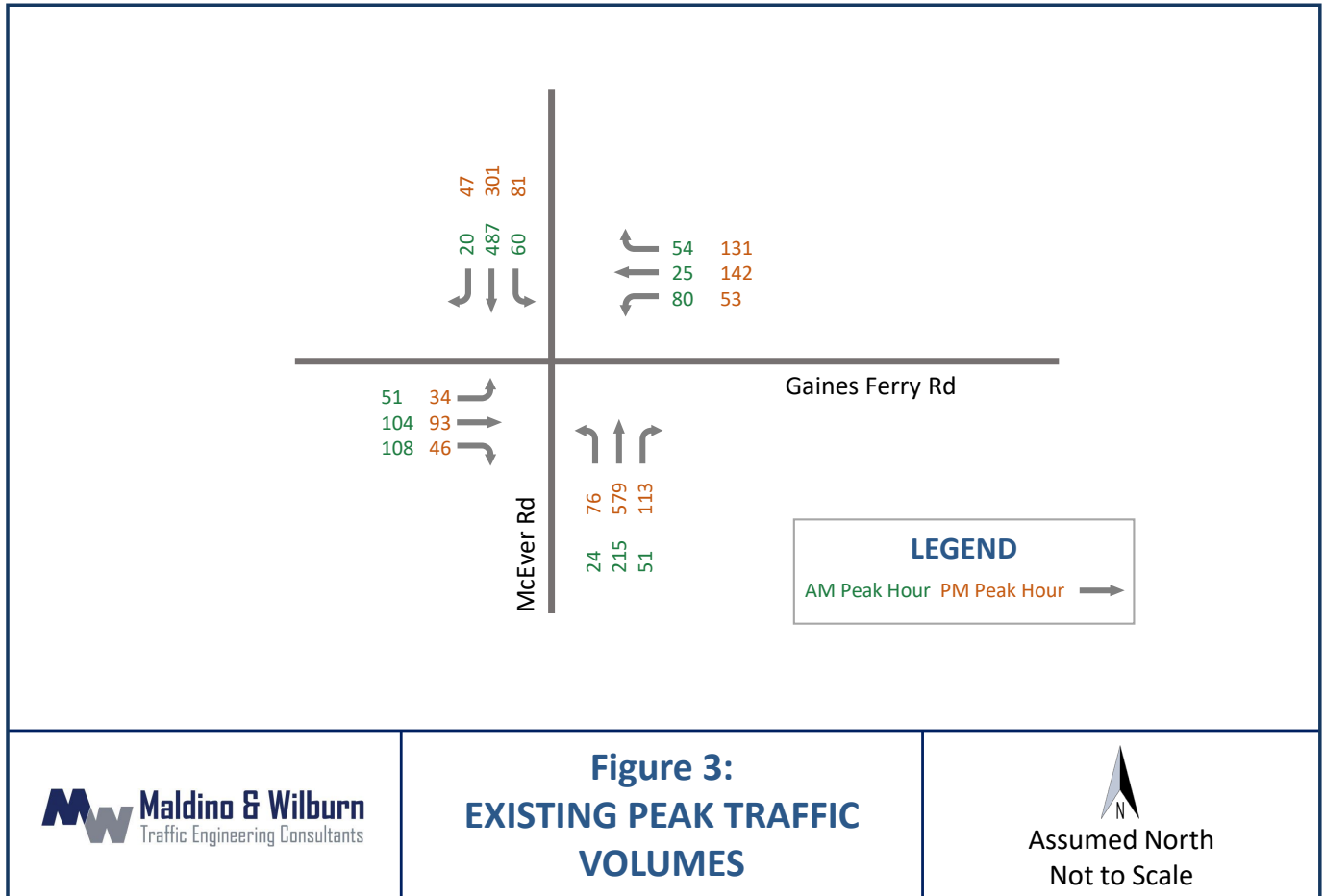
Figure 2 illustrates the existing travel lanes and traffic control in the study area.



During peak hour field reviews, the existing traffic signal appeared to be operating in a semi-actuated mode, with about 35 seconds of minimum green time for McEver Road. The maximum green time for Gaines Ferry Road is about 13 seconds. The maximum queues were observed to be about 12 vehicles. The queues on Gaines Ferry Road did not always clear at the end of the green. It appears that signal timing adjustments are needed.

Peak Hour Traffic Volumes

Turning movement counts (TMCs) were conducted at the study intersection on Wednesday, August 17, 2022. The TMCs were conducted during the AM and PM Peak Periods. Figure 3 summarizes the peak hourly volumes at the study intersection. Data reports from the turning movement counts are provided in Appendix A.



No traffic counts were performed at the intersection of Gaines Ferry Road and Bell Drive. However, during the field observations conducted during the peak hours, no more than five vehicles were observed using Bell Drive during any hour.

24-Hour Speed, Class, Volume Data

A 24-hour count was conducted on McEver Road just north of Gaines Ferry Road. This location coincides with GDOT Count Station 139-0467. The data collected at this location including speed, class, and volume, is included in Appendix A.

Table 1 summarizes the observed traffic data on McEver Road.

<i>Table 1- SPEED-CLASS-VOLUME DATA, McEVER RD, NORTH OF GAINES FERRY RD</i>			
DIRECTION	VOLUME	PERCENT TRUCKS & BUSES	85th PERCENTILE SPEED
Northbound	5907	29%	51 MPH
Southbound	5408	28.3%	50 MPH
Total	11,315		

Intersection Sight Distance

The only sight distance limitations at the study intersection were observed for permissive left turning vehicles. These included the southbound left turn movement from McEver Road to Gaines Ferry Road. The sight distance looking to the opposing northbound lane is limited by the horizontal alignment on McEver Road. The sight distance is approximately 650 feet.

The sight distance on eastbound Gaines Ferry Road to the approaching westbound traffic is about 600 feet.

The required intersection sight distance for permissive left turns considering the 45 MPH speed on both roads was calculated using a crossing time of 7 seconds. The required sight distance is as follows:

$$\begin{aligned}\text{SD} &= \text{Crossing Time} \times \text{Speed (FPS)} \\ &= 7 \times 1.47 \times \text{Speed (MPH)} \\ &= 463 \text{ feet}\end{aligned}$$

The sight distance is adequate for the posted speed limit.

Crash History

Crash data for the study intersection was obtained from the Georgia Electronic Accident Reporting System (GEARS). Data for the last full three-year period for which data is available (2018, 2019, and 2020) is summarized by crash type in Table 2. The actual data from GDOT is contained in Appendix B.

Table 2 – CRASH HISTORY						
YEAR	TOTAL CRASHES	RIGHT ANGLE	HEAD ON	REAR END	SIDESWIPE	OTHER
2018	14	4	0	7	1	2
2019	9	4	0	5	0	0
2020	10	5	0	4	1	0

GDOT Historic Traffic Data

GDOT maintains three traffic count stations near the study intersection. The locations of these count stations are illustrated in Figure 4 on the following page.

Traffic data from the GDOT TADA Website was examined to assist in the development of traffic growth rates.

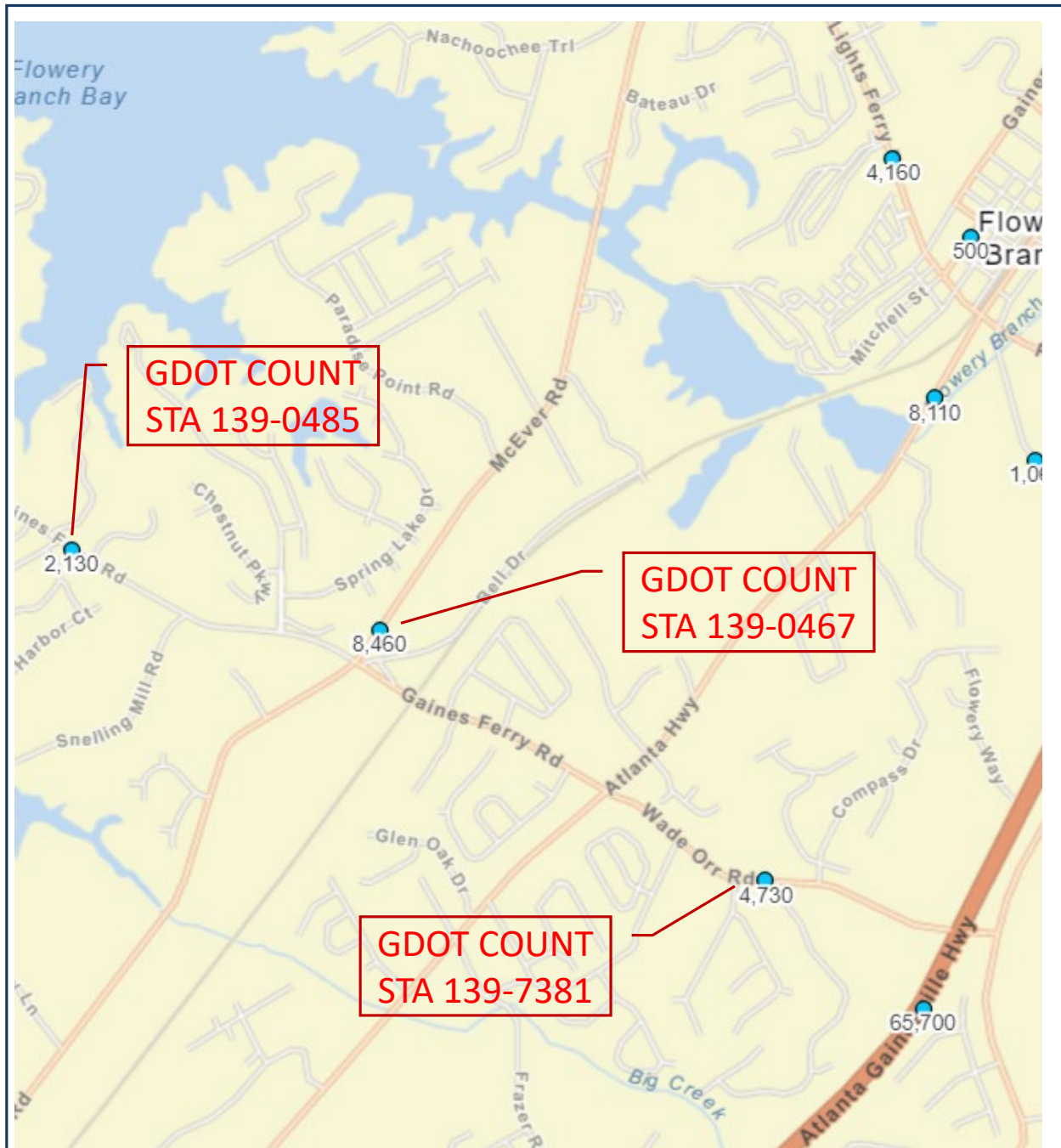


Figure 4:
GDOT COUNT STATIONS IN
STUDY AREA

The historic traffic data reported by DOT for the three count station near the study area are provided in Figure 5.

Station ID: 139-0467 (McEver Rd)									
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	Estimated	Estimated	Estimated	Actual	Estimated	Estimated
AADT	6940	6890	7280	7520	7740	7790	8660	8730	7890
K-Factor	-	-	0.113	0.113	0.113	-	0.114	0.114	0.114
D-Factor	-	-	0.500	0.500	0.500	-	0.590	0.590	0.590

Station ID: 139-0485 (Gaines Ferry Rd, West of McEver Rd)										
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Statistics type	-	-	-	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual
AADT	2050	2830	2830	2940	3010	2660	2700	2760	2560	2130
K-Factor	-	0.100	0.100	0.100	0.100	0.110	0.110	0.110	0.110	0.095
D-Factor	-	-	-	-	-	1.00	1.00	0.650	0.650	0.500

Station ID: 139-7381 (Wade Orr Rd, East of SR 9)									
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	Estimated	Estimated	Estimated	Estimated	Estimated	Actual
AADT	3430	4090	4090	4260	4360	4450	4520	4610	4460
K-Factor	-	0.120	0.120	0.120	0.120	-	-	-	0.118
D-Factor	-	0.700	0.700	0.700	0.700	-	-	-	0.580

Source: GDOT (TADA Website)



Figure 5:

GDOT REPORTED HISTORIC

AADT TRAFFIC DATA

A linear growth rate was calculated using the AADT for the first and last year of the GDOT data. However, since the COVID outbreak has generally resulted in decreases in traffic volumes, the data reported for 2020 and 2021 was ignored. The yearly compounded growth rate was calculated using the following formula:

$$F = P (1 + r)^n$$

where:

F = Last Value

P = First Value

r = Growth Rate

n = Number of Years

The calculated rates for each count station are as follows:

Station 139-0467 (McEver Rd)

$$8730 = (6940) \times (1 + r)^7$$

$$r = 3.3\%$$

Station 139-0485 (Gaines Ferry Rd)

$$2760 = (2050) \times (1 + r)^7$$

$$r = 4.3\%$$

Station 139-7381 (Wade Orr Rd)

$$4610 = (3430) \times (1 + r)^7$$

$$r = 4.3\%$$

The count stations on Gaines Ferry Road and Wade Orr Road have shown an average growth rate of 4.3% per year. The station on McEver Road has shown an average rate of 3.3% per year.

4. Projected Traffic Volumes



Transportation improvements are typically designed so that improvements can rectify current deficiencies but also satisfy future travel demand expected throughout the design life of the improvements (generally considered to be 20 years).

Base and Design Year

It is expected that improvements could be planned and implemented within the next three years. Therefore the base year is taken as 2025 and the design year would be 2045.

Growth Rates

Based on the analysis of the historic traffic volume trends and expected future population growth, a rate of 2.5 percent per year (compounded annually) was selected to project future traffic volumes. The historic growth rates in the area were found to be in the range of 3.3-4.3 percent per year. However, a future population growth rate for the county of 1.95 percent per year was suggested in the latest transportation plan update.

Projection factors were developed using the relationship between present and future conditions previously presented.

$$F/P = (1 + r)^n$$

where:

F = Last Value

P = First Value

r = Growth Rate

n = Number of Years

The factor applied to present volumes to derive Base Year Volumes (2025) is as follows:

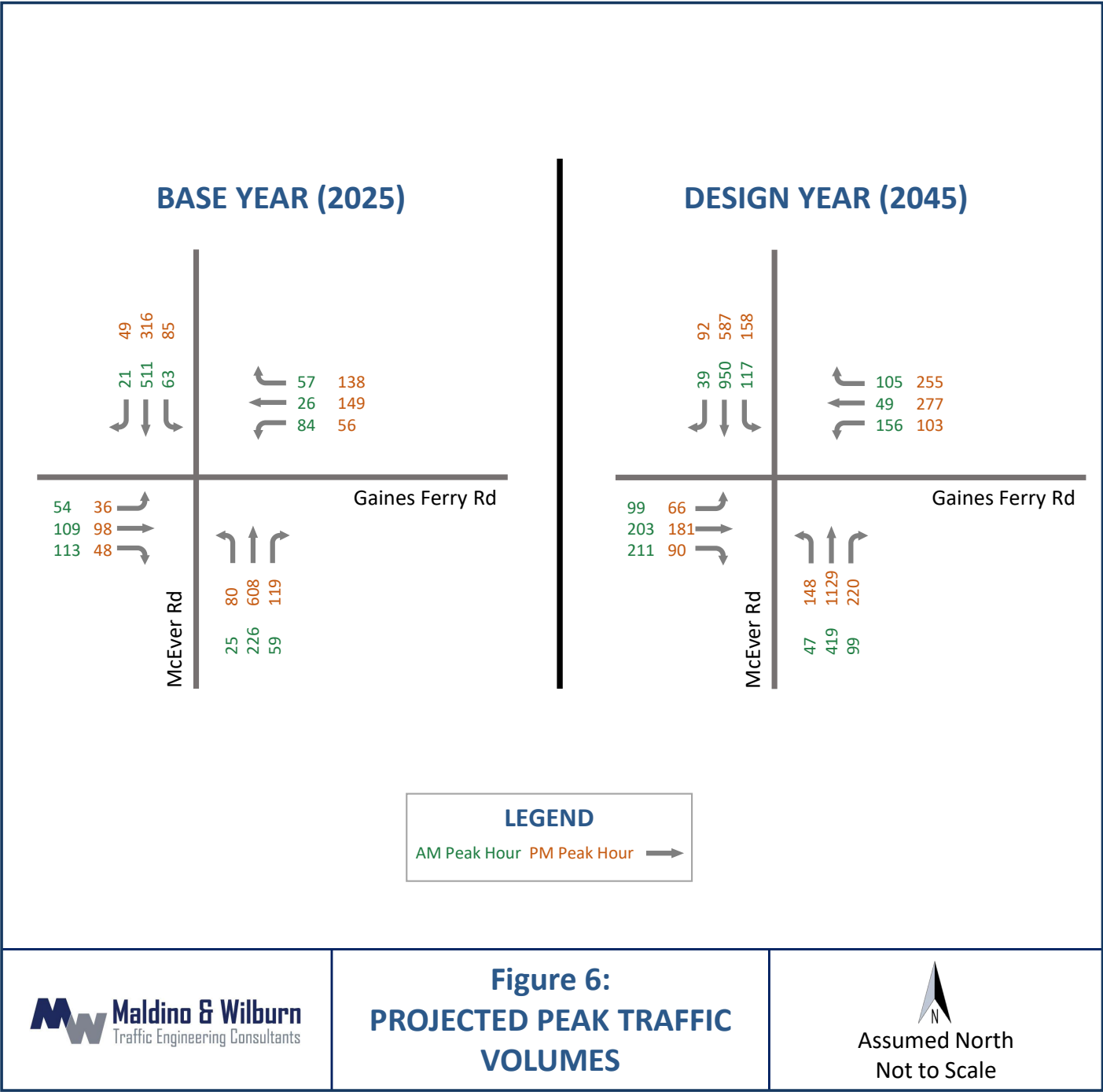
$$(1 + r)^n = (1 + 0.025)^2 = 1.05$$

The factor applied to present volumes to derive Design Year Volumes (2045) is as follows:

$$(1 + r)^n = (1 + 0.025)^{27} = 1.95$$

These factors were applied to derive future traffic volume projections as shown in Figure 6 on the following page.

These factors were applied to derive future traffic volume projections as shown in Figure 6.



5. Capacity Analysis, No Build Conditions



Capacity analysis was performed for the existing and projected conditions using *Synchro 10* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service (LOS), which is a function of average delay per vehicle, in seconds. The LOS scales according to the *Highway Capacity Manual* (HCM) are shown in Table 3.

Table 3 – HCM LEVEL OF SERVICE SCALES		
LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	WITH STOP CONTROL	WITH SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

Capacity Analysis Results

The capacity analysis results for the study intersection are summarized in Table 4. Capacity analysis reports from the Synchro Program for the current intersection geometric conditions are included in Appendix C.

Table 4 – CAPACITY ANALYSIS RESULTS, EXISTING GEOMETRY					
EXISTING VOLUMES		BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
B (15.5)	C (26.3)	B (16.9)	C (31.2)	F (260.1)	F (555.9)

The results shown above assume that optimum signal timing is in effect, which is not currently in operation. Therefore, the results shown for existing conditions are slightly better than what is occurring.

The results indicate that, although current conditions are acceptable, the intersection will operate with very poor operations by the design year if no improvements are made.

6. Improvement Alternative 1, Adding Turn Lanes



This chapter includes the development and evaluation of Alternative 1, which is the addition of separate left and right turn lanes on each leg of the intersection.

Capacity Analysis Results

The capacity analysis results for the study intersection with separate turn lanes are summarized in Table 5. Capacity analysis reports from the Synchro Program for Alternative 1 improvements are included in Appendix D.

Table 5 – CAPACITY ANALYSIS RESULTS, ALTERNATIVE 1			
BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
A (9.3)	C (31.2)	C (28.7)	D (48.3)

The results shown above assume that left turn phases are also added for the northbound and southbound approaches on McEver Road.

Conceptual Design

A conceptual layout of Alternative 1 was developed so that a rough cost estimate could be prepared. The conceptual layout is included in Appendix E.

Cost Estimate

Table 6 is a conceptual cost estimate for Alternative 1.

Table 6 – COST ESTIMATE, ALTERNATIVE 1, TURN LANES				
ITEM	QUANTITY	UNITS	UNIT COST	EXTENSION
TRAFFIC CONTROL AND MOBILIZATION	LS	LS	100,000	80,000
CLEARING/GRUBBING	LS	LS	100,000	100,000
GRADING	LS	LS	100,000	100,000
GR AGGR BASE, 8 IN, INCL MATL	11,000	SY	20	220,000
4 IN RECYCLED ASPH CONC	10,500	SY	35	367,500
STRIPING, 5 IN, WHITE	6000	LF	0.70	4,200
LANDSCAPING	LS	LS	10,000	10,000
CONSTRUCTION COST				881,700
CONTINGENCY (15% Of CONST COST)				132,255
ENGINEERING (15% Of CONST COST)				132,255
ROW ACQUISITION, 0.4 AC				2,000
UTILITY RELOCATION				50,000
TOTAL				\$1,198,210

7. Improvement Alternative 2, Roundabout



This chapter includes the development and evaluation of the Alternative 2, which is the construction of a roundabout.

Capacity Analysis Results

The capacity analysis results for the study intersection operating as a roundabout are summarized in Table 7. Capacity analysis reports from the Synchro Program for the Roundabout are included in Appendix F.

Table 7 – CAPACITY ANALYSIS RESULTS, ROUNDABOUT ALTERNATIVE			
BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
A (2.7)	A (7.)	C (31.6)	E (58.3)

The results shown above indicate that a roundabout would operate very well (LOS A) with the base volumes but will begin to degrade to an LOS E near the design year.

Conceptual Design

A conceptual layout of Alternative 2 was developed so that a rough cost estimate could be prepared. The conceptual layout is included in Appendix G.

Cost Estimate

Table 8 is a conceptual cost estimate for the Roundabout Alternative.

Table 8 – COST ESTIMATE, ALTERNATIVE 2, ROUNDABOUT				
ITEM	QUANTITY	UNITS	UNIT COST	EXTENSION
TRAFFIC CONTROL AND MOBILIZATION	LS	LS	100,000	100,000
CLEARING/GRUBBING	LS	LS	200,000	200,000
GRADING	LS	LS	200,000	200,000
GR AGGR BASE, 8 IN, INCL MATL	10,000	SY	20	200,00
4 IN RECYCLED ASPH CONC	8100	SY	35	283,500
CONC MEDIAN, 6 IN	1300	SY	55	71,500
LIGHTING	LS	LS	60,000	60,000
STRIPING, 5 IN, WHITE	4500	LF	0.70	3,150
LANDSCAPING	LS	LS	50,000	50,000
CONSTRUCTION COST				1,168,150
CONTINGENCY (15% Of CONST COST)				175,222.50
ENGINEERING (15% Of CONST COST)				175,222.50
ROW ACQUISITION, 0.4 AC				50,000
UTILITY RELOCATION				150,000
TOTAL				\$1,718,595

8. Summary of Findings



The following summarizes the findings of the traffic study:

Existing Conditions

1. The intersection is currently signalized, and the signal timing should be optimized.
2. The existing operations provide for Level of Service (LOS) C or better. This assumes optimum signal timing.
3. The intersection currently has about 10 crashes per year. In 2018 there were 14 crashes.

Future, No Build Conditions

4. Based on historic traffic trends, it is expected that traffic will increase at the rate of 2.5 percent per year throughout the design life of the intersection improvement project (20 years).
5. With these future increases in traffic, the intersection is expected to continue to operate at LOS C or better at the base year (when intersection improvement could be completed by 2025).
6. At the design year (2045), the intersection is expected to operate at a very poor LOS F, without any improvements.

Improvement Alternative 1 – Adding Turn Lanes

7. If separate left and right turn lanes were added to each leg of the intersection, it would operate at LOS C or better in the base year and LOS D or better at the design year.
8. The cost of adding turn lanes is estimated to be \$1,198,210.

Improvement Alternative 2 – Converting to a Roundabout

9. If the intersection were to be converted to a roundabout, it would operate at LOS C or better in the base year and LOS E or better at the design year.
10. The cost of constructing a roundabout is estimated to be \$1,718,595.

Appendices



- A. Traffic Count Data
- B. Crash Data
- C. Capacity Analysis Reports, No Build Condition
- D. Capacity Analysis Reports, Alternative 1, Turn Lanes
- E. Conceptual Design, Turn Lanes
- F. Capacity Analysis Reports, Alternative 2, Roundabout
- G. Conceptual Design, Roundabout

Appendix A



Traffic Count Data



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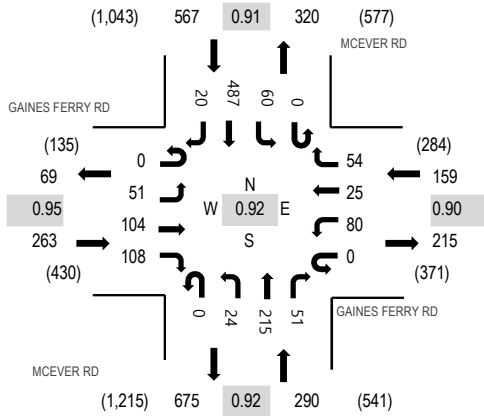
Location: 1 MCEVER RD & GAINES FERRY RD AM

Date: Wednesday, August 17, 2022

Peak Hour: 07:00 AM - 08:00 AM

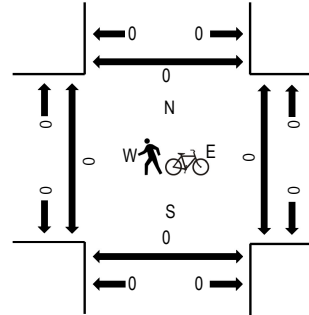
Peak 15-Minutes: 07:15 AM - 07:30 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	GAINES FERRY RD Eastbound				GAINES FERRY RD Westbound				MCEVER RD Northbound				MCEVER RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	3	12	14	0	16	2	8	0	1	46	4	0	8	87	1	202	1,089	0	0	0	0
6:45 AM	0	2	19	25	0	11	6	8	0	2	46	4	0	9	120	1	253	1,217	0	0	0	0
7:00 AM	0	15	18	31	0	16	1	16	0	6	45	8	0	10	119	2	287	1,279	0	0	0	0
7:15 AM	0	11	27	31	0	27	9	10	0	8	53	14	0	16	137	4	347	1,271	0	0	0	0
7:30 AM	0	11	29	22	0	18	6	15	0	6	52	15	0	19	131	6	330	1,209	0	0	0	0
7:45 AM	0	14	30	24	0	19	9	13	0	4	65	14	0	15	100	8	315		0	0	0	0
8:00 AM	0	6	21	16	0	14	10	15	0	10	51	12	0	13	106	5	279		0	0	0	0
8:15 AM	0	8	22	19	0	11	14	10	0	9	54	12	0	20	101	5	285		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Lights	0	49	104	104	0	78	24	52	0	19	209	48	0	58	484	19	1,248
Mediums	0	2	0	4	0	2	1	2	0	5	4	3	0	2	3	1	29
Total	0	51	104	108	0	80	25	54	0	24	215	51	0	60	487	20	1,279



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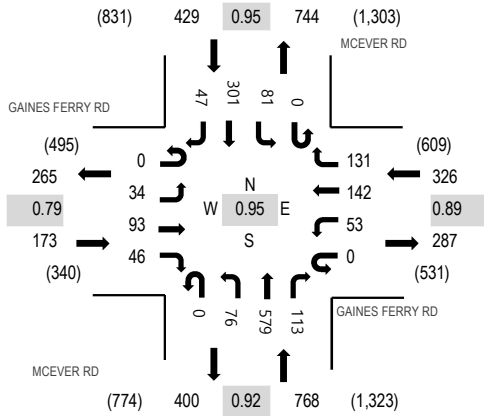
Location: 1 MCEVER RD & GAINES FERRY RD PM

Date: Wednesday, August 17, 2022

Peak Hour: 04:45 PM - 05:45 PM

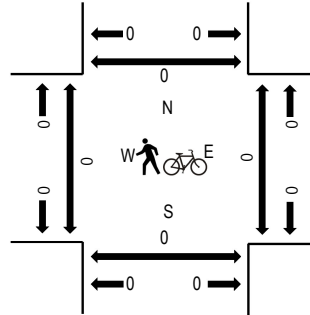
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	GAINES FERRY RD Eastbound				GAINES FERRY RD Westbound				MCEVER RD Northbound				MCEVER RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:30 PM	0	11	26	13	0	12	44	31	0	8	120	22	0	15	72	8	382	1,657	0	0	0	0
4:45 PM	0	10	12	12	0	11	30	35	0	25	139	33	0	17	77	15	416	1,696	0	0	0	0
5:00 PM	0	6	29	10	0	14	29	34	0	9	145	28	0	31	71	6	412	1,624	0	0	0	0
5:15 PM	0	12	33	15	0	17	43	34	0	20	132	28	0	15	85	13	447	1,546	0	0	0	0
5:30 PM	0	6	19	9	0	11	40	28	0	22	163	24	0	18	68	13	421	1,446	0	0	0	0
5:45 PM	0	9	20	11	0	15	29	26	0	14	99	17	0	18	78	8	344		0	0	0	0
6:00 PM	0	7	16	14	0	8	39	23	0	16	103	18	0	23	58	9	334		0	0	0	0
6:15 PM	0	5	25	10	0	6	33	17	0	14	108	16	0	28	77	8	347		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2
Lights	0	34	93	46	0	53	142	130	0	76	577	113	0	80	300	47	1,691
Mediums	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	0	3
Total	0	34	93	46	0	53	142	131	0	76	579	113	0	81	301	47	1,696

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Page 1

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
08/17/22	0	0	0	1	0	2	2	1	2	0	0	0	0	0	0	8
00:15	0	0	0	0	0	1	1	5	1	0	0	0	0	0	0	8
00:30	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	4
00:45	0	0	0	0	0	1	3	2	0	0	0	0	0	0	0	6
01:00	0	0	0	1	0	4	7	9	4	1	0	0	0	0	0	26
01:15	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	4
01:30	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
01:45	0	0	0	0	0	1	0	3	0	1	0	0	0	0	0	5
02:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:15	0	0	0	0	1	5	3	3	0	1	0	0	0	0	0	13
02:30	0	0	0	0	0	0	1	3	0	0	0	0	0	0	0	4
02:45	0	0	2	0	0	2	2	4	0	0	0	0	0	0	0	8
03:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
03:45	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	2	0	0	0	0	2	1	4	1	0	1	0	0	0	0	2
04:15	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	11
04:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
04:45	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0
05:00	0	0	0	0	0	2	1	3	2	2	0	0	0	0	1	4
05:15	0	0	0	0	0	0	2	2	2	1	0	0	0	0	0	7
05:30	1	0	0	0	0	0	0	2	4	2	1	0	0	0	0	10
05:45	0	0	0	0	0	0	5	4	3	1	2	1	0	0	0	16
06:00	1	0	0	0	1	0	3	3	6	1	2	0	0	0	0	16
06:15	0	0	0	0	2	1	4	5	4	2	0	0	0	0	0	49
06:30	2	0	1	0	0	2	12	7	1	0	0	0	0	0	0	18
06:45	3	0	0	0	1	1	16	16	13	3	1	0	0	0	0	25
07:00	5	0	0	0	1	2	17	21	11	4	0	0	0	0	0	54
07:15	10	0	1	0	4	6	49	49	29	9	1	0	0	0	0	61
07:30	4	1	0	2	0	1	28	19	11	5	0	0	0	0	0	158
07:45	7	0	0	0	0	4	28	30	8	2	0	1	0	0	0	71
08:00	2	0	0	0	2	11	21	29	12	3	0	0	0	0	0	80
08:15	3	0	2	1	6	14	32	26	6	0	1	0	0	0	0	80
08:30	16	1	2	3	8	30	109	104	37	10	1	1	0	0	0	91
08:45	3	0	0	0	0	11	22	23	14	2	0	0	0	0	0	322
09:00	2	0	1	0	5	8	17	22	13	2	1	0	0	0	0	75
09:15	1	3	0	2	1	4	12	30	9	5	0	0	0	0	0	71
09:30	1	0	0	1	1	7	19	22	14	0	1	0	0	0	0	67
09:45	7	3	1	3	7	30	70	97	50	9	2	0	0	0	0	66
10:00	1	0	0	0	8	4	10	16	6	1	1	0	0	0	0	279
10:15	2	0	0	4	4	9	28	30	14	4	3	0	0	0	0	47
10:30	4	0	0	2	2	2	25	20	9	3	0	0	0	0	0	98
10:45	4	0	0	0	2	3	29	18	8	3	0	0	0	0	0	67
11:00	11	0	0	6	16	18	92	84	37	11	4	0	0	0	0	279
11:15	5	0	0	1	1	8	20	17	5	1	1	0	0	0	0	59
11:30	0	0	0	0	1	3	21	21	5	0	0	0	0	0	0	51
11:45	2	0	2	1	4	6	13	21	4	6	0	0	0	0	0	59
12:00	3	0	1	1	1	10	13	20	11	0	0	0	0	0	0	60
12:15	10	0	3	3	7	27	67	79	25	7	1	0	0	0	0	229
12:30	3	0	1	0	4	3	17	23	14	5	0	0	0	0	0	70
12:45	5	0	0	1	3	4	21	27	12	4	0	0	0	0	0	77
13:00	2	0	0	0	0	1	8	32	7	4	0	0	0	0	0	54
13:15	2	0	0	2	7	12	11	16	10	2	0	0	0	0	0	62
13:30	12	0	1	3	14	20	57	98	43	15	0	0	0	0	0	263
Total	69	4	10	19	58	146	469	549	243	70	15	2	0	1	1655	

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
12 PM	1	1	0	5	3	17	25	20	4	1	0	0	0	0	0	77
12:15	3	0	1	3	0	15	27	27	10	4	0	0	0	0	0	90
12:30	8	0	0	0	3	2	21	19	11	1	0	0	0	0	0	65
12:45	4	0	0	1	1	11	19	33	14	1	0	0	0	0	0	84
	16	1	1	9	7	45	92	99	39	7	0	0	0	0	0	316
13:00	2	0	0	3	3	5	25	26	13	1	0	0	0	0	0	78
13:15	1	0	0	1	1	1	11	31	19	4	1	1	0	0	0	71
13:30	4	0	1	2	2	13	22	31	8	3	0	0	1	0	0	87
13:45	3	0	0	1	0	5	14	22	12	6	2	0	0	0	0	65
	10	0	1	7	6	24	72	110	52	14	3	1	1	0	0	301
14:00	1	0	0	1	1	2	27	33	18	2	0	0	0	0	0	85
14:15	2	0	1	2	0	3	19	35	15	3	0	0	0	0	0	80
14:30	4	0	1	2	6	24	36	52	15	2	1	0	0	0	0	143
14:45	3	0	0	1	0	9	51	53	13	3	1	0	0	0	0	134
	10	0	2	6	7	38	133	173	61	10	2	0	0	0	0	442
15:00	5	0	0	0	1	17	42	28	21	7	0	0	0	0	0	121
15:15	3	7	1	7	6	22	35	44	13	3	0	0	0	0	0	141
15:30	5	2	13	4	6	22	38	30	13	5	0	0	0	0	0	138
15:45	6	0	0	2	15	12	37	53	14	4	0	0	0	0	0	143
	19	9	14	13	28	73	152	155	61	19	0	0	0	0	0	543
16:00	4	0	1	3	1	14	49	52	20	2	0	0	0	0	0	146
16:15	3	0	1	4	8	19	45	47	17	6	1	0	0	0	0	151
16:30	5	0	0	8	5	15	60	55	15	1	0	0	0	0	0	164
16:45	3	0	0	6	1	29	57	58	25	4	1	0	0	0	0	184
	15	0	2	21	15	77	211	212	77	13	2	0	0	0	0	645
17:00	6	0	0	2	3	22	65	52	15	4	2	0	0	0	0	171
17:15	7	0	1	3	1	9	58	60	28	11	1	0	0	0	0	179
17:30	7	0	1	11	8	31	58	64	14	4	0	1	0	0	0	199
17:45	1	0	0	1	1	12	50	36	21	3	0	1	0	0	0	126
	21	0	2	17	13	74	231	212	78	22	3	2	0	0	0	675
18:00	4	2	0	5	1	22	37	45	16	3	1	0	0	0	0	136
18:15	3	0	1	2	1	11	31	47	18	5	2	0	0	0	0	121
18:30	2	0	0	6	1	8	26	44	20	2	0	0	0	0	0	109
18:45	1	0	0	1	2	7	30	46	15	3	0	0	0	0	0	105
	10	2	1	14	5	48	124	182	69	13	3	0	0	0	0	471
19:00	0	0	0	2	2	4	20	31	18	1	1	0	0	0	0	79
19:15	3	0	0	1	3	9	19	24	7	5	1	0	0	0	0	72
19:30	1	0	0	4	0	1	10	38	9	3	0	1	0	0	0	67
19:45	0	0	0	3	1	2	37	34	13	2	0	0	0	0	0	92
	4	0	0	10	6	16	86	127	47	11	2	1	0	0	0	310
20:00	0	0	0	2	2	5	16	25	6	2	0	0	0	0	0	58
20:15	1	0	0	1	0	4	18	20	11	2	0	0	0	0	0	57
20:30	1	0	0	1	0	3	16	22	8	1	0	0	1	0	0	53
20:45	0	0	0	4	1	7	25	11	6	3	0	0	0	0	0	57
	2	0	0	8	3	19	75	78	31	8	0	0	1	0	0	225
21:00	0	0	2	1	0	1	2	20	7	4	0	0	0	0	0	37
21:15	0	2	3	1	1	4	13	20	5	1	0	0	0	0	0	50
21:30	1	0	1	3	0	3	10	10	9	2	2	0	0	0	0	41
21:45	1	0	0	0	0	0	4	11	5	4	1	0	0	0	0	26
	2	2	6	5	1	8	29	61	26	11	3	0	0	0	0	154
22:00	0	2	0	1	1	0	7	8	5	2	0	0	0	0	0	26
22:15	0	0	0	0	0	2	10	13	2	2	1	0	0	0	0	30
22:30	0	0	0	0	0	5	5	7	7	4	0	0	0	0	0	28
22:45	0	0	0	0	0	1	10	8	4	2	0	2	0	0	0	27
	0	2	0	1	1	8	32	36	18	10	1	2	0	0	0	111
23:00	0	0	0	0	0	0	7	8	6	1	0	0	0	0	0	22
23:15	0	0	0	1	0	0	3	6	1	0	0	0	0	0	0	11
23:30	0	0	0	0	2	0	4	5	4	0	1	0	0	0	0	16
23:45	0	0	0	0	0	0	2	2	4	1	1	0	0	0	0	10
	0	0	0	1	2	0	16	21	15	2	2	0	0	0	0	59
Total	109	16	29	112	94	430	1253	1466	574	140	21	6	2	0	0	4252
Grand Total	178	20	39	131	152	576	1722	2015	817	210	36	8	2	1	0	5907

15th Percentile : 38 MPH
 50th Percentile : 45 MPH
 85th Percentile : 51 MPH
 95th Percentile : 54 MPH

Stats Mean Speed(Average) : 44 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number in Pace : 3737

All Traffic Data Services

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Page 4

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
08/17/22	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
00:30	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	3
00:45	0	0	0	0	0	0	2	1	1	0	0	0	0	0	0	4
01:00	0	0	0	1	0	0	6	2	2	0	0	0	0	0	0	11
01:15	0	0	0	0	0	1	2	1	2	1	0	0	0	0	0	7
01:30	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
01:45	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
02:00	0	0	0	0	0	1	5	1	4	1	0	0	0	0	0	12
02:15	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4
02:30	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	1
02:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3
03:00	0	0	0	1	0	0	1	6	1	0	0	0	0	0	0	1
03:15	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	9
03:30	1	0	0	2	0	1	2	0	1	0	0	0	0	0	0	7
03:45	0	0	0	0	0	0	1	2	1	0	1	0	0	0	0	5
04:00	0	0	0	1	0	0	1	1	1	1	0	0	0	0	0	5
04:15	2	0	0	4	0	1	5	3	3	1	1	0	0	0	0	20
04:30	0	0	0	0	0	1	1	1	4	0	0	0	0	0	0	7
04:45	0	0	0	0	0	0	1	1	4	2	1	0	0	0	0	9
05:00	0	0	0	0	0	0	0	4	5	2	1	0	0	0	0	12
05:15	0	0	0	0	0	0	1	6	7	0	1	0	0	0	0	15
05:30	0	0	0	0	0	1	3	12	20	4	3	0	0	0	0	43
05:45	0	0	0	1	0	0	3	4	5	2	1	0	0	0	0	16
06:00	3	0	0	0	2	1	3	10	12	0	1	0	0	0	0	32
06:15	1	0	0	0	0	0	10	24	13	4	0	0	0	0	0	52
06:30	0	0	0	1	0	0	7	29	16	1	0	0	0	0	0	54
06:45	4	0	0	2	2	1	23	67	46	7	2	0	0	0	0	154
07:00	1	0	1	1	3	1	18	28	14	1	1	0	0	0	0	69
07:15	2	0	1	1	3	0	16	37	13	5	0	0	0	0	0	78
07:30	4	0	0	1	1	1	29	47	16	1	1	0	0	0	0	101
07:45	5	0	0	0	2	16	46	45	15	2	0	0	0	0	0	131
08:00	12	0	2	3	9	18	109	157	58	9	2	0	0	0	0	379
08:15	3	1	1	3	12	5	36	52	9	0	0	0	0	0	0	122
08:30	9	0	0	2	1	15	67	52	8	0	0	0	0	0	0	154
08:45	7	0	0	2	0	16	57	71	3	0	0	0	0	0	0	156
09:00	2	0	0	3	3	15	41	42	12	5	0	0	0	0	0	123
09:15	21	1	1	10	16	51	201	217	32	5	0	0	0	0	0	555
09:30	3	0	0	1	8	19	40	48	6	1	0	0	0	0	0	126
09:45	1	1	0	0	1	15	35	49	12	1	0	0	0	0	0	115
10:00	4	1	1	1	0	6	16	43	15	3	0	0	0	0	0	90
10:15	3	0	1	6	1	1	27	40	21	0	0	0	0	0	0	100
10:30	11	2	2	8	10	41	118	180	54	5	0	0	0	0	0	431
10:45	1	1	0	2	1	1	10	47	17	5	0	0	0	0	0	85
11:00	3	0	0	1	0	4	40	45	23	4	0	0	0	0	0	120
11:15	3	0	0	0	0	1	28	32	10	3	0	0	0	0	0	77
11:30	0	0	0	3	2	2	17	31	8	0	0	0	0	0	0	63
11:45	7	1	0	6	3	8	95	155	58	12	0	0	0	0	0	345
12:00	3	0	0	0	2	1	16	31	15	2	0	0	0	0	0	70
12:15	5	0	0	2	1	2	28	33	8	1	0	0	0	0	0	80
12:30	1	1	0	0	3	1	16	44	15	2	0	0	0	0	0	83
12:45	3	0	0	3	1	1	24	18	15	1	0	0	0	0	0	66
13:00	12	1	0	5	7	5	84	126	53	6	0	0	0	0	0	299
13:15	0	0	0	1	0	0	6	34	20	2	1	0	0	0	0	64
13:30	3	0	0	0	0	1	12	30	13	2	0	0	0	0	0	61
13:45	4	0	0	1	1	7	20	17	12	0	0	0	0	0	0	62
14:00	2	0	0	2	0	1	22	14	3	0	0	0	0	0	0	44
14:15	9	0	0	4	1	9	60	95	48	4	1	0	0	0	0	231
Total	78	5	5	44	48	136	710	1021	379	54	9	0	0	0	0	2489

All Traffic Data Services

www.alltrafficdata.net

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
12 PM	4	0	0	1	2	2	17	23	10	0	0	0	0	0	0	59
12:15	3	0	0	0	0	5	23	30	13	0	0	0	0	0	0	74
12:30	4	1	1	1	2	6	34	38	2	0	0	0	0	0	0	89
12:45	1	0	0	0	1	5	19	27	14	0	0	0	0	0	0	67
	12	1	1	2	5	18	93	118	39	0	0	0	0	0	0	289
13:00	4	0	0	0	7	10	19	30	8	0	0	0	0	0	0	78
13:15	2	0	0	1	0	0	16	33	19	4	0	0	0	0	0	75
13:30	4	0	0	2	2	8	15	33	15	2	0	0	0	0	0	81
13:45	7	0	0	1	0	0	13	31	17	2	0	0	0	0	0	71
	17	0	0	4	9	18	63	127	59	8	0	0	0	0	0	305
14:00	3	0	0	1	0	0	23	36	12	3	1	0	0	0	0	79
14:15	1	0	0	2	1	3	15	20	12	1	0	0	0	0	0	55
14:30	7	0	0	0	1	6	28	24	6	4	0	0	0	0	0	76
14:45	5	0	0	0	0	2	21	32	6	0	0	0	0	0	0	66
	16	0	0	3	2	11	87	112	36	8	1	0	0	0	0	276
15:00	5	0	0	1	2	5	32	20	15	1	0	0	0	0	0	81
15:15	3	0	0	4	6	10	17	20	7	0	0	0	0	0	0	67
15:30	7	0	0	0	4	9	20	16	7	3	0	0	0	0	0	66
15:45	5	0	0	0	1	3	18	26	16	2	0	0	0	0	0	71
	20	0	0	5	13	27	87	82	45	6	0	0	0	0	0	285
16:00	8	0	0	1	1	12	29	43	7	2	0	0	0	0	0	103
16:15	5	0	0	2	2	11	28	38	10	2	0	0	0	0	0	98
16:30	6	0	0	0	5	9	25	31	15	0	0	0	0	0	0	91
16:45	2	0	0	0	3	3	29	55	9	0	0	0	0	0	0	101
	21	0	0	3	11	35	111	167	41	4	0	0	0	0	0	393
17:00	9	0	0	2	0	12	39	29	7	0	0	0	0	0	0	98
17:15	8	0	0	0	5	6	31	41	21	2	0	0	0	0	0	114
17:30	9	0	0	2	1	10	26	34	11	1	0	0	0	0	0	94
17:45	4	0	0	1	0	6	36	42	7	0	0	0	0	0	0	96
	30	0	0	5	6	34	132	146	46	3	0	0	0	0	0	402
18:00	6	0	0	1	2	5	19	31	14	1	0	0	0	0	0	79
18:15	6	0	0	4	1	7	46	36	12	0	0	0	0	0	0	112
18:30	1	0	0	0	4	4	16	32	10	2	0	0	0	0	0	69
18:45	3	0	0	2	1	4	17	20	8	1	0	0	0	0	0	56
	16	0	0	7	8	20	98	119	44	4	0	0	0	0	0	316
19:00	2	0	0	1	2	2	11	30	4	0	0	0	0	0	0	52
19:15	1	0	0	1	1	2	11	18	9	1	0	0	0	0	0	44
19:30	4	0	0	4	1	1	17	28	5	1	0	0	0	0	0	61
19:45	1	0	0	0	0	1	4	25	9	1	0	0	0	0	0	41
	8	0	0	6	4	6	43	101	27	3	0	0	0	0	0	198
20:00	1	0	0	0	0	0	9	30	10	1	0	0	0	0	0	51
20:15	2	0	0	1	0	1	19	14	9	1	0	0	0	0	0	47
20:30	0	0	0	0	1	6	17	15	2	0	0	0	0	0	0	41
20:45	1	0	0	2	1	8	26	7	6	0	0	0	0	0	0	51
	4	0	0	3	2	15	71	66	27	2	0	0	0	0	0	190
21:00	0	0	0	0	0	9	12	22	3	0	0	0	0	0	0	46
21:15	0	0	0	0	2	4	10	17	3	1	0	0	0	0	0	37
21:30	2	0	1	0	0	3	13	10	3	1	0	0	0	0	0	33
21:45	2	0	0	1	0	1	3	17	7	0	0	0	0	0	0	31
	4	0	1	1	2	17	38	66	16	2	0	0	0	0	0	147
22:00	0	0	0	0	0	3	7	9	5	0	0	0	0	0	0	24
22:15	0	0	1	0	0	2	5	7	3	2	1	0	0	0	0	21
22:30	0	0	0	0	1	4	3	8	4	0	0	0	0	0	0	20
22:45	1	0	0	0	0	4	3	6	5	0	0	0	0	0	0	19
	1	0	1	0	1	13	18	30	17	2	1	0	0	0	0	84
23:00	0	0	0	1	0	1	7	0	1	1	0	0	0	0	0	11
23:15	0	0	0	0	0	1	1	7	2	1	0	0	0	0	0	12
23:30	0	0	0	0	0	1	0	1	2	1	0	0	0	0	0	5
23:45	0	0	0	0	0	0	3	1	1	1	0	0	0	0	0	6
	0	0	0	1	0	3	11	9	6	4	0	0	0	0	0	34
Total	149	1	3	40	63	217	852	1143	403	46	2	0	0	0	0	2919
Grand Total	227	6	8	84	111	353	1562	2164	782	100	11	0	0	0	0	5408

15th Percentile : 40 MPH
 50th Percentile : 45 MPH
 85th Percentile : 50 MPH
 95th Percentile : 53 MPH

Stats Mean Speed(Average) : 44 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number in Pace : 3726

All Traffic Data Services

www.alltrafficdata.net

Page 1

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
08/17/22	0	7	1	0	0	0	0	0	0	0	0	0	0	8
00:15	1	5	2	0	0	0	0	0	0	0	0	0	0	8
00:30	0	4	0	0	0	0	0	0	0	0	0	0	0	4
00:45	0	5	1	0	0	0	0	0	0	0	0	0	0	6
	1	21	4	0	0	0	0	0	0	0	0	0	0	26
01:00	0	3	1	0	0	0	0	0	0	0	0	0	0	4
01:15	0	2	1	0	0	0	0	0	0	0	0	0	0	3
01:30	0	4	1	0	0	0	0	0	0	0	0	0	0	5
01:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1
	0	10	3	0	0	0	0	0	0	0	0	0	0	13
02:00	0	4	0	0	0	0	0	0	0	0	0	0	0	4
02:15	0	7	0	0	1	0	0	0	0	0	0	0	0	8
02:30	0	2	1	0	0	0	0	0	0	0	0	0	0	3
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	13	1	0	1	0	0	0	0	0	0	0	0	15
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
03:15	0	3	0	0	0	0	0	0	0	0	0	0	0	3
03:30	0	5	0	0	0	0	0	0	0	0	0	0	0	5
03:45	0	2	0	0	0	0	0	0	0	0	0	0	0	2
	0	11	0	0	0	0	0	0	0	0	0	0	0	11
04:00	0	3	0	0	0	0	0	0	0	0	0	0	0	3
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	0	3	1	0	0	0	0	0	0	0	0	0	0	4
04:45	0	3	1	0	0	0	0	0	0	0	0	0	0	4
	0	9	2	0	0	0	0	0	0	0	0	0	0	11
05:00	0	5	2	0	0	0	0	0	0	0	0	0	0	7
05:15	0	6	4	0	0	0	0	0	0	0	0	0	0	10
05:30	0	10	6	0	0	0	0	0	0	0	0	0	0	16
05:45	0	14	2	0	0	0	0	0	0	0	0	0	0	16
	0	35	14	0	0	0	0	0	0	0	0	0	0	49
06:00	0	13	3	0	0	1	0	1	0	0	0	0	0	18
06:15	0	18	6	1	0	0	0	0	0	0	0	0	0	25
06:30	0	33	19	0	2	0	0	0	0	0	0	0	0	54
06:45	0	50	8	0	1	1	0	0	1	0	0	0	0	61
	0	114	36	1	3	2	0	1	1	0	0	0	0	158
07:00	0	50	14	1	5	0	0	1	0	0	0	0	0	71
07:15	1	61	10	1	5	1	0	1	0	0	0	0	0	80
07:30	0	54	18	0	4	3	0	1	0	0	0	0	0	80
07:45	0	56	23	1	7	1	0	2	1	0	0	0	0	91
	1	221	65	3	21	5	0	5	1	0	0	0	0	322
08:00	0	48	21	0	2	2	0	1	1	0	0	0	0	75
08:15	0	44	17	0	4	3	0	2	1	0	0	0	0	71
08:30	5	43	16	0	1	1	0	1	0	0	0	0	0	67
08:45	0	43	17	0	3	1	0	1	1	0	0	0	0	66
	5	178	71	0	10	7	0	5	3	0	0	0	0	279
09:00	0	23	8	1	11	1	0	2	1	0	0	0	0	47
09:15	0	61	28	1	7	0	0	0	1	0	0	0	0	98
09:30	0	43	15	0	4	3	0	1	1	0	0	0	0	67
09:45	1	45	16	1	0	2	0	2	0	0	0	0	0	67
	1	172	67	3	22	6	0	5	3	0	0	0	0	279
10:00	0	32	16	1	2	3	0	5	0	0	0	0	0	59
10:15	1	30	14	0	3	0	0	2	1	0	0	0	0	51
10:30	0	42	12	1	1	2	0	1	0	0	0	0	0	59
10:45	1	30	17	2	5	2	0	1	2	0	0	0	0	60
	2	134	59	4	11	7	0	9	3	0	0	0	0	229
11:00	0	43	16	1	5	3	0	1	1	0	0	0	0	70
11:15	0	41	19	1	11	2	0	3	0	0	0	0	0	77
11:30	0	34	17	0	2	0	0	1	0	0	0	0	0	54
11:45	1	40	11	0	5	2	0	3	0	0	0	0	0	62
	1	158	63	2	23	7	0	8	1	0	0	0	0	263
Total	11	1076	385	13	91	34	0	33	12	0	0	0	0	1655
Percent	0.7%	65.0%	23.3%	0.8%	5.5%	2.1%	0.0%	2.0%	0.7%	0.0%	0.0%	0.0%	0.0%	

All Traffic Data Services

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Page 2

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
12 PM	1	50	18	0	5	2	0	1	0	0	0	0	0	77
12:15	0	54	24	0	5	4	0	3	0	0	0	0	0	90
12:30	0	46	12	2	2	1	0	0	2	0	0	0	0	65
12:45	1	57	14	1	6	0	0	3	2	0	0	0	0	84
	2	207	68	3	18	7	0	7	4	0	0	0	0	316
13:00	0	47	24	1	3	1	0	2	0	0	0	0	0	78
13:15	1	42	16	2	9	0	0	1	0	0	0	0	0	71
13:30	0	56	21	0	7	1	0	1	1	0	0	0	0	87
13:45	0	35	21	1	4	1	0	2	1	0	0	0	0	65
	1	180	82	4	23	3	0	6	2	0	0	0	0	301
14:00	1	54	18	0	8	0	0	4	0	0	0	0	0	85
14:15	0	56	20	0	3	0	0	1	0	0	0	0	0	80
14:30	1	93	37	4	5	1	0	2	0	0	0	0	0	143
14:45	1	97	28	0	3	2	0	3	0	0	0	0	0	134
	3	300	103	4	19	3	0	10	0	0	0	0	0	442
15:00	0	74	33	1	8	0	0	5	0	0	0	0	0	121
15:15	2	89	39	1	5	2	0	3	0	0	0	0	0	141
15:30	0	90	30	0	8	2	0	4	4	0	0	0	0	138
15:45	2	109	26	0	5	0	0	1	0	0	0	0	0	143
	4	362	128	2	26	4	0	13	4	0	0	0	0	543
16:00	0	94	37	1	13	1	0	0	0	0	0	0	0	146
16:15	1	105	35	0	6	0	0	3	1	0	0	0	0	151
16:30	1	110	43	2	2	2	0	4	0	0	0	0	0	164
16:45	0	145	31	0	7	0	0	1	0	0	0	0	0	184
	2	454	146	3	28	3	0	8	1	0	0	0	0	645
17:00	2	116	39	1	9	0	0	4	0	0	0	0	0	171
17:15	1	127	44	0	5	0	0	2	0	0	0	0	0	179
17:30	1	147	40	0	7	1	0	3	0	0	0	0	0	199
17:45	0	103	21	0	1	0	0	1	0	0	0	0	0	126
	4	493	144	1	22	1	0	10	0	0	0	0	0	675
18:00	1	103	23	0	6	1	0	2	0	0	0	0	0	136
18:15	0	92	23	0	5	0	0	1	0	0	0	0	0	121
18:30	1	83	19	0	4	1	0	1	0	0	0	0	0	109
18:45	1	73	23	0	6	0	0	1	1	0	0	0	0	105
	3	351	88	0	21	2	0	5	1	0	0	0	0	471
19:00	0	61	15	0	2	0	0	1	0	0	0	0	0	79
19:15	1	57	11	0	3	0	0	0	0	0	0	0	0	72
19:30	1	48	17	0	1	0	0	0	0	0	0	0	0	67
19:45	0	64	26	0	1	0	0	1	0	0	0	0	0	92
	2	230	69	0	7	0	0	2	0	0	0	0	0	310
20:00	0	40	13	0	5	0	0	0	0	0	0	0	0	58
20:15	0	37	19	0	1	0	0	0	0	0	0	0	0	57
20:30	0	39	13	0	0	0	0	1	0	0	0	0	0	53
20:45	0	45	11	0	1	0	0	0	0	0	0	0	0	57
	0	161	56	0	7	0	0	1	0	0	0	0	0	225
21:00	0	32	4	0	0	0	0	1	0	0	0	0	0	37
21:15	1	36	11	0	2	0	0	0	0	0	0	0	0	50
21:30	0	32	6	0	2	0	0	1	0	0	0	0	0	41
21:45	0	20	5	1	0	0	0	0	0	0	0	0	0	26
	1	120	26	1	4	0	0	2	0	0	0	0	0	154
22:00	1	18	5	0	2	0	0	0	0	0	0	0	0	26
22:15	0	26	4	0	0	0	0	0	0	0	0	0	0	30
22:30	0	24	4	0	0	0	0	0	0	0	0	0	0	28
22:45	0	22	3	0	2	0	0	0	0	0	0	0	0	27
	1	90	16	0	4	0	0	0	0	0	0	0	0	111
23:00	0	19	2	0	0	0	0	0	1	0	0	0	0	22
23:15	0	8	3	0	0	0	0	0	0	0	0	0	0	11
23:30	0	14	2	0	0	0	0	0	0	0	0	0	0	16
23:45	0	8	2	0	0	0	0	0	0	0	0	0	0	10
	0	49	9	0	0	0	0	0	1	0	0	0	0	59
Total	23	2997	935	18	179	23	0	64	13	0	0	0	0	4252
Percent	0.5%	70.5%	22.0%	0.4%	4.2%	0.5%	0.0%	1.5%	0.3%	0.0%	0.0%	0.0%	0.0%	
Grand Total	34	4073	1320	31	270	57	0	97	25	0	0	0	0	5907
Percent	0.6%	69.0%	22.3%	0.5%	4.6%	1.0%	0.0%	1.6%	0.4%	0.0%	0.0%	0.0%	0.0%	

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
08/17/22	0	1	1	0	0	0	0	0	0	0	0	0	0	2
00:15	0	2	0	0	0	0	0	0	0	0	0	0	0	2
00:30	0	1	1	0	0	1	0	0	0	0	0	0	0	3
00:45	0	4	0	0	0	0	0	0	0	0	0	0	0	4
	0	8	2	0	0	1	0	0	0	0	0	0	0	11
01:00	0	7	0	0	0	0	0	0	0	0	0	0	0	7
01:15	0	1	0	0	0	0	0	0	0	0	0	0	0	1
01:30	0	1	1	0	0	0	0	0	0	0	0	0	0	2
01:45	0	1	1	0	0	0	0	0	0	0	0	0	0	2
	0	10	2	0	0	0	0	0	0	0	0	0	0	12
02:00	1	3	0	0	0	0	0	0	0	0	0	0	0	4
02:15	0	1	0	0	0	0	0	0	0	0	0	0	0	1
02:30	0	3	0	0	0	0	0	0	0	0	0	0	0	3
02:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1
	1	8	0	0	0	0	0	0	0	0	0	0	0	9
03:00	0	2	0	0	0	0	0	1	0	0	0	0	0	3
03:15	0	6	0	0	1	0	0	0	0	0	0	0	0	7
03:30	0	4	1	0	0	0	0	0	0	0	0	0	0	5
03:45	0	3	2	0	0	0	0	0	0	0	0	0	0	5
	0	15	3	0	1	0	0	1	0	0	0	0	0	20
04:00	0	3	3	0	1	0	0	0	0	0	0	0	0	7
04:15	0	7	1	0	0	1	0	0	0	0	0	0	0	9
04:30	0	10	2	0	0	0	0	0	0	0	0	0	0	12
04:45	0	7	7	0	0	1	0	0	0	0	0	0	0	15
	0	27	13	0	1	2	0	0	0	0	0	0	0	43
05:00	0	14	2	0	0	0	0	0	0	0	0	0	0	16
05:15	1	24	4	0	3	0	0	0	0	0	0	0	0	32
05:30	1	35	13	0	3	0	0	0	0	0	0	0	0	52
05:45	0	46	8	0	0	0	0	0	0	0	0	0	0	54
	2	119	27	0	6	0	0	0	0	0	0	0	0	154
06:00	0	41	23	0	5	0	0	0	0	0	0	0	0	69
06:15	0	58	16	1	2	1	0	0	0	0	0	0	0	78
06:30	0	85	12	1	1	2	0	0	0	0	0	0	0	101
06:45	0	99	22	0	9	1	0	0	0	0	0	0	0	131
	0	283	73	2	17	4	0	0	0	0	0	0	0	379
07:00	0	89	26	0	3	0	0	3	1	0	0	0	0	122
07:15	2	109	37	0	1	2	0	3	0	0	0	0	0	154
07:30	0	115	33	0	7	1	0	0	0	0	0	0	0	156
07:45	0	79	38	0	2	1	0	3	0	0	0	0	0	123
	2	392	134	0	13	4	0	9	1	0	0	0	0	555
08:00	1	93	21	0	2	3	0	5	1	0	0	0	0	126
08:15	2	81	20	0	10	0	0	2	0	0	0	0	0	115
08:30	0	72	14	0	2	1	0	1	0	0	0	0	0	90
08:45	0	65	29	1	4	1	0	0	0	0	0	0	0	100
	3	311	84	1	18	5	0	8	1	0	0	0	0	431
09:00	0	54	18	2	8	1	0	2	0	0	0	0	0	85
09:15	0	91	21	0	7	0	0	1	0	0	0	0	0	120
09:30	0	49	17	1	8	1	0	0	1	0	0	0	0	77
09:45	1	43	12	0	2	2	0	3	0	0	0	0	0	63
	1	237	68	3	25	4	0	6	1	0	0	0	0	345
10:00	3	47	17	0	3	0	0	0	0	0	0	0	0	70
10:15	1	55	17	0	4	3	0	0	0	0	0	0	0	80
10:30	2	56	15	2	4	1	0	3	0	0	0	0	0	83
10:45	0	46	14	0	4	1	0	0	1	0	0	0	0	66
	6	204	63	2	15	5	0	3	1	0	0	0	0	299
11:00	0	39	20	1	2	1	0	1	0	0	0	0	0	64
11:15	0	35	18	1	4	0	0	2	1	0	0	0	0	61
11:30	0	39	13	0	6	3	0	1	0	0	0	0	0	62
11:45	0	27	9	1	2	3	0	1	1	0	0	0	0	44
	0	140	60	3	14	7	0	5	2	0	0	0	0	231
Total	15	1754	529	11	110	32	0	32	6	0	0	0	0	2489
Percent	0.6%	70.5%	21.3%	0.4%	4.4%	1.3%	0.0%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	

All Traffic Data Services

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Page 4

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
12 PM	0	39	17	0	1	0	0	1	1	0	0	0	0	59
12:15	0	45	16	2	6	2	0	3	0	0	0	0	0	74
12:30	0	56	23	2	5	0	0	3	0	0	0	0	0	89
12:45	1	43	15	0	3	0	1	4	0	0	0	0	0	67
13:00	1	183	71	4	15	2	1	11	1	0	0	0	0	289
13:15	1	43	23	0	5	5	0	1	0	0	0	0	0	78
13:30	1	45	18	0	10	1	0	0	0	0	0	0	0	75
13:45	1	50	19	1	8	0	0	1	1	0	0	0	0	81
14:00	0	47	14	0	8	0	0	1	0	1	0	0	0	71
14:15	3	185	74	1	31	6	0	3	1	1	0	0	0	305
14:30	1	49	22	0	4	0	1	2	0	0	0	0	0	79
14:45	0	39	10	0	4	1	0	1	0	0	0	0	0	55
15:00	2	55	13	0	5	0	0	0	1	0	0	0	0	76
15:15	0	45	14	0	4	1	0	1	1	0	0	0	0	66
15:30	3	188	59	0	17	2	1	4	2	0	0	0	0	276
15:45	0	53	22	1	4	0	0	1	0	0	0	0	0	81
16:00	0	48	17	0	1	0	0	1	0	0	0	0	0	67
16:15	0	53	6	0	4	2	0	1	0	0	0	0	0	66
16:30	0	49	17	0	4	1	0	0	0	0	0	0	0	71
16:45	0	203	62	1	13	3	0	3	0	0	0	0	0	285
17:00	0	72	23	2	3	1	0	1	1	0	0	0	0	103
17:15	0	76	16	1	4	1	0	0	0	0	0	0	0	98
17:30	0	66	15	1	5	1	0	3	0	0	0	0	0	91
17:45	1	67	25	0	6	1	0	1	0	0	0	0	0	101
18:00	1	281	79	4	18	4	0	5	1	0	0	0	0	393
18:15	0	71	21	0	4	1	0	1	0	0	0	0	0	98
18:30	0	86	24	0	3	0	0	1	0	0	0	0	0	114
18:45	1	68	18	0	3	1	0	3	0	0	0	0	0	94
19:00	0	78	15	0	1	0	0	2	0	0	0	0	0	96
19:15	1	303	78	0	11	2	0	7	0	0	0	0	0	402
19:30	0	55	22	0	1	0	0	1	0	0	0	0	0	79
19:45	1	88	21	0	1	0	0	1	0	0	0	0	0	112
20:00	1	48	17	0	2	0	0	1	0	0	0	0	0	69
20:15	0	41	13	0	1	1	0	0	0	0	0	0	0	56
20:30	2	232	73	0	5	1	0	3	0	0	0	0	0	316
20:45	0	34	13	0	4	1	0	0	0	0	0	0	0	52
21:00	0	31	10	0	3	0	0	0	0	0	0	0	0	44
21:15	0	47	9	0	4	0	0	0	1	0	0	0	0	61
21:30	0	27	12	0	2	0	0	0	0	0	0	0	0	41
21:45	0	139	44	0	13	1	0	0	1	0	0	0	0	198
22:00	1	37	12	0	1	0	0	0	0	0	0	0	0	51
22:15	1	36	6	0	3	0	0	1	0	0	0	0	0	47
22:30	0	27	13	0	0	1	0	0	0	0	0	0	0	41
22:45	2	39	9	0	1	0	0	0	0	0	0	0	0	51
23:00	4	139	40	0	5	1	0	1	0	0	0	0	0	190
23:15	0	38	7	0	1	0	0	0	0	0	0	0	0	46
23:30	0	34	2	0	1	0	0	0	0	0	0	0	0	37
23:45	1	25	6	0	1	0	0	0	0	0	0	0	0	33
24:00	0	25	6	0	0	0	0	0	0	0	0	0	0	31
24:15	1	122	21	0	3	0	0	0	0	0	0	0	0	147
24:30	0	18	6	0	0	0	0	0	0	0	0	0	0	24
24:45	0	19	2	0	0	0	0	0	0	0	0	0	0	21
25:00	0	17	3	0	0	0	0	0	0	0	0	0	0	20
25:15	0	16	3	0	0	0	0	0	0	0	0	0	0	19
25:30	0	70	14	0	0	0	0	0	0	0	0	0	0	84
25:45	1	10	0	0	0	0	0	0	0	0	0	0	0	11
26:00	1	10	1	0	0	0	0	0	0	0	0	0	0	12
26:15	0	5	0	0	0	0	0	0	0	0	0	0	0	5
26:30	0	4	2	0	0	0	0	0	0	0	0	0	0	6
26:45	2	29	3	0	0	0	0	0	0	0	0	0	0	34
Total	18	2074	618	10	131	22	2	37	6	1	0	0	0	2919
Percent	0.6%	71.1%	21.2%	0.3%	4.5%	0.8%	0.1%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	
Grand Total	33	3828	1147	21	241	54	2	69	12	1	0	0	0	5408
Percent	0.6%	70.8%	21.2%	0.4%	4.5%	1.0%	0.0%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	

Appendix B



Crash Data

Date, Time	Location	# of Injuries	# of Fatalities	Collision Type
1/23/2018 13:33	MCEVER RD at GAINES FEI	0	0	01
2/6/2018 7:43	MCEVER RD at GAINES FEI	0	0	03
3/14/2018 7:12	MCEVER RD at GAINES FEI	0	0	01
3/26/2018 17:38	MCEVER RD at GAINES FEI	0	0	03
4/14/2018	GAINES FERRY RD at MCE\	0	0	03
4/24/2018 10:05	MCEVER RD at GAINES FEI	0	0	01
5/11/2018 8:28	GAINES FERRY RD at MCE\	1	0	06
6/7/2018 6:41	GAINES FERRY RD at MCE\	0	0	03
7/26/2018 17:19	MCEVER RD at GAINES FEI	0	0	01
9/11/2018 15:02	MCEVER RD at GAINES FEI	0	0	03
1/17/2019 15:56	MCEVER RD at GAINES FEI	0	0	03
1/29/2019 18:30	MCEVER RD at GAINES FEI	0	0	03
11/9/2018 12:43	MCEVER RD at GAINES FEI	1	0	03
12/16/2018 16:52	MCEVER RD at GAINES FEI	0	0	00
9/17/2019 11:20	MCEVER RD at GAINES FEI	0	0	03
5/21/2019 7:17	GAINES FERRY RD at MCE\	0	0	03
11/19/2019 14:25	MCCCEVER RD at GAINES	0	0	01
8/3/2019 16:30	MCEVER RD at GAINESFER	0	0	01
12/12/2019 17:50	MCEVER RD at GAINES FEI	0	0	01
1/24/2020 15:30	MCEVER RD at GAINES FEI	1	0	01
8/28/2019 18:05	MCEVER RD at GAINES FEI	0	0	03
9/4/2020 16:16	MCEVER RD at GAINES FEI	0	0	01
7/7/2020 10:24	MCEVER RD at GAINES FEI	0	0	04
8/25/2020 16:18	MCEVER RD at GAINES FEI	0	0	01
11/7/2020 9:40	MCEVER RD at GAINES FEI	2	0	01
12/24/2020 15:10	MCEVER RD at GAINES FEI	0	0	03
1/2/2020 18:25	MCEVER RD at GAINES FEI	0	0	01
9/4/2020 10:26	MCEVER RD near GAINES	0	0	03
9/18/2020 15:55	MCEVER RD at GAINES FEI	0	0	03
8/6/2018 17:07	MCEVER RD at GAINES FEI	0	0	04
8/11/2018 20:55	GAINES FERRY RD at MCE\	1	0	03
12/31/2019 15:48	GAINES FERRY RD at MCE\	0	0	01
11/13/2020 14:04	MCEVER RD at GAINES FEI	2	0	03

Collision Type

1 Angle

2 Head On

3 Rear End

4 SS-Same Dir

5 SS-Opposite Dir

6 Not with Motor Veh

Appendix C



Capacity Analysis Reports, No Build Condition

Phasings
3: McEver Rd & Gaines Ferry Rd

Existing Volumes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	93	46	53	142	131	76	579	113	81	301	47
Future Volume (vph)	34	93	46	53	142	131	76	579	113	81	301	47
Satd. Flow (prot)	0	1813	0	0	1783	0	0	1853	0	0	1877	1615
Flt Permitted		0.743			0.887			0.920			0.757	
Satd. Flow (perm)	0	1361	0	0	1594	0	0	1713	0	0	1435	1615
Satd. Flow (RTOR)		28			51			25				55
Lane Group Flow (vph)	0	219	0	0	367	0	0	835	0	0	402	49
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		6
Total Split (s)	19.0	19.0		19.0	19.0		41.0	41.0		41.0	41.0	41.0
Total Lost Time (s)		6.0			6.0			6.0			6.0	6.0
Act Effct Green (s)		13.0			13.0			35.0			35.0	35.0
Actuated g/C Ratio		0.22			0.22			0.58			0.58	0.58
v/c Ratio		0.69			0.95			0.83			0.48	0.05
Control Delay		32.9			59.8			19.3			9.7	1.8
Queue Delay		0.0			0.0			0.0			0.0	0.0
Total Delay		32.9			59.8			19.3			9.7	1.8
LOS		C			E			B			A	A
Approach Delay		32.9			59.8			19.3			8.8	
Approach LOS		C			E			B			A	
Stops (vph)		130			233			545			208	7
Fuel Used(gal)		3			8			12			5	0
CO Emissions (g/hr)		236			557			870			318	18
NOx Emissions (g/hr)		46			108			169			62	3
VOC Emissions (g/hr)		55			129			202			74	4
Dilemma Vehicles (#)		13			24			62			32	0
Queue Length 50th (ft)		64			114			207			74	0
Queue Length 95th (ft)		#111			#261			#448			133	10
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)		316			385			1009			837	965
Starvation Cap Reductn		0			0			0			0	0
Spillback Cap Reductn		0			0			0			0	0
Storage Cap Reductn		0			0			0			0	0
Reduced v/c Ratio		0.69			0.95			0.83			0.48	0.05

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.95

Intersection Signal Delay: 26.3

Intersection LOS: C

Intersection Capacity Utilization 100.2%

ICU Level of Service G

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Phasings
3: McEver Rd & Gaines Ferry Rd

Existing Volumes
PM Peak Hour

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Appendix D



Capacity Analysis Reports, Alternative 1, Turn Lanes

Phasings

3: McEver Rd & Gaines Ferry Rd

Base Year Volumes, W/ Turn Lanes
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	109	113	84	26	57	25	226	59	63	511	21
Future Volume (vph)	54	109	113	84	26	57	25	226	59	63	511	21
Satd. Flow (prot)	1736	1900	1553	1752	1827	1553	1444	1845	1524	1752	1881	1538
Flt Permitted	0.738			0.683			0.401			0.606		
Satd. Flow (perm)	1348	1900	1553	1260	1827	1553	610	1845	1524	1118	1881	1538
Satd. Flow (RTOR)			119			73			73			73
Lane Group Flow (vph)	57	115	119	93	29	63	27	246	64	69	562	23
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	18.0	18.0	18.0	18.0	18.0	18.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Act Effect Green (s)	8.4	8.4	8.4	8.4	8.4	8.4	25.3	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.20	0.20	0.20	0.20	0.20	0.20	0.60	0.60	0.60	0.60	0.60	0.60
v/c Ratio	0.21	0.30	0.29	0.37	0.08	0.17	0.07	0.22	0.07	0.10	0.50	0.02
Control Delay	15.4	16.0	5.8	18.4	13.4	5.1	7.0	7.0	2.3	6.8	9.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.4	16.0	5.8	18.4	13.4	5.1	7.0	7.0	2.3	6.8	9.5	0.3
LOS	B	B	A	B	B	A	A	A	A	A	A	A
Approach Delay		11.7			13.1			6.1			8.9	
Approach LOS		B			B			A			A	
Stops (vph)	45	85	26	70	22	14	15	115	10	34	317	0
Fuel Used(gal)	1	2	1	1	0	0	0	3	0	1	7	0
CO Emissions (g/hr)	64	125	59	103	30	30	22	177	25	50	458	5
NOx Emissions (g/hr)	12	24	12	20	6	6	4	34	5	10	89	1
VOC Emissions (g/hr)	15	29	14	24	7	7	5	41	6	12	106	1
Dilemma Vehicles (#)	0	10	0	0	3	0	0	25	0	0	54	0
Queue Length 50th (ft)	11	23	0	19	6	0	3	28	0	7	80	0
Queue Length 95th (ft)	32	53	27	48	19	18	14	70	12	25	182	2
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	383	541	527	359	520	494	365	1104	941	669	1125	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.21	0.23	0.26	0.06	0.13	0.07	0.22	0.07	0.10	0.50	0.02

Intersection Summary

Cycle Length: 45

Actuated Cycle Length: 42.2

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.50

Intersection Signal Delay: 9.3

Intersection LOS: A

Intersection Capacity Utilization 57.4%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd

 Ø2	 Ø4
27 s	18 s
 Ø6	 Ø8
27 s	18 s

Phasings
3: McEver Rd & Gaines Ferry Rd

Base Year Volumes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	98	48	56	149	138	80	608	119	85	316	49
Future Volume (vph)	36	98	48	56	149	138	80	608	119	85	316	49
Satd. Flow (prot)	0	1813	0	0	1783	0	0	1853	0	0	1877	1615
Flt Permitted		0.716			0.878			0.916			0.745	
Satd. Flow (perm)	0	1311	0	0	1578	0	0	1706	0	0	1413	1615
Satd. Flow (RTOR)		27			52			25				55
Lane Group Flow (vph)	0	231	0	0	385	0	0	877	0	0	422	52
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		6
Total Split (s)	19.0	19.0		19.0	19.0		41.0	41.0		41.0	41.0	41.0
Total Lost Time (s)		6.0			6.0			6.0			6.0	6.0
Act Effct Green (s)		13.0			13.0			35.0			35.0	35.0
Actuated g/C Ratio		0.22			0.22			0.58			0.58	0.58
v/c Ratio		0.76			1.01			0.87			0.51	0.05
Control Delay		38.3			73.1			22.8			10.2	1.9
Queue Delay		0.0			0.0			0.0			0.0	0.0
Total Delay		38.3			73.1			22.8			10.2	1.9
LOS		D			E			C			B	A
Approach Delay		38.3			73.1			22.8			9.3	
Approach LOS		D			E			C			A	
Stops (vph)		137			243			591			226	7
Fuel Used(gal)		4			9			14			5	0
CO Emissions (g/hr)		263			648			970			344	18
NOx Emissions (g/hr)		51			126			189			67	4
VOC Emissions (g/hr)		61			150			225			80	4
Dilemma Vehicles (#)		13			24			65			33	0
Queue Length 50th (ft)		69			~124			229			80	0
Queue Length 95th (ft)		#135			#279			#487			144	10
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)		305			382			1005			824	965
Starvation Cap Reductn		0			0			0			0	0
Spillback Cap Reductn		0			0			0			0	0
Storage Cap Reductn		0			0			0			0	0
Reduced v/c Ratio		0.76			1.01			0.87			0.51	0.05
Intersection Summary												
Cycle Length: 60												
Actuated Cycle Length: 60												
Control Type: Semi Act-Uncoord												
Maximum v/c Ratio: 1.01												
Intersection Signal Delay: 31.2						Intersection LOS: C						
Intersection Capacity Utilization 104.5%						ICU Level of Service G						
Analysis Period (min) 15												
~ Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 95th percentile volume exceeds capacity, queue may be longer.												

Phasings 3: McEver Rd & Gaines Ferry Rd

Base Year Volumes
PM Peak Hour

Queue shown is maximum after two cycles.

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Phasings
3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Left Turn Lanes

AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	99	203	211	156	49	105	47	419	99	117	950	39
Future Volume (vph)	99	203	211	156	49	105	47	419	99	117	950	39
Satd. Flow (prot)	1736	1900	1553	1752	1827	1553	1444	1845	1524	1752	1881	1538
Flt Permitted	0.722			0.474			0.076			0.407		
Satd. Flow (perm)	1319	1900	1553	874	1827	1553	116	1845	1524	751	1881	1538
Satd. Flow (RTOR)			186			117			108			91
Lane Group Flow (vph)	104	214	222	173	54	117	51	455	108	129	1044	43
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	23.0	23.0	23.0	23.0	23.0	23.0	9.5	56.5	56.5	10.5	57.5	57.5
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	4.5	6.0	6.0	4.5	6.0	6.0
Act Effect Green (s)	17.0	17.0	17.0	17.0	17.0	17.0	57.0	50.5	50.5	60.4	55.3	55.3
Actuated g/C Ratio	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.56	0.56	0.67	0.61	0.61
v/c Ratio	0.42	0.60	0.50	1.05	0.16	0.30	0.35	0.44	0.12	0.23	0.90	0.04
Control Delay	38.1	41.2	12.1	122.2	32.0	8.6	12.3	13.2	2.3	5.6	29.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.1	41.2	12.1	122.2	32.0	8.6	12.3	13.2	2.3	5.6	29.5	0.3
LOS	D	D	B	F	C	A	B	B	A	A	C	A
Approach Delay		28.7			69.4			11.2			26.0	
Approach LOS		C			E			B			C	
Stops (vph)	87	184	48	124	42	19	17	232	9	37	706	0
Fuel Used(gal)	2	5	2	6	1	1	0	5	0	1	18	0
CO Emissions (g/hr)	153	328	129	416	70	54	34	381	35	68	1224	9
NOx Emissions (g/hr)	30	64	25	81	14	10	7	74	7	13	238	2
VOC Emissions (g/hr)	36	76	30	96	16	13	8	88	8	16	284	2
Dilemma Vehicles (#)	0	10	0	0	3	0	0	23	0	0	46	0
Queue Length 50th (ft)	53	112	17	~108	26	0	8	141	0	21	530	0
Queue Length 95th (ft)	103	185	82	#235	58	45	21	212	21	38	#841	2
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	249	358	444	165	345	388	147	1035	902	571	1155	980
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.42	0.60	0.50	1.05	0.16	0.30	0.35	0.44	0.12	0.23	0.90	0.04

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 1.05

Intersection Signal Delay: 28.7

Intersection LOS: C

Intersection Capacity Utilization 92.2%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Phasings
 3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Left Turn Lanes
 AM Peak Hour

Queue shown is maximum after two cycles.

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Phasings
3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Turn Lanes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	181	90	103	277	255	148	1129	220	158	587	92
Future Volume (vph)	66	181	90	103	277	255	148	1129	220	158	587	92
Satd. Flow (prot)	1805	1900	1615	1805	1900	1615	1805	1900	1615	1787	1900	1615
Flt Permitted	0.217			0.398			0.317			0.055		
Satd. Flow (perm)	412	1900	1615	756	1900	1615	602	1900	1615	103	1900	1615
Satd. Flow (RTOR)			114			166			166			83
Lane Group Flow (vph)	84	229	114	116	311	287	161	1227	239	166	618	97
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	12.4	79.4	79.4	11.6	78.6	78.6
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	4.5	6.0	6.0	4.5	6.0	6.0
Act Efect Green (s)	23.0	23.0	23.0	23.0	23.0	23.0	82.6	73.4	73.4	81.4	72.8	72.8
Actuated g/C Ratio	0.19	0.19	0.19	0.19	0.19	0.19	0.69	0.61	0.61	0.68	0.61	0.61
v/c Ratio	1.08	0.63	0.28	0.81	0.85	0.65	0.33	1.06	0.23	0.98	0.54	0.10
Control Delay	171.5	53.3	9.4	84.4	69.3	26.0	7.1	66.7	3.8	93.8	15.9	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	171.5	53.3	9.4	84.4	69.3	26.0	7.1	66.7	3.8	93.8	15.9	3.0
LOS	F	D	A	F	E	C	A	E	A	F	B	A
Approach Delay		64.8			54.4			51.6			29.2	
Approach LOS		E			D			D			C	
Stops (vph)	50	165	14	90	251	104	43	941	31	76	331	10
Fuel Used(gal)	3	5	1	3	8	3	1	31	1	4	8	0
CO Emissions (g/hr)	221	325	46	226	556	244	88	2163	92	312	551	33
NOx Emissions (g/hr)	43	63	9	44	108	48	17	421	18	61	107	6
VOC Emissions (g/hr)	51	75	11	52	129	57	20	501	21	72	128	8
Dilemma Vehicles (#)	0	8	0	0	11	0	0	43	0	0	24	0
Queue Length 50th (ft)	~72	165	0	87	235	85	34	~1041	22	77	263	4
Queue Length 95th (ft)	#149	214	34	#190	#380	180	55	#1302	55	#222	363	25
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	78	364	401	144	364	443	494	1162	1052	169	1152	1012
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.08	0.63	0.28	0.81	0.85	0.65	0.33	1.06	0.23	0.98	0.54	0.10
Intersection Summary												
Cycle Length: 120												
Actuated Cycle Length: 120												
Control Type: Semi Act-Uncoord												
Maximum v/c Ratio: 1.08												
Intersection Signal Delay: 48.3						Intersection LOS: D						
Intersection Capacity Utilization 105.7%						ICU Level of Service G						
Analysis Period (min) 15												
~ Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 95th percentile volume exceeds capacity, queue may be longer.												

Phasings
 3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Turn Lanes
 PM Peak Hour

Queue shown is maximum after two cycles.

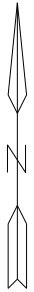
Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Appendix E



Conceptual Design, Turn Lanes



\$REF10\$
\$REF09\$
\$REF08\$
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\$REF06\$

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE: 9/13/22	

89

Appendix F



Capacity Analysis Reports, Alternative 2, Roundabout

Appendix G



Conceptual Design, Roundabout

MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - AM, 2025]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	27	21.0	0.229	5.6	LOS A	1.4	37.1	0.48	0.31	0.48	34.4
8	T1	246	3.0	0.229	5.0	LOS A	1.4	37.1	0.48	0.31	0.48	35.0
18	R2	64	6.0	0.052	3.3	LOS A	0.3	7.2	0.36	0.19	0.36	34.9
Approach		337	5.0	0.229	4.7	LOS A	1.4	37.1	0.45	0.29	0.45	34.9
East: Gaines Ferry Rd												
1	L2	91	3.0	0.105	4.1	LOS A	0.6	15.1	0.49	0.33	0.49	33.6
6	T1	28	4.0	0.105	4.1	LOS A	0.6	15.1	0.49	0.33	0.49	33.5
16	R2	62	4.0	0.053	3.6	LOS A	0.3	7.4	0.45	0.27	0.45	34.9
Approach		182	3.5	0.105	3.9	LOS A	0.6	15.1	0.48	0.31	0.48	34.0
North: McEver Rd												
7	L2	68	3.0	0.464	7.4	LOS A	3.6	91.5	0.46	0.28	0.46	33.8
4	T1	555	1.0	0.464	7.3	LOS A	3.6	91.5	0.46	0.28	0.46	33.8
14	R2	23	5.0	0.016	2.7	LOS A	0.1	2.1	0.18	0.06	0.18	35.3
Approach		647	1.4	0.464	7.1	LOS A	3.6	91.5	0.45	0.27	0.45	33.8
West: Gaines Ferry Rd												
5	L2	59	4.0	0.206	6.5	LOS A	1.4	35.1	0.76	0.63	0.76	33.6
2	T1	118	0.0	0.206	6.2	LOS A	1.4	35.1	0.76	0.63	0.76	33.7
12	R2	123	4.0	0.139	5.4	LOS A	0.9	22.5	0.69	0.55	0.69	33.9
Approach		300	2.4	0.206	6.0	LOS A	1.4	35.1	0.73	0.60	0.73	33.7
All Vehicles		1465	2.7	0.464	5.9	LOS A	3.6	91.5	0.51	0.35	0.51	34.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: MALDINO & WILBURN | Processed: Tuesday, September 13, 2022 5:55:27 PM

Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8

MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - PM, 2025]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	84	0.0	0.562	9.1	LOS A	4.8	119.2	0.60	0.41	0.60	33.0
8	T1	640	0.0	0.562	9.1	LOS A	4.8	119.2	0.60	0.41	0.60	32.9
18	R2	125	0.0	0.094	3.5	LOS A	0.5	12.6	0.35	0.19	0.35	35.0
Approach		849	0.0	0.562	8.3	LOS A	4.8	119.2	0.56	0.38	0.56	33.2
East: Gaines Ferry Rd												
1	L2	59	0.0	0.268	7.5	LOS A	2.0	49.2	0.83	0.72	0.83	33.3
6	T1	157	0.0	0.268	7.5	LOS A	2.0	49.2	0.83	0.72	0.83	33.2
16	R2	145	1.0	0.168	5.9	LOS A	1.1	28.6	0.74	0.60	0.74	33.7
Approach		361	0.4	0.268	6.8	LOS A	2.0	49.2	0.79	0.67	0.79	33.4
North: McEver Rd												
7	L2	89	1.0	0.351	6.4	LOS A	2.5	62.1	0.57	0.40	0.57	34.0
4	T1	333	0.0	0.351	6.3	LOS A	2.5	62.1	0.57	0.40	0.57	34.0
14	R2	52	0.0	0.041	3.2	LOS A	0.2	5.6	0.40	0.22	0.40	35.2
Approach		474	0.2	0.351	6.0	LOS A	2.5	62.1	0.55	0.38	0.55	34.1
West: Gaines Ferry Rd												
5	L2	38	0.0	0.133	4.6	LOS A	0.8	20.5	0.60	0.44	0.60	34.8
2	T1	103	0.0	0.133	4.6	LOS A	0.8	20.5	0.60	0.44	0.60	34.7
12	R2	51	0.0	0.044	3.5	LOS A	0.3	6.3	0.51	0.32	0.51	35.0
Approach		192	0.0	0.133	4.3	LOS A	0.8	20.5	0.58	0.41	0.58	34.8
All Vehicles		1876	0.1	0.562	7.0	LOS A	4.8	119.2	0.61	0.44	0.61	33.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: MALDINO & WILBURN | Processed: Tuesday, September 13, 2022 5:55:27 PM

Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8

MOVEMENT SUMMARY

 Site: 1 [McEver Rd at Gaines Ferry Rd - AM, 2050]

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	51	21.0	0.474	9.4	LOS A	3.7	97.1	0.74	0.60	0.74	32.6
8	T1	455	3.0	0.474	8.6	LOS A	3.7	97.1	0.74	0.60	0.74	33.1
18	R2	108	6.0	0.093	3.9	LOS A	0.5	14.1	0.50	0.32	0.50	34.6
Approach		614	5.0	0.474	7.9	LOS A	3.7	97.1	0.70	0.55	0.70	33.3
East: Gaines Ferry Rd												
1	L2	170	3.0	0.241	6.3	LOS A	1.7	43.6	0.75	0.62	0.75	32.5
6	T1	53	4.0	0.241	6.4	LOS A	1.7	43.6	0.75	0.62	0.75	32.4
16	R2	114	4.0	0.117	4.8	LOS A	0.8	19.5	0.67	0.50	0.67	34.2
Approach		337	3.5	0.241	5.8	LOS A	1.7	43.6	0.72	0.58	0.72	33.0
North: McEver Rd												
7	L2	127	3.0	0.915	27.5	LOS C	37.4	943.1	1.00	1.35	2.10	26.0
4	T1	1033	1.0	0.915	27.4	LOS C	37.4	943.1	1.00	1.35	2.10	26.0
14	R2	42	5.0	0.030	2.8	LOS A	0.2	4.1	0.27	0.11	0.27	35.3
Approach		1202	1.4	0.915	26.6	LOS C	37.4	943.1	0.97	1.30	2.04	26.3
West: Gaines Ferry Rd												
5	L2	108	4.0	1.111	124.6	LOS F	30.3	766.0	1.00	1.89	3.34	12.3
2	T1	221	0.0	1.111	123.9	LOS F	30.3	766.0	1.00	1.89	3.34	12.3
12	R2	229	4.0	0.616	27.1	LOS C	7.1	182.8	1.00	1.17	1.45	25.5
Approach		558	2.4	1.111	84.2	LOS F	30.3	766.0	1.00	1.60	2.56	15.6
All Vehicles		2711	2.7	1.111	31.6	LOS C	37.4	943.1	0.89	1.10	1.68	24.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8

MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - PM, 2050]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	156	0.0	1.156	96.6	LOS F	94.9	2371.3	1.00	2.95	5.41	14.6
8	T1	1188	0.0	1.156	96.6	LOS F	94.9	2371.3	1.00	2.95	5.41	14.5
18	R2	232	0.0	0.188	4.5	LOS A	1.2	29.5	0.53	0.37	0.53	34.4
Approach		1576	0.0	1.156	83.1	LOS F	94.9	2371.3	0.93	2.57	4.69	15.9
East: Gaines Ferry Rd												
1	L2	108	0.0	1.140	126.0	LOS F	36.4	909.5	1.00	2.07	3.77	12.2
6	T1	292	0.0	1.140	126.0	LOS F	36.4	909.5	1.00	2.07	3.77	12.2
16	R2	268	1.0	0.602	22.6	LOS C	7.0	177.1	1.00	1.14	1.41	26.9
Approach		668	0.4	1.140	84.5	LOS F	36.4	909.5	1.00	1.69	2.82	15.6
North: McEver Rd												
7	L2	166	1.0	0.723	15.1	LOS B	12.4	311.4	0.93	1.02	1.43	30.1
4	T1	618	0.0	0.723	15.1	LOS B	12.4	311.4	0.93	1.02	1.43	30.1
14	R2	97	0.0	0.082	3.7	LOS A	0.5	12.4	0.53	0.35	0.53	34.9
Approach		881	0.2	0.723	13.8	LOS B	12.4	311.4	0.89	0.95	1.34	30.5
West: Gaines Ferry Rd												
5	L2	69	0.0	0.382	10.5	LOS B	3.3	82.4	0.98	0.88	0.98	32.0
2	T1	191	0.0	0.382	10.5	LOS B	3.3	82.4	0.98	0.88	0.98	31.9
12	R2	95	0.0	0.111	5.3	LOS A	0.8	20.4	0.79	0.61	0.79	34.0
Approach		355	0.0	0.382	9.1	LOS A	3.3	82.4	0.93	0.81	0.93	32.4
All Vehicles		3480	0.1	1.156	58.3	LOS E	94.9	2371.3	0.93	1.81	3.10	19.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: MALDINO & WILBURN | Processed: Tuesday, September 13, 2022 5:48:55 PM

Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8



Maldino and Wilburn, LLC

1864 Lower Fayetteville Rd

Newnan, GA 30265

770.362.6184



**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Consideration of Conceptual Intersection Improvements at McEver Road and Gaines Ferry Road.

DATE: November 23, 2022

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

☐ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☒ **OTHER**

COUNCIL ACTION REQUESTED ON: December 1, 2022

PURPOSE: To gain direction from council regarding whether to proceed with the development of conceptual intersection improvements at McEver Road and Gaines Ferry Road.

HISTORY: City Council heard the results of the traffic study performed by Mr. Vern Wilburn of Maldino and Wilburn Traffic Engineering Consultants on November 3, 2022 which raised the prospect of some future intersection improvements at McEver Road and Gaines Ferry Road.

FACTS AND ISSUES: The City of Flowery Branch City Council has expressed interest in future construction of intersection improvements at McEver Road and Gaines Ferry Road. There is funding in the “Roads, Streets and Bridges” category of SPLOST VIII for the intersection improvements (\$2,000,000) that was previously designated as improvements to Exit 12 (the diamond underneath the interstate). Since the I-985 improvements were deferred by the Georgia Department of Transportation, the funding is available for the same category and can be used for any intersection improvements at McEver Road and Gaines Ferry Road.

OPTIONS:

- 1) Direct staff to proceed with developing a conceptual traffic light improvement plan and construction at the intersection and provide a cost estimate for design and construction.
 - 2) Direct staff to proceed with developing a conceptual roundabout and construction at the intersection and provide a cost estimate for design and construction.
 - 3) Direct staff to proceed with developing concepts and cost estimates for both a traffic light and a roundabout.
 - 4) Direct staff to provide more information regarding the two options.
 - 5) Do nothing.
-
-
-
-

DEPARTMENT: Administration

Prepared by: Tonya Parrish



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Capital Projects Update

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Finance

Prepared by: Shelia Cooper

ATTACHMENTS

•



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider November 17, 2022 City Council Meeting Minutes

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Unofficial November 17, 2022 City Council Meeting Minutes.pdf](#)



**City of Flowery Branch
City Council Meeting
Thursday, November 17, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the council meeting to order at 6:01 p.m.

Present: Mayor Asbridge and Council Member Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Community Relations Director Renee Carden, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Police Chief Chris Hulsey, and City Attorney Ron Bennett.

Absent: None

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion to adopt the agenda as presented.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

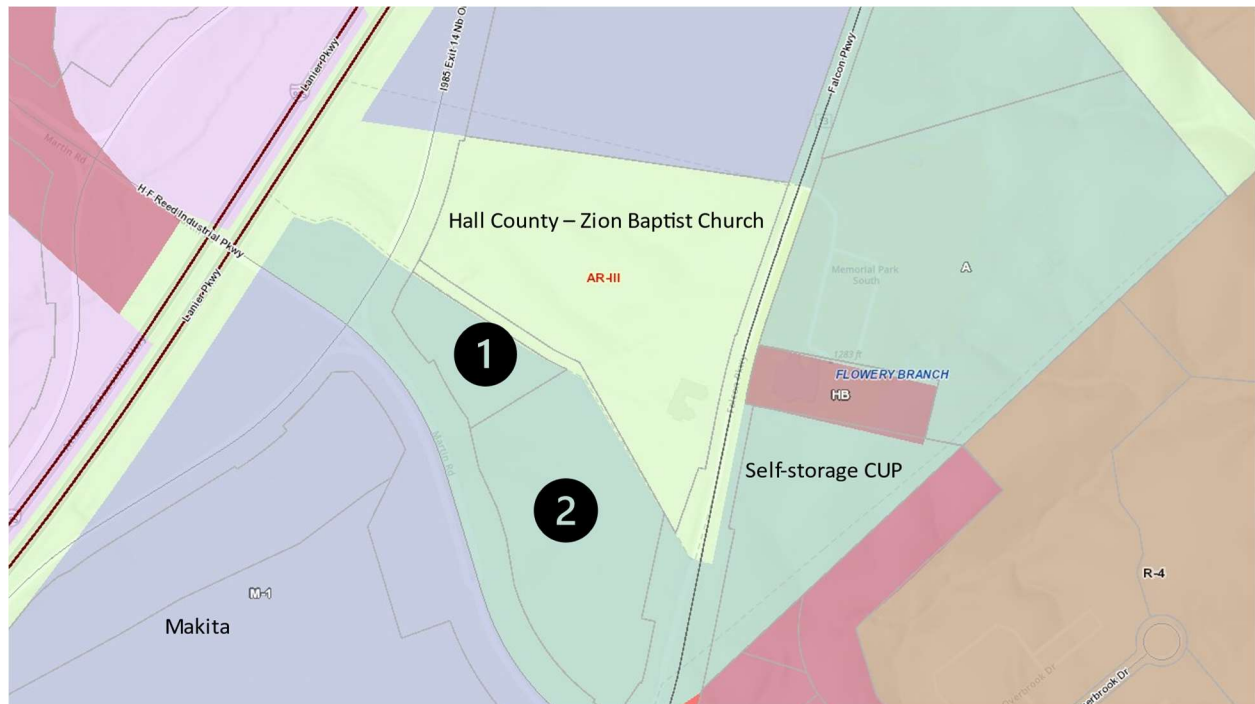
NAYS: None

Motion carried

PUBLIC HEARING:

A Public Hearing to consider a request from VM&R, LLC to rezone two parcels of land from Agricultural (A) to Highway Business (HB).

Planning Director Atkinson presented a request from VM&R, LLC to rezone two parcels totaling +/- 13.87 acres of land from Agricultural (A) to Highway Business (HB). The intent is to construct a convenience store with gas pumps. There are some outparcels for undetermined HB uses.



Proposed Schedule:

December 1, 2022 - Work Session (if requested)

December 15, 2022 - First Read and Vote

January 5, 2023 - Work Session (if requested)

January 19, 2023 - Second Read and Vote

The proposed use is in conformity with the Comprehensive Plan. Staff recommends approval.

Council had a discussion regarding the self-storage proposal.

Against:

None

In Favor:

Scott LeFever on behalf of the applicant.

Mayor Asbridge closed the public hearing at 6:15 p.m.

DEPARTMENT REPORTS:

Community Relations Report:

Director Carden invited citizens to Christmas Wishes Lantern Parade on Saturday, November 19, 2022, from 2pm – 8pm.

Finance Department Report:

Director Hamby presented a financial update as of October 31, 2022. The general fund has collected 3.5 million dollars, which is 50% of our revenue. We have spent 1.45 million dollars, which is 20% of the budget.

Police Department Report:

Police Chief Hulsey reported that K9 Jeni has arrived and is very excited to be at the City of Flowery Branch.

Council Report:

Council Member Mundy inquired about the Shop with a Cop Program. Police Chief Hulsey advised that Shop with a Cop has been planned for the first Saturday in December and they are planning to have a great day with the children in the community.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:30 p.m.

VOTING SESSION AGENDA:

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:30 p.m.

PUBLIC COMMENTS:

There were no public comments.

CONSENT AGENDA:

- Consider November 3, 2022, City Council Meeting Minutes

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy

SECOND: Joseph Mezzanotte

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider the First Read of Ordinance 672, a request submitted by BLT Martin Road, LLC for a Conditional Use Permit (CUP) to construct a self-storage facility at 4153 Falcon Parkway.

Director Atkinson stated the applicant has asked this to be Tabled until December 1, 2022.

There was a motion made to Table Ordinance 672 until December 1, 2022.

MOTION: Joe Anglin

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

EXECUTIVE SESSION:

There was no executive session held.

ADJOURNMENT:

There was a motion made to adjourn at 6:32 p.m.

MOTION: Oliver McClellan

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Mayor Asbridge Per Diem for November 2022

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Mayor Per Diem November 2022.pdf](#)



City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay

Name: Mayor Edward Asbridge Month/Year: November 2022

Meeting Date	Description of Meeting
November 3, 2022	Chamber Economic Development Meeting in Braselton
November 15, 2022	GHCMPO Meeting in Gainesville
November 16, 2022	Groundbreaking Ceremony at Hall County Schools
November 17, 2022	Chamber BOD Meeting at Gainesville Civic Center
November 19, 2022	Christmas Tree Lighting

My signature certifies that I am eligible to be paid for 5 meeting dates, maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of \$50.00 per meeting.

Total of \$250.00

Signature



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider 2023 City Council Meeting Dates

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [FY 2023 City Council Meeting Calendar.pdf](#)



PUBLIC NOTICE

2023 GOVERNING BODY MEETING CALENDAR



IN ACCORDANCE WITH THE GEORGIA OPEN MEETINGS ACT AS AMENDED, VOLUME 50, CHAPTER 14, NOTICE IS HEREBY GIVEN; **THE CITY OF FLOWERY BRANCH 2023 GOVERNING BODY MEETING CALENDAR** FOR WORK AND VOTING SESSIONS HAS BEEN SET FORTH AS FOLLOWS:

January 5, 2023	July 20, 2023
January 19, 2023	August 3, 2023
February 2, 2023	August 17, 2023
February 16, 2023	September 7, 2023
March 2, 2023	September 21, 2023
March 16, 2023	October 5, 2023
April 6, 2023	October 19, 2023
April 20, 2023	November 2, 2023
May 4, 2023	November 16, 2023
May 18, 2023	December 7, 2023
June 1, 2023	December 21, 2023
June 15, 2023	

MEETINGS ARE HELD AT THE FLOWERY BRANCH CITY HALL ON THE 1ST AND 3RD THURSDAYS OF EACH MONTH AT 6:00 PM.

NOTICE OF ANY DEVIATIONS TO THE SCHEDULE OR ANY SPECIAL MEETINGS SHALL BE POSTED BY PUBLIC NOTICE ON THE OFFICIAL BULLETIN BOARD LOCATED AT 5410 W. PINE STREET AND ON THE CITY OF FLOWERY BRANCH WEBSITE: FLOWERYBRANCHGA.ORG.



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the First Read of Ordinance 672, a request submitted by BLT Martin Road, LLC for a Conditional Use Permit (CUP) to construct a self-storage facility at 4153 Falcon Parkway.

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

This parcel was rezoned from Agriculture (A) to Highway Business (HB) in 2020. The rezoning was requested to allow the construction of a retail strip center (see attached 2020 REZONING staff report Falcon Parkway). The applicant wishes to construct a self-storage facility instead of the retail center. The self-storage use requires a conditional use permit (CUP) in the Highway Business (HB) zoning district.

FACTS AND ISSUES:

Schedule

October 20 Public Hearing

November 3 Work Session (if requested)

November 17 Tabled

December 1 First Vote

December 15 Possible Second Vote

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve the first read of Ordinance 672.

SAMPLE MOTION:

I make a motion to approve the first reading of Ordinance 672.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

ATTACHMENTS

- [CUP Information 4153 Falcon Parkway.pdf](#)
- [FLOWERY BRANCH ELEVATIONS BASE-Layout2.pdf](#)
- [Flowery Branch_Preliminary Landscape Plan.pdf](#)
- [FloweryBranchSitePlan102822.pdf](#)
- [FLOWERY BRANCH ELEVATIONS BASE-Layout1.pdf](#)
- [Staff report Falcon Self-Storage.pdf](#)
- [Falon self-storage CUP Ordinance.pdf](#)



CONDITIONAL USE PERMIT APPLICATION

City Provided Permit #

Date: 08/10/2022

Address of Request:

4153 FALCON PARKWAY FLOWERY BRANCH GA 30542

Tax Map # 150044 A002024 Current Zoning: HB

Is this site located within the boundaries of the historic district? NO

Currently a conforming use? YES

Any conditions of zoning, CUP's, etc.? YES

Applicant Information

Applicant: BLT MARTIN ROAD, LLC

Address: 1776 PEACHTREE STREET, SUITE 100, ATLANTA GA 30309

E-mail address: jhan-a@tm-grp.com

Phone number: 770-436-7196

Signature: [Handwritten Signature]

Notary Seal:





Property owner Information

Property owner (please print): BLT MARTIN ROAD, LLC

Address: 1776 PEACHTREE STREET, SUITE 100, ATLANTA GA 30309

E-mail address: jhaman@tpa-srp.com

Phone number: 770-436-7194

Signature: 

Notary Seal:



Applicant Information Required at Time of Submittal

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

- Payment of \$350.00
- Legal description – one hard copy and on a flash drive
- Current survey of property – one hard copy and on a flash drive
- Site plan – one hard copy and on a flash drive
- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Detailed description of request
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

NONE

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NONE

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NONE

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

NA

NA

NA

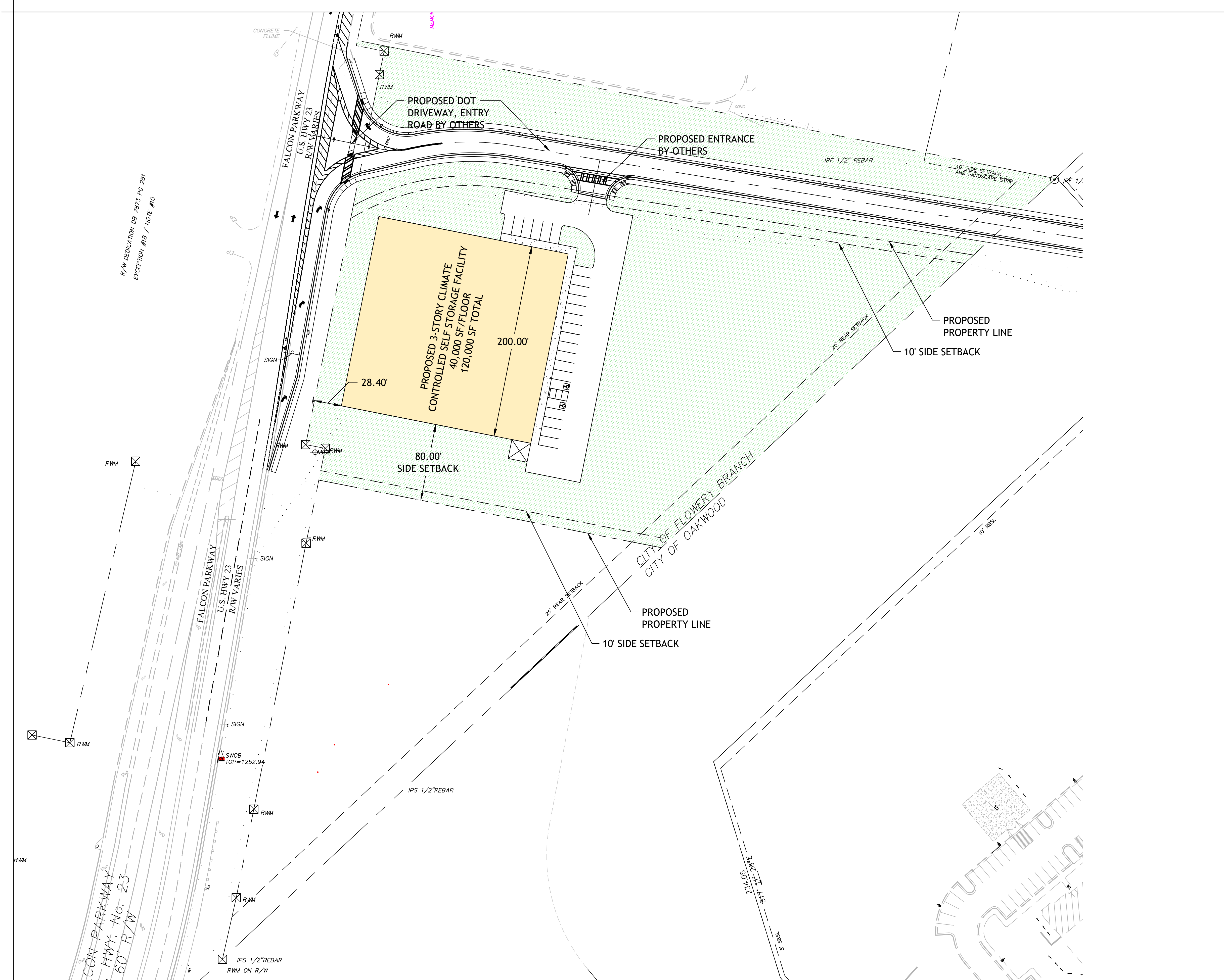
NA



Received by City of Flowery Branch Staff on _____

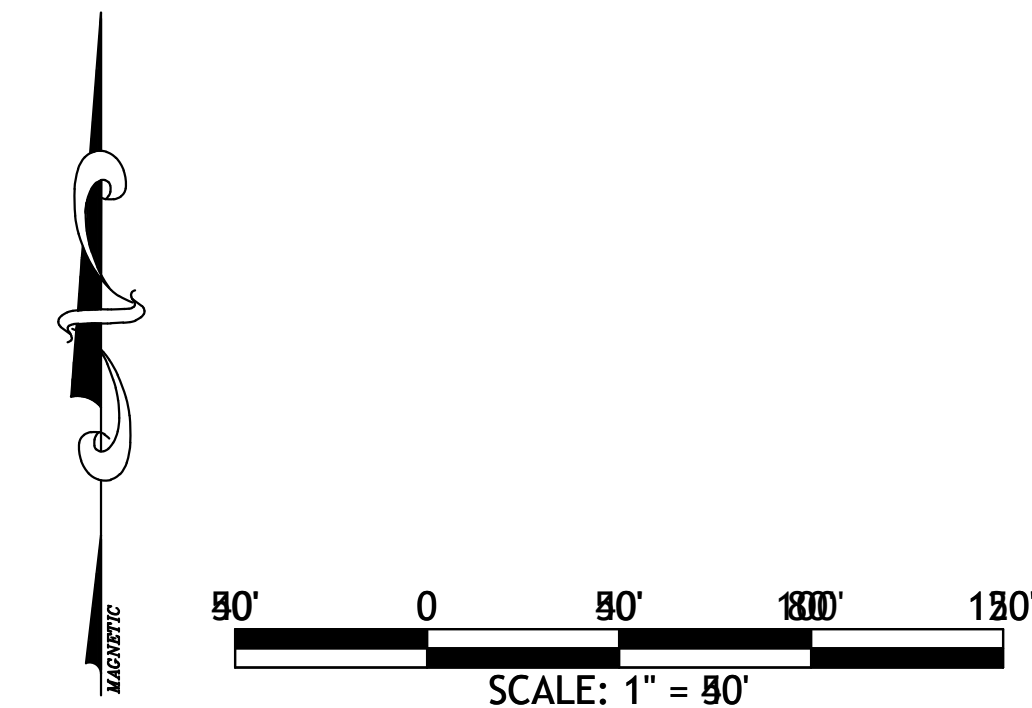
Name: _____

Title _____



SITE DATA		
STREET LOCATION: FALCON PARKWAY, FLOWERY BRANCH, GA		
SITE AREA: 4.00 AC.		
CURRENT ZONING: HB - HIGHWAY BUSINESS		
BUILDING AREA: 120,000 SQ.FT. (927 UNITS)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	4.00 AC*	4.00 AC
LANDSCAPE REQUIREMENT		
MIN OPEN SPACE	15% (26,136 SF)	±66% (114,513 SF)
MAXIMUM LOT COVERAGE	50% (87,120 SF)	23% (40,000 SF)
MAXIMUM BUILDING HEIGHT	60 FT.	±50 FT.
MAXIMUM BUILDING LENGTH	200 FT.*	200 FT.
MAXIMUM BUILDING STORIES	5	3
BUILDING SETBACKS		
FRONT	NONE	28.40 FT.
SIDE	10 FT.	80 FT.
REAR	25 FT.	155 FT.
LANDSCAPING SETBACKS		
FRONT	10 FT.	28 FT.
PARKING STALL SIZE	9 FT. x 18 FT.	10 FT. x 20 FT.
DRIVE AISLE WIDTH		
ONE WAY (90° PARKING)	24 FT	26 FT
PARKING (SEE BELOW)		
SELF STORAGE:		
1 SPACE/40 UNITS (MIN)	24 (MIN)	22 STANDARD
1 SPACE/25 UNITS (MAX)	37 (MAX)	2 ADA
		24 TOTAL

* PER ARTICLE 14, SECTION 14.11



4153 FALCON PAKRWAY,
FLOWERY BRANCH, GA
CONCEPTUAL SITE PLAN
AUGUST 13, 2022

BT STORAGE

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF FLOWERY BRANCH, HALL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 130333, MAP 13139 C 0284 G, PANEL 284 OF 377, EFFECTIVE DATE APRIL 4, 2018 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" OR "AE" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALLS WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. - PHONE-(770) 557-4142.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. NO DESIGNATED PARKING SPACES ON SUBJECT PROPERTY.

8. NO PARTY WALLS LOCATED ON SUBJECT PROPERTY.

9. FALCON PARKWAY ROAD IMPROVEMENTS ARE RECENT. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. EXCEPTION #18, RIGHT OF WAY DEDICATION IN DB 7883 PG 251 SHOWS THE LOCATION OF EXISTING R/W AS PER STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION MAINLINE PLAN SR 13 (FALCON PKWY) PROJECT: NH500-0000-001 4251 PARCEL 26, JANE WOOD BANKS R/A, ETAL C/O REGIONS BARK TRUST DEPT. IN THE SURVEYORS OPINION, THESE PLANS SHOW THE EXISTING R/W AND RIGHT OF WAY BEING DEDICATED INCORRECTLY SHIFTED NORTH. A PORTION OF THE SUBJECT PROPERTY ON THE PLANS IS SHOWN ON THE SOUTH ADJOINER. RIGHT OF WAY MONUMENTS FOUND IN THE FIELD CONFIRM THIS AND ARE SHOWN. RIGHT OF WAY ALONG FALCON PARKWAY IS SHOWN AS A 90 FOOT OFFSET ALONG THE SOUTH MOST 2 CALLS AS SHOWN IN THE RIGHT OF WAY PLANS. AN EFFORT WAS MADE TO CONTACT ENGINEER OF RIGHT OF WAY PLANS BY PHONE AND EMAIL UNSUCCESSFULLY.

11. TOPOGRAPHY ON SITE IS FIELD RUN AND HAS BEEN MENDED WITH LIDAR UAV AERIAL TOPOGRAPHY TO THE SOUTH PERFORMED IN 2018.

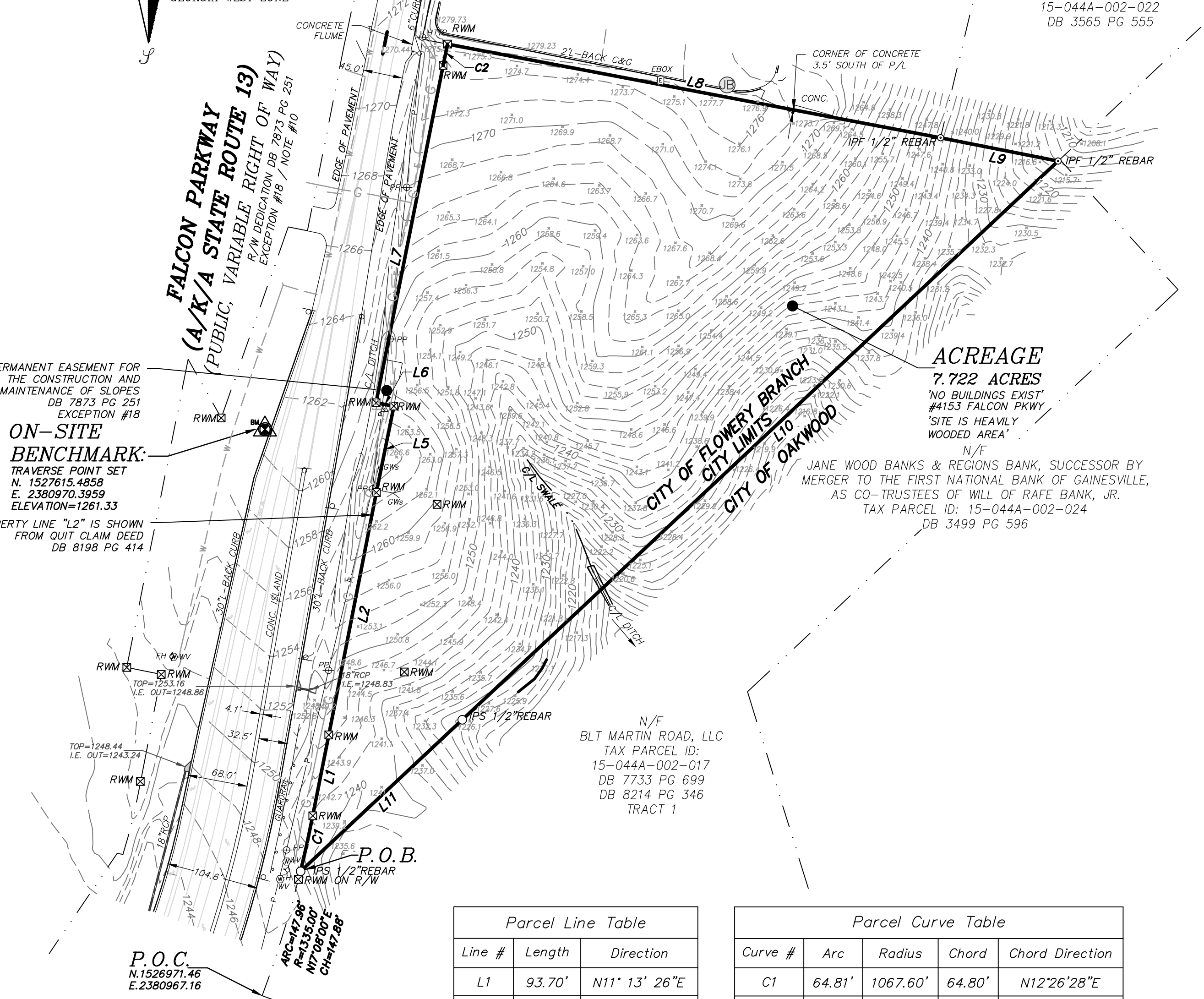
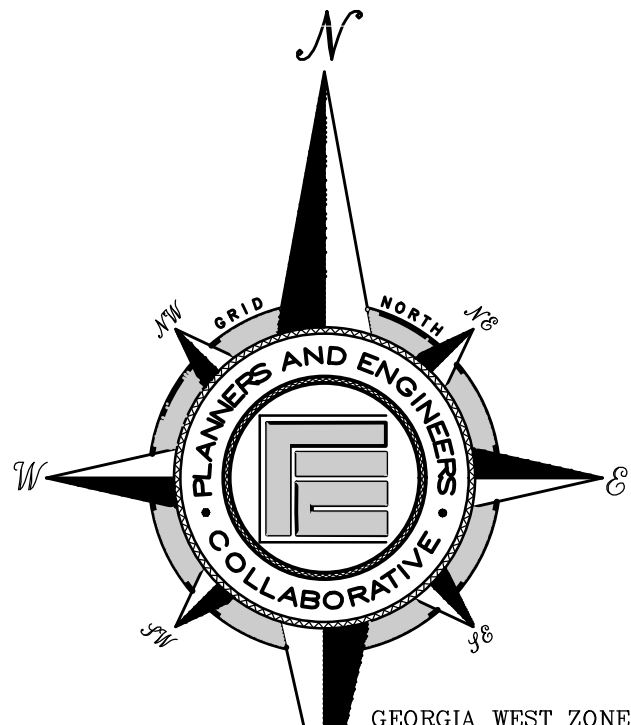
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Flowery Branch GMD #1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

COMMENCING at the point located at the intersection of the Northerly Right of Way of Martin Road (Public, Variable R/W) and the Southeasterly Right of Way of Falcon Parkway (A/K/A State Route 13, Public, Variable Right of Way) having Georgia State Plain coordinates (NAD83, Georgia West Zone) of N.1526971.46 & E.2380967.16; thence leaving said intersection and following along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) along a curve turning to the left with an arc length of 147.96 feet, having a radius of 1335.00 feet, being subtended by a chord bearing of North 17 degrees 08 minutes 00 seconds East, and a chord length of 147.88 feet to a 1/2" iron pin set, which is the TRUE POINT OF BEGINNING.

Thence continuing along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) the following courses and distances: with a curve turning to the left with an arc length of 64.81 feet, with a radius of 1067.60 feet, with a chord bearing of North 12 degrees 26 minutes 28 seconds East, with a chord length of 64.80 feet to a right of way monument found; thence North 11 degrees 13 minutes 26 seconds East a distance of 93.70 feet to a right of way monument found; thence North 11 degrees 06 minutes 32 seconds East a distance of 280.86 feet to a right of way monument found; thence North 11 degrees 25 minutes 42 seconds East a distance of 100.29 feet to a right of way monument found; thence North 79 degrees 16 minutes 16 seconds West a distance of 20.61 feet to a right of way monument found; thence North 11 degrees 14 minutes 39 seconds East a distance of 391.04 feet to a right of way monument found; thence with a curve turning to the right with an arc length of 24.85 feet, with a radius of 2794.79 feet, with a chord bearing of North 11 degrees 45 minutes 30 seconds East, with a chord length of 24.85 feet to a right of way monument found; thence leaving said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) South 79 degrees 13 minutes 59 seconds East a distance of 570.76 feet to a 1/2" rebar found; thence South 78 degrees 47 minutes 05 seconds East a distance of 136.23 feet to a 1/2" rebar found on the City Limits of Flowery Branch; thence following along said City Limits of Flowery Branch the following courses and distances: South 46 degrees 51 minutes 01 seconds West a distance of 928.91 feet to a 1/2" rebar set; thence South 46 degrees 51 minutes 01 seconds West a distance of 252.05 feet to a 1/2" rebar set on said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13, which is the TRUE POINT OF BEGINNING.

Said parcel having an area of 7.722 acres more or less.



Parcel Line Table			
Line #	Length	Direction	
L1	93.70'	N11° 13' 26"E	
L2	280.86'	N11° 06' 32"E	
L3	OMITTED	OMITTED	
L4	OMITTED	OMITTED	
L5	100.29'	N11° 25' 42"E	
L6	20.61'	N79° 16' 16"W	
L7	391.04'	N11° 14' 39"E	
L8	570.76'	S79° 13' 59"E	
L9	136.23'	S78° 47' 05"E	
L10	928.91'	S46° 51' 01"W	
L11	252.05'	S46° 51' 01"W	

Parcel Curve Table				
Curve #	Arc	Radius	Chord	Chord Direction
C1	64.81'	1067.60'	64.80'	N12°26'28"E
C2	24.85'	2794.79'	24.85'	N11°45'30"E

STRUCTURE LEGEND

CABLE / TV		SEWER	
	Cable / TV Marker		Grease Trap
	Cable / TV Pedestal		Sanitary Sewer Manhole
	Cable / TV Manhole		Cleanout
	Cable / TV Handhole		Sanitary Sewer Vent Pipe
	Cable / TV Cable Box		Sanitary Sewer Marker
ELECTRIC/POWER			Sanitary Sewer Force Main Valve
	Transformer		Sanitary Sewer Lift Station
	Guy Wire	SITE / TOPOGRAPHIC FEATURES	
	Electric Meter		Street Sign
	Power Pole/Utility Pole		Air Condition Unit
	Street Light/Light Pole		Bollard
	Electric Panel		Mailbox
	Electric Box		Satellite Dish
	Electric Manhole		Flag Pole
	Electric Handhole		Monitoring Well
	Spot Light		Antenna
FIBER OPTIC			Column
	Fiber Optic Marker		Camera Pole / Camera
	Fiber Optic Manhole		Bore Hole Location
	Fiber Optic Pedestal		Mile Post
GAS			Rail Road Mile Post
	Gas Meter	STORM / DRAINAGE	
	Gas Valve		Storm Structure Lid
	Gas Fill Cap		Drop Inlet
	Gas Manhole		Catch Basin
	Gas Marker		Single Wing Catch Basin
	Gas Pressure Relief Valve		Double Wing Catch Basin
	Gas Vault		Weir Inlet
	Gas Vent Pipe		Head Wall
	Gas Something		Junction Box
PAVEMENT MARKING			Curb Inlet
	Pavement Marking		Flared-in Section
	Pavement Marking		Down Spout
	Pavement Marking	TELEPHONE	
	Turn Arrow Left/Right		Telephone Terminal Box
	Turn Arrow Left		Telephone Marker
	Turn Arrow Right		Telephone Handhole Box
	Turn Arrow Straight		Telephone Manhole
	Traffic Arrow Straight/Left		Telephone Cabinet
	Traffic Arrow Straight/Right	TRAFFIC	
	Traffic Arrow U-Turn		Overhead Traffic Signal
	Handicap Pavement Marking		Telephone Handhole Box
	Bike Lane Pavement Marking		Traffic Signal Pole
PROPERTY MONUMENTS			Traffic Signal Loop Control Box
	Right-of-Way Monument Found	WATER	
	Concrete Monument Found		Fire Hydrant
	Iron Pin Set		Irrigation Control Valve
	Iron Pin Found (Rebar found)		Water Meter
	PK Nail Found		Water Valve
	Point		Fire Department Connection
	Benchmark		Water Vault
MISCELLANEOUS			Pressure Irrigation Valve
	Land Lot Symbol		Water Vent Pipe
			Water Valve Marker
			Water Marker
			Water Manhole
			Water Air Release Valve
			Water Back Flow Preventer
			Sprinkler Head
			Sprinkler Valve

LINETYPES

PROPERTY		EXISTING OVERHEAD	
	Adjacent Property		Electric Line
	Property Line		Electric
	Center of Creek		Fiber Optic
FENCE LINES			Gas
	Barb Wire Fence		Telecommunications
	Chain Link Fence		Water
	Wood Fence		Television
	Woven Wire Fence		Storm Drainage Line
SITE / TOPOGRAPHIC FEATURES			Sanitary Sewer
	Guardrail		

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MM	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DI	Drop Inlet	PB	Plot Book
DE	Drainage Easement	PS	Page
EOP	Edge of Pavement	PKF	PK Nail Found
EPH	Electric Power Pole	PKS	PK Nail Set
EPAN	Electric Panel	POB	Point of Beginning
ESMT	Easement	PDC	Point of Commencement
FES	Flared End Section	PVC	Polyvinyl Chloride Pipe
FEE	Finish Floor Elevation	RBC	Rebar Capped
FH	Fire Hydrant	RCP	Reinforced Concrete Pipe
FLGP	Flag Pole	RWM	Right of Way Monument
GA	Georgia	SSE	Sanitary Sewer Easement
GM	Gas Meter	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	TRAN	Transformer
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve



SITE MAP (NTS)

TITLE EXCEPTIONS

Chicago Title Insurance Company Issuing Office File Number 3509-0002 with a commitment date of June 3, 2019 was used in the preparation of this survey and the listed exceptions are as follows:

10. All matters shown on that plat recorded at Plat Book 114, Page 12, Hall County, Georgia records. Comment: Affects all of subject property, as shown on survey.

11. Right of Way Deed from Rafe Banks, Jr. et al to State Highway Department of Georgia dated April 20, 1953, recorded in Deed Book 142, Page 126, aforesaid records. Comment: May affect. The location cannot be determined from the record document. Subsequent right of way dedications have been recorded to buy additional right of way.

12. Right of Way Deed from Rafe Banks, Jr. et al to State Highway Department of Georgia dated May 26, 1955, recorded in Deed Book 154, Page 178, aforesaid records. Comment: May affect. The location cannot be determined from the record document. Subsequent right of way dedications have been recorded to buy additional right of way.

13. Right of Way Deed from Rafe Banks, Jr. et al to Hall County dated July 5, 1966, recorded in Deed Book 332, Page 415, aforesaid records. Comment: May affect. The location cannot be determined from the record document. Subsequent right of way dedications have been recorded to buy additional right of way.

14. Right of Way Deeds from Regions Bank and Jane Wood Banks as CoTrustees, et al. to Hall County dated July 3, 2002, recorded in Deed Book 4243, Page 162, aforesaid records. Comment: Does not affect. Right of Way take is on the northwest side of State Route 13.

15. Right of Way Deeds from Regions Bank and Jane Wood Banks as CoTrustees, et al. to Hall County dated July 3, 2002, recorded in Deed Book 4243, Page 170, aforesaid records. Comment: Does not affect. Right of Way take is on the northwest side of State Route 13.

16. Right of Way Deeds from Regions Bank and Jane Wood Banks as CoTrustees, et al. to Hall County dated July 3, 2002, recorded in Deed Book 4243, Page 170, aforesaid records. Comment: Does not affect. Right of Way take is on the northwest side of State Route 13.

17. Easement from The McCrary Family Partnership, L.P. et al. to Georgia Power Company dated December 18, 2002, recorded in Deed Book 4458, Page 627, aforesaid records. Comment: Does not affect. Easement is on the northwest side of State Route 13.

18. Declaration of Taking Department of Transportation vs. Burwell Investments, Ltd. Dated February 17, 2017, recorded in Deed Book 7873, Page 251, aforesaid records. Comment: Affects. Right of Way take and Permanent Easement shown on survey.

The field data upon which this map or plat is based has a closure precision of one foot in 61,203 feet and an angular error of 00° 00' -04" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 5,919,020 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

To BLANCHARD REAL ESTATE AND CHICAGO 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 4/30/20

Date of Map or Plat: 4/27/2020, LAST REVISED 7/21/2020.

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 ■ WWW.PECATL.COM
C.O.A.-LSF000004

5				
4				
3				
2				
1	07/21/20	REVISE RW PER QC DB 8198 PG 414		MN
REV	DATE	DESCRIPTION		BY

LAND LOT(S) GMD #1270
DISTRICT FLOWERY BRANCH

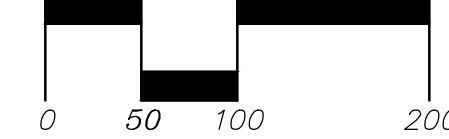
ALTA/NSPS LAND TITLE SURVEY
FOR

BLANCHARD REAL ESTATE AND
CHICAGO TITLE INSURANCE COMPANY
CITY OF FLOWERY BRANCH

HALL COUNTY
GEORGIA



DRAWN BY: MN
CHECKED BY: JH
FILE NO.: 17211.01
DATE: 4/27/2020
SCALE: 1"=100'



DATE OF FIELD WORK: 4/30/20

BLT MARTIN ROAD, LLC

October 4, 2022

Mr. Rich Atkinson
Flowery Branch Community Development
5410 Pine Street
Flowery Branch, GA 30542

RE: Conditional Use Permit Application
Tax Map 15044A002024

Mr. Atkinson:

In accordance with Flowery Branch Code of Ordinances; Appendix C – Zoning Ordinance, Article 34, section 4(e), please accept this letter of intent as part of the aforementioned rezoning application:

It is our intent to apply for a conditional use permit to construct a multi-story, climate-controlled storage facility. This request would follow all development guidelines outlined in the Flowery Branch Code of Ordinances and Zoning Ordinance 20-609.

This parcel was rezoned in 2020 from Agricultural (A) to Highway Business (HB). At that time, we believed the market conditions supported a small retail development as indicated in our rezoning application. Since then, our belief that the most highest and best use for the parcel is a best in class climate controlled storage facility. This is due to shifting population demographics, the maturation of the submarket (including the retail pads along Martin Road in the City of Oakwood) and the completion of a first phase and commencement of a second phase of multifamily development adjacent to the site. Further, in the time since the original rezoning, the site has been marketed heavily for a retail user without any success. This indicates that the market will not, as originally contemplated, support the retail development however there is a storage operator ready to commence development on the site.

The development will include inter-parcel access to the road currently being constructed to serve the second phase of the multifamily development. During the initial rezoning application, the site layout contemplated inter-parcel connectivity to the retail development along Martin Road, however upon further study, the only viable location for stormwater facilities is in the portion of the site that would allow for that connectivity. However, in keeping with the spirit of the initial rezoning, we are foregoing a new driveway on any public right-of-way and are instead proposing to use the permitted driveway depicted on the site plan.

Very truly yours,



Shawn Gleason

BLT MARTIN ROAD, LLC

October 4, 2022

Mr. Rich Atkinson
Flowery Branch Community Development
5410 Pine Street
Flowery Branch, GA 30542

RE: Conditional Use Permit Application
Tax Map 15044A002024

Mr. Atkinson:

In accordance with Flowery Branch Code of Ordinances; Appendix C – Zoning Ordinance, Article 34, section 34.7, please accept this site analysis as part of the aforementioned rezoning application:

1. Will the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property
 - a. Yes. The proposal is to allow for a best in class multistory climate controlled storage facility which will support the increased residential density in the submarket. The façade of the structure will, pending staff comments, align with the look and finish of the existing first phase and in-progress second phase and will meet all development guidelines of both the Flowery Branch Code of ordinances for building and site conditions, as well as Zoning Ordinance 20-609 in terms of building finish.
2. Will the proposal adversely affect the existing use or useability of adjacent or nearby property?
 - a. No. The proposal would allow the subject parcel to be developed into a use that is symbiotic to those to the east. The parcel to the north is commercially zoned and currently in use as a cemetery and the parcels to the south/southeast are underdevelopment into commercial outparcels with various end users and uses.
3. Can the subject parcel be used in accordance with the existing regulations and have a reasonable economic use as currently zoned.
 - a. Yes. The underlying zoning currently allows the use as conditional. Therefore, the parcel can be used in accordance with the existing regulations. The parcel has been actively, but unsuccessfully, marketed for retail users for the last 2 years. Currently, there is an active user who is prepared to develop the site into a best in class, multistory, climate controlled self-storage facility.
4. Will the proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - a. No. As a use, self-storage has a minimal, if any, impact on traffic, utilities and schools.
5. Is the proposal in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map?

BLT MARTIN ROAD, LLC

- a. Yes. The site is noted as an activity center on the character area map. The activity center uses and intensities notes: “a wide range of uses is contemplated in this character area, except for heavy industry and residential. The character area is the proper place for big box retail, shopping centers, lodging and auto-related uses. Commercial intensities are within a range of 15,000 to 38,000 sf of building space/acre (FAR of 0.34 to 0.85). Five story height limit.

As currently designed, the 3 story, 120,000 square foot facility has a FAR of 0.689 and a intensity of 30,000 square feet of building space/acre.

Further, the future land use map notes the site as ‘commercial’.

6. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.
 - a. Yes. The site has been marketed actively, but unsuccessfully, for a retail user for the last 2 years. Currently, there is an active and engaged operator who is prepared to develop the site into a best in class, multistory, climate controlled self storage facility.
7. What are the existing use(s) and zoning of the subject property and nearby properties.
 - a. Subject Property
 - i. Zoned – Highway Business (HB)
 - ii. Use – Undeveloped
 - b. Property to the north
 - i. Zoned – Highway Business (HB)
 - ii. Use – Memorial Park South Funeral Home
 - c. Property to the South/East (lies within the city of Oakwood)
 - i. Zoned - Planned commercial development (PCD)
 - ii. Use – Retail outparcels with varying users and uses
 - d. Property to the West (opposite Falcon Parkway)
 - i. Zoned – Agricultural (A)
 - ii. Use – Undeveloped
8. What is the current value of the property under the existing zoning district classification to the extent to which the property value of the subject property is diminished by the existing zoning district and the value of the property under the proposed zoning district.
 - a. The request for the parcel is not to change the zoning, but to allow a conditional use. To the best of our knowledge, the parcel appear to have been wooded and undeveloped since 1944. The proposed conditional use would allow the site to immediately be developed into a best in class multistory climate controlled storage facility.
9. Will a zoning map amendment be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations?
 - a. N/A. The proposal does not include a zoning map amendment, only for a conditional use permit to a use that is allowed with the same under the current zoning classification.

BLT MARTIN ROAD, LLC

10. Does the zoning map amendment create an isolated zoning district unrelated to adjacent and nearby districts?
 - a. N/A. The proposal does not include a zoning map amendment, only for a conditional use permit to a use that is allowed with the same under the current zoning classification.
11. Will the change in zoning district map impact the character of a zoning district?
 - a. N/A. The proposal does not include a zoning map amendment, only for a conditional use permit to a use that is allowed with the same under the current zoning classification.
12. What would the possible impact to the environment be including, but not limited to, drainage, soils erosion and sedimentation, flooding, air quality and water quality?
 - a. The City of Flowery Branch has already approved grading and infrastructure plans for the site which include negative stormwater impact mitigation (both downstream flooding and water quality) as well as permanent stabilization of all slopes and disturbed areas. Further, the use will not have any impact to air quality or other environmental concerns.
13. What relation does the proposed zoning map amendment have on the purpose of the overall zoning scheme and Flowery Branch zoning ordinance?
 - a. The proposal does not include a zoning map amendment, only for a conditional use permit to a use that is allowed with the same under the current zoning classification. However, the use is in keeping with both the Character Area Map and Future Land Use Map of Flowery Branch.

Very truly yours,



Shawn Gleason

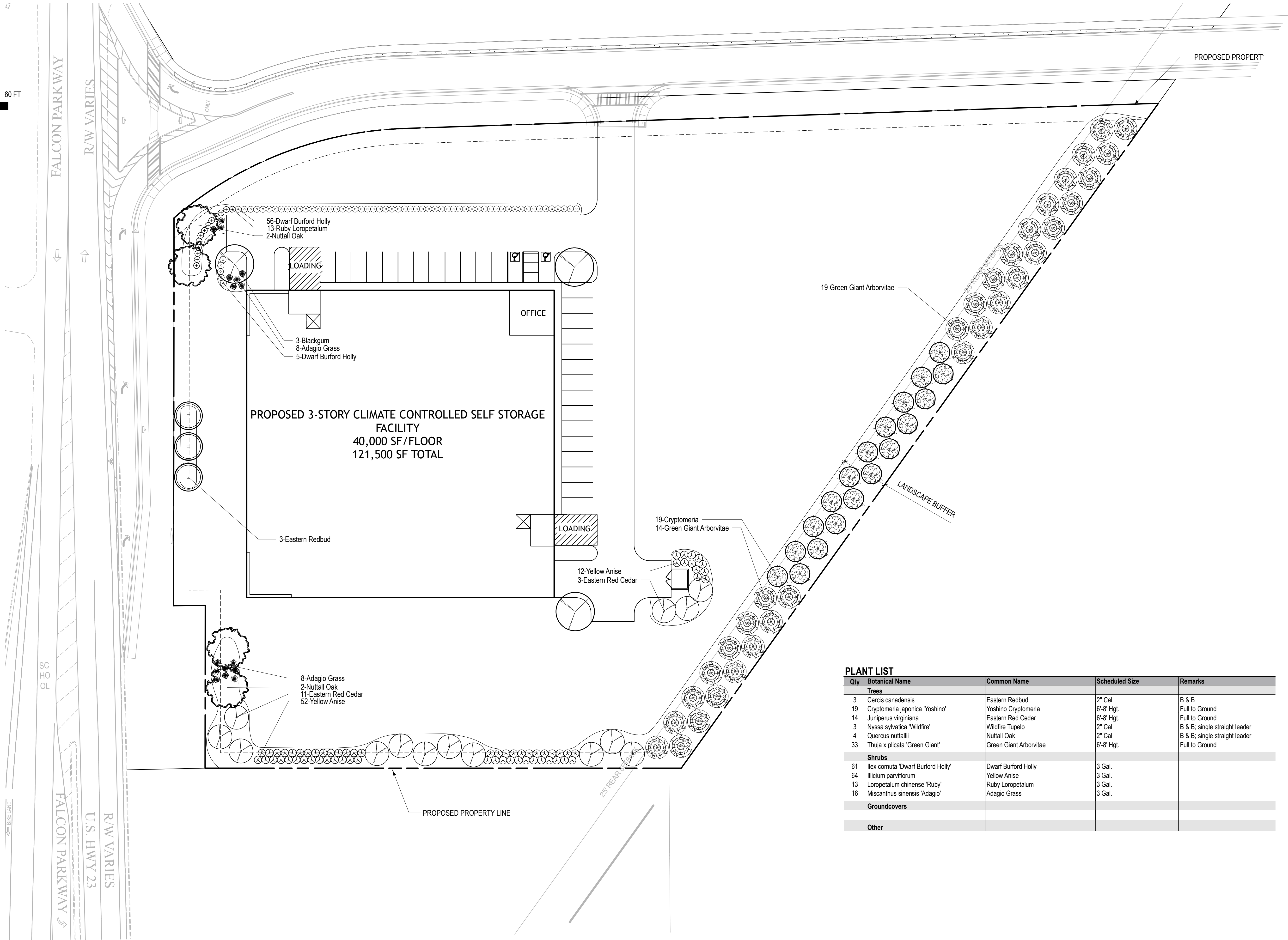
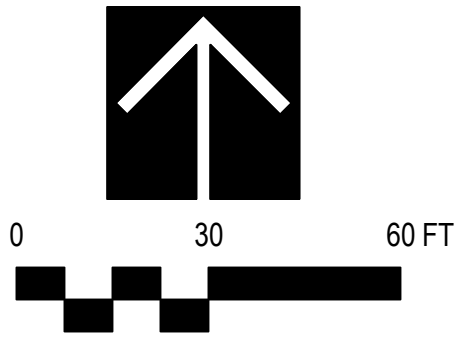
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Flowery Branch GMD #1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

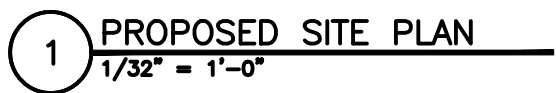
COMMENCING at the point located at the intersection of the Northerly Right of Way of Martin Road (Public, Variable R/W) and the Southeasterly Right of Way of Falcon Parkway (A/K/A State Route 13, Public, Variable Right of Way) having Georgia State Plane coordinates (NAD83, Georgia West Zone) of N.1526971.46 & E.2380967.16; thence leaving said intersection and following along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) along a curve turning to the left with an arc length of 147.96 feet, having a radius of 1335.00 feet, being subtended by a chord bearing of North 17 degrees 08 minutes 00 seconds East, and a chord length of 147.88 feet to a 1/2" iron pin set, which is the TRUE POINT OF BEGINNING.

Thence continuing along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) the following courses and distances: with a curve turning to the left with an arc length of 64.81 feet, with a radius of 1067.60 feet, with a chord bearing of North 12 degrees 26 minutes 28 seconds East, with a chord length of 64.80 feet to a right of way monument found; thence North 11 degrees 13 minutes 26 seconds East a distance of 93.70 feet to a right of way monument found; thence North 50 degrees 10 minutes 29 seconds East a distance of 111.87 feet to a right of way monument found; thence North 11 degrees 03 minutes 53 seconds East a distance of 194.05 feet to a right of way monument found; thence North 78 degrees 55 minutes 35 seconds West a distance of 70.35 feet to a right of way monument found; thence North 11 degrees 25 minutes 42 seconds East a distance of 100.29 feet to a right of way monument found; thence North 79 degrees 16 minutes 16 seconds West a distance of 20.61 feet to a right of way monument found; thence North 11 degrees 14 minutes 39 seconds East a distance of 391.04 feet to a right of way monument found; thence with a curve turning to the right with an arc length of 24.85 feet, with a radius of 2794.79 feet, with a chord bearing of North 11 degrees 45 minutes 30 seconds East, with a chord length of 24.85 feet to a right of way monument found; thence leaving said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) South 79 degrees 13 minutes 59 seconds East a distance of 570.76 feet to a 1/2" rebar found; thence South 78 degrees 47 minutes 05 seconds East a distance of 136.23 feet to a 1/2" rebar found on the City Limits of Flowery Branch; thence following along said City Limits of Flowery Branch the following courses and distances: South 46 degrees 51 minutes 01 seconds West a distance of 928.91 feet to a 1/2" rebar set; thence South 46 degrees 51 minutes 01 seconds West a distance of 252.05 feet to a 1/2" rebar set on said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13, which is the TRUE POINT OF BEGINNING.

Said parcel having an area of 7.338 acres more or less.



PLANT LIST				
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Cercis canadensis	Eastern Redbud	2" Cal.	B & B
19	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	6'-8' Hgt.	Full to Ground
14	Juniperus virginiana	Eastern Red Cedar	6'-8' Hgt.	Full to Ground
3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2" Cal	B & B; single straight leader
4	Quercus nuttallii	Nuttall Oak	2" Cal	B & B; single straight leader
33	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	6'-8' Hgt.	Full to Ground
Shrubs				
61	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	3 Gal.	
64	Illicium parviflorum	Yellow Anise	3 Gal.	
13	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
16	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
Groundcovers				
Other				

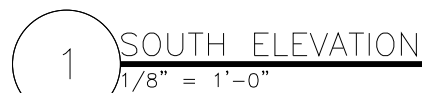


FLOWERY BRANCH
SELF STORAGE
4153 FALCON PARKWAY
FLOWERY BRANCH, GA

DATE: 10/19/22
FOR: PRELIMINARY
DESIGN
PROJECT #: 1002.36
ARCHITECTURAL
SITE PLAN

A1.0

DATE: 10/19/22
FOR: PRELIMINARY
DESIGN
PROJECT #: 1002.36





Applicant: BLT Martin Road, LLC

Property Owner: BLT Martin Road, LLC

Subject Property: 4153 Falcon Parkway; Parcel ID#150044 A002024

Request: Conditional Use Permit (CUP) to construct and operate a self-storage business in HB zoning

Current Use: Vacant

Character Area: Industrial Employment

Code:

Per the City of Flowery Branch Zoning Ordinance an HB zoned property who wishes to operate a self-storage business is required to obtain a conditional use permit.

Sec. 9.4. - HB, Highway Business District.

Purpose and Description . This zoning district is intended to implement the "commercial" designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the "activity center" and "mixed use" character areas established in the comprehensive plan. Centered at the interchange of Spout Springs Road and I-985, and also extending north and south along Hog Mountain Road, this zoning district will be an accessible center of businesses, services, and complementary uses, which may include traditional neighborhood development and mixed-use developments, contributing extensively to the economic base of the city.

Character . This district is dominated by commercial uses but also intended to accommodate mixed-use developments. A grid block pattern of streets (connected local network) is provided, along with sidewalks and street trees. Pedestrian accessibility is promoted, although most activity is via the automobile for access. Entrances, frontages, and building facades are softened with landscaping and low-lying identification signs.

Permitted and Conditional Uses . Permitted and conditional uses shall be as provided in Table 9.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts." The widest possible range of uses is contemplated in this zoning district, except for industry and single-family, detached or manufactured homes. This character area is the proper place for big box retail, shopping centers, lodging and auto-related uses.

Dimensional Requirements . Dimensional requirements shall be as provided in Table 9.2, "Dimensional Requirements in Nonresidential Zoning Districts."

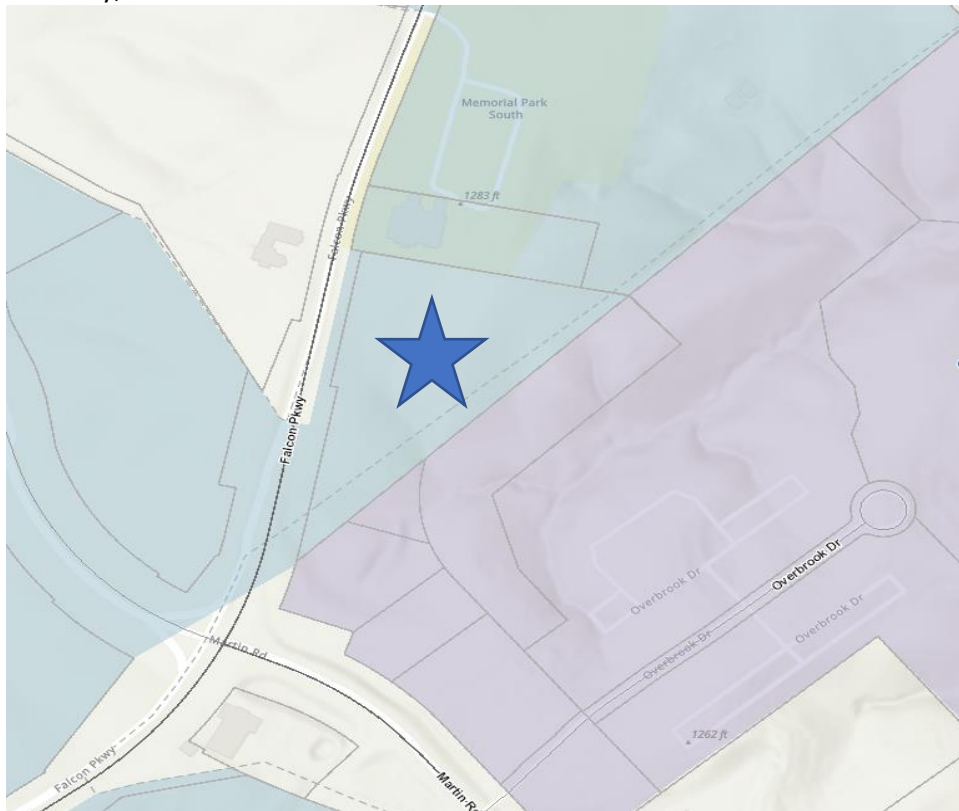


Table 9.1
Permitted and Conditional Uses in Nonresidential Zoning Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

School, trade	C	C	X	X	X	C	C
Self-service storage facility (mini-warehouse)	X	X	X	C	X	P	P
Service and fuel-filling station	X	X	X	P	X	P	P
Showroom	X	X	X	X	X	P	P
Slaughterhouse	X	X	X	X	X	X	C
Solid waste handling and/or transfer facility	X	X	X	X	X	X	C
Special event facility	C	P	C	P	X	X	X
Taxi cab and limousine service	X	X	X	C	X	C	C
Tattoo Parlor	X	X	X	P	X	C	C
Temporary use approved by the Zoning Administrator	P	P	P	P	P	P	P
Therapeutic camp	X	C	X	X	X	X	X
Tow service	X	X	X	P	X	C	P
Truck stop or truck terminal	X	X	X	C	X	X	P
Utility company	P	P	X	P	X	P	P
Use	O-P	INST	NS	HB	CBD	M-1	M-2
Utility company substation	P	P	P	P	P	P	P
Vehicle emission testing facility	X	X	X	P	X	P	P

Property:

4153 Falcon Parkway; Parcel ID#150044 A002024:





CUP Requirements:

Sec. 34.7. Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the City Council in the decision-making process.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *The subject property lies within a commercially zoned area. The use (self-storage) is suitable for the area. Additionally, there are new Oakwood apartments that may utilize the units.*
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. *A commercial use at this location is suitable and will not adversely affect nearby properties. Currently zoned Highway Business, a retail use was envisioned for this site but has not come to fruition.*
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. *Currently zoned HB (Highway Business) many commercial uses are suitable. The property has a reasonable economic use with or without the issuance of this CUP.*
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. *No, the use would not be burdensome on infrastructure or the school system.*
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. *The current character area for this site is "Industrial Employment". A self-storage facility is an inherently allowed use in the M-1 and M-2 zoning districts. The Comprehensive Plan specifically states the uses in these zoning districts are appropriate. Therefore, the proposed use is in conformity with the Comprehensive Plan.*
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. *The site is zoned commercial and although retail was preferred, self-storage may be more in demand under the current economic climate that does not appear to be conducive to brick and mortar retail.*



- (g) Existing use(s) and zoning of the subject property and nearby properties. **The subject property has a cemetery to the north, vacant agriculturally zoned property to the west (across Falcon Parkway), Hall County Board of Education to the south (across Martin Road), and a mixed-use development to the east (in Oakwood).**
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. **N/A**
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. **The use should not be a deterrent in any manner to the adjacent properties.**
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts **A CUP does not create a new zoning designation.**
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. **None.**
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. **None. It will be designed and built to current standards.**
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance **The use meets the intent of the zoning ordinance.**

Staff Recommendation:

It is staff's recommendation that the CUP request to construct and operate a self-storage facility submitted by BLT Martin Road, LLC should be approved.

Public Hearing Published 10/05/2022
Public Hearing 11/03/2022

First Reading 12/01/2022
Adopted **TBD**

ORDINANCE NO. 672

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT (CUP) TO OPERATE A SELF-STORAGE FACILITY ON A PARCEL OF REAL PROPERTY OWNED BY BLT MARTIN ROAD, LLC, IDENTIFIED AS 4153 FALCON PARKWAY, TAX PARCEL 150044 A002024 TOTALING 7.22 +/- ACRES AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B” AND AS CONDITIONED ON ATTACHED EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, BLT Martin Road, LLC owns a parcel of land totaling 7.22 +/- acres identified as Parcel Tax Identification No. 150044 A002024, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, BLT Martin Road, LLC has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting a conditional use permit (CUP); and

WHEREAS, the City Council held a public hearing at the meeting of November 3, 2022 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed conditional use permit request is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as without the issuance of a conditional use permit however, an alternative use is appropriately considered.

4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between a development with or without a conditional use permit.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the issuance of a conditional use permit on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. APPROVAL OF CUP AND LEGAL DESCRIPTIONS.

A conditional use permit to operate a self-storage facility is hereby granted for the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, subject to the conditions set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be **TBD**, 2022.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this **TBD**.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

[illegible]

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Flowery Branch GMD #1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

COMMENCING at the point located at the intersection of the Northerly Right of Way of Martin Road (Public, Variable R/W) and the Southeasterly Right of Way of Falcon Parkway (A/K/A State Route 13, Public, Variable Right of Way) having Georgia State Plane coordinates (NAD83, Georgia West Zone) of N.1526971.46 & E.2380967.16; thence leaving said intersection and following along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) along a curve turning to the left with an arc length of 147.96 feet, having a radius of 1335.00 feet, being subtended by a chord bearing of North 17 degrees 08 minutes 00 seconds East, and a chord length of 147.88 feet to a 1/2" iron pin set, which is the TRUE POINT OF BEGINNING.

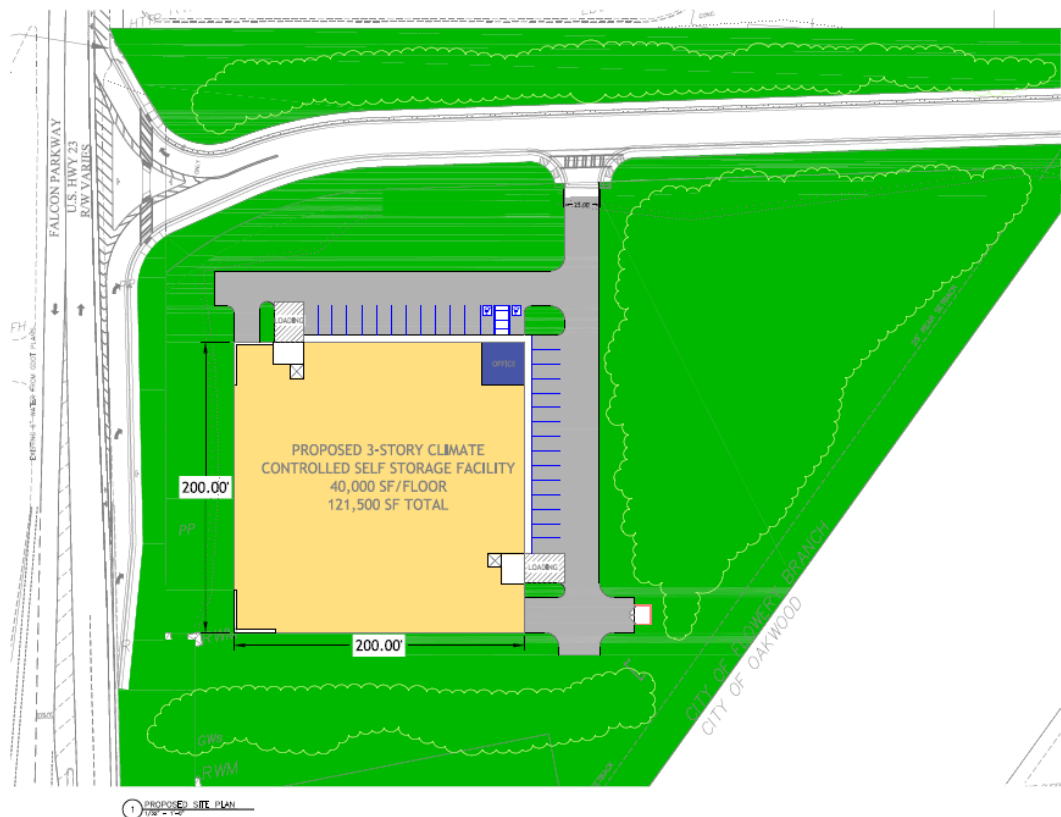
Thence continuing along said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) the following courses and distances: with a curve turning to the left with an arc length of 64.81 feet, with a radius of 1067.60 feet, with a chord bearing of North 12 degrees 26 minutes 28 seconds East, with a chord length of 64.80 feet to a right of way monument found; thence North 11 degrees 13 minutes 26 seconds East a distance of 93.70 feet to a right of way monument found; thence North 11 degrees 06 minutes 32 seconds East a distance of 280.86 feet to a right of way monument found; thence North 11 degrees 25 minutes 42 seconds East a distance of 100.29 feet to a right of way monument found; thence North 79 degrees 16 minutes 16 seconds West a distance of 20.61 feet to a right of way monument found; thence North 11 degrees 14 minutes 39 seconds East a distance of 391.04 feet to a right of way monument found; thence with a curve turning to the right with an arc length of 24.85 feet, with a radius of 2794.79 feet, with a chord bearing of North 11 degrees 45 minutes 30 seconds East, with a chord length of 24.85 feet to a right of way monument found; thence leaving said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13) South 79 degrees 13 minutes 59 seconds East a distance of 570.76 feet to a 1/2" rebar found; thence South 78 degrees 47 minutes 05 seconds East a distance of 136.23 feet to a 1/2" rebar found on the City Limits of Flowery Branch; thence following along said City Limits of Flowery Branch the following courses and distances: South 46 degrees 51 minutes 01 seconds West a distance of 928.91 feet to a 1/2" rebar set; thence South 46 degrees 51 minutes 01 seconds West a distance of 252.05 feet to a 1/2" rebar set on said Southeasterly Right of Way Line of Falcon Parkway (A/K/A State Route 13, which is the TRUE POINT OF BEGINNING.

Said parcel having an area of 7.722 acres more or less.

Exhibit "C"

Conditions of Condition Use Permit

1. The property shall be developed in substantial conformance with the site plan dated 10/19/2022 prepared Arch L. Trulock and submitted to the Flowery Branch Community Development Department on 11/18/2022 and as shown below:



2. Development shall adhere to requirements set forth in the Flowery Branch Zoning Ordinance Article 14, Section 14.11.



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the First Read of Ordinance 674, a request for a Conditional Use Permit (CUP) submitted by Coro Realty to build and operate a Self-Storage Facility at 6401 McEver Road.

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

FACTS AND ISSUES:

The applicant is requesting a conditional use permit to develop a climate controlled self-storage facility at 6401 McEver Road. The subject property is currently zoned Highway Business (HB) and a CUP is required for this use in this zoning district.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve the First Read of Ordinance 674.

SAMPLE MOTION:

I make a motion to approve the first read of Ordinance 674.

COLLABORATING DEPARTMENT:

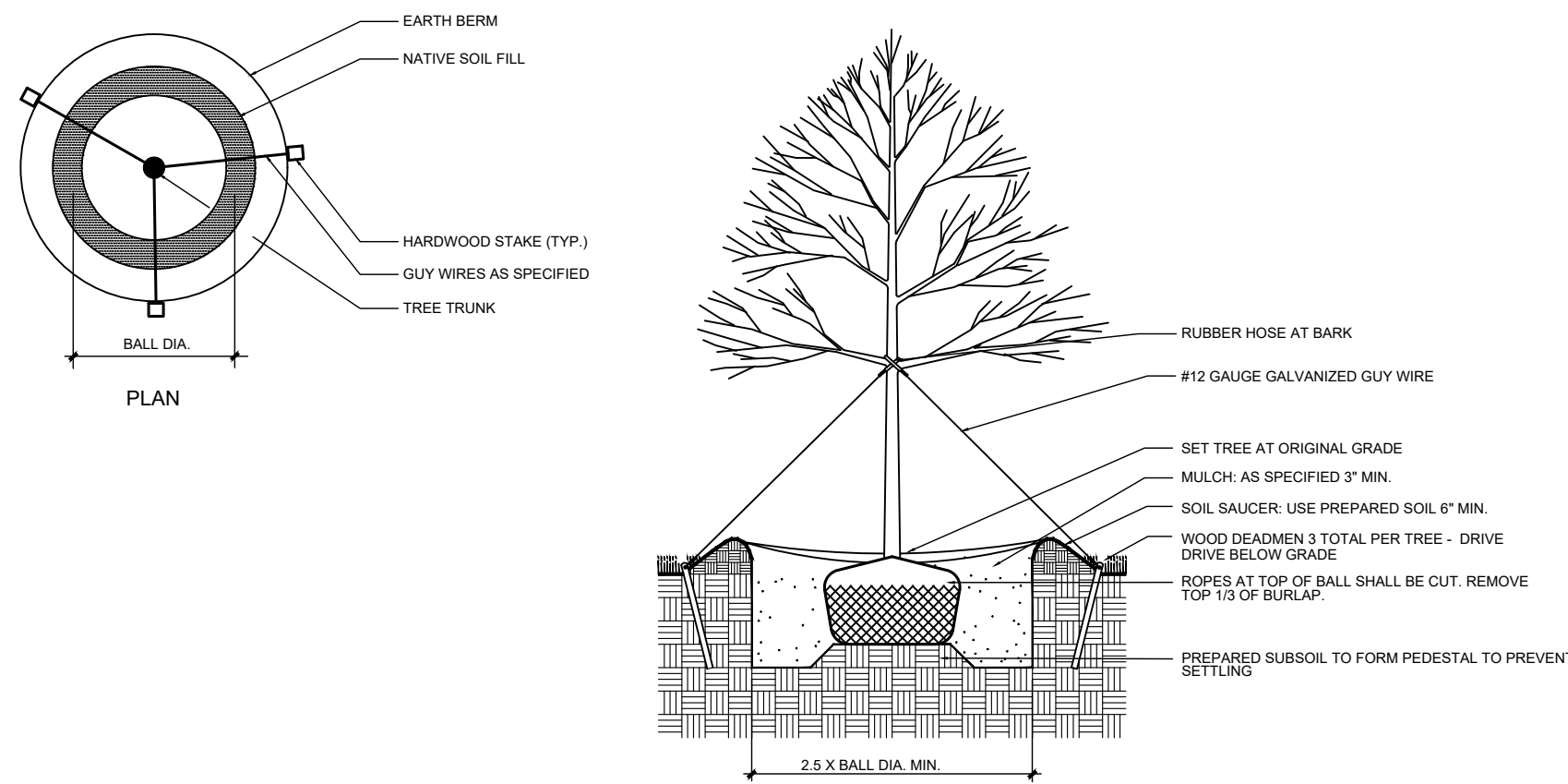
DEPARTMENT: Planning

Prepared by: Shelia Cooper

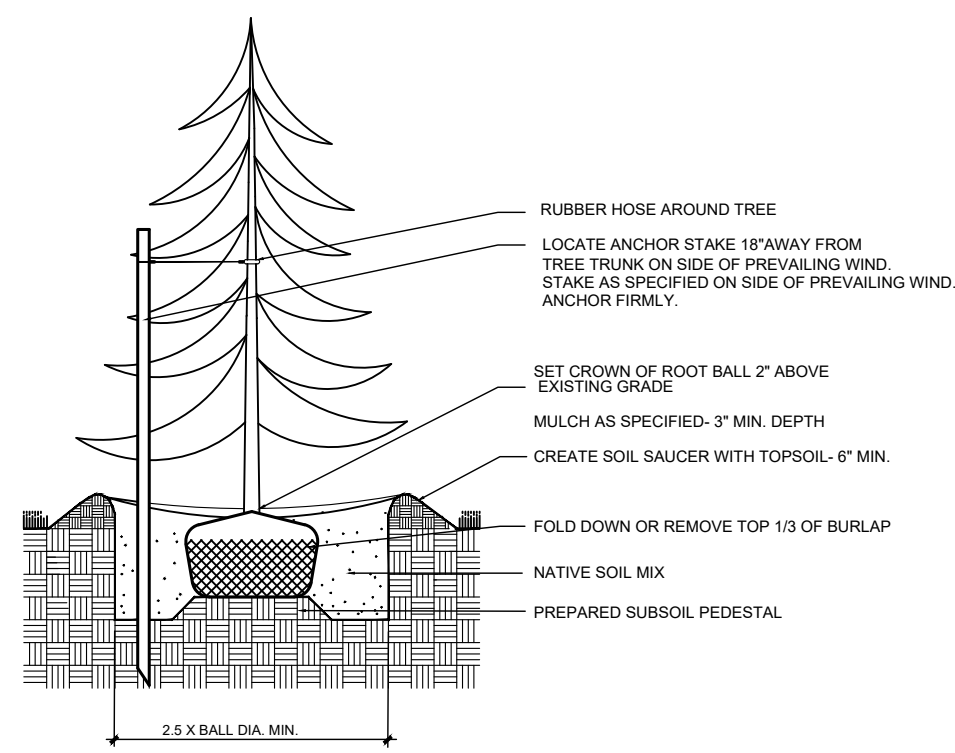
ATTACHMENTS

- [Combined Information.pdf](#)
- [Shamrock CUP Ordinance RB.pdf](#)
- [Staff report 4601 McEver Self-Storage.pdf](#)

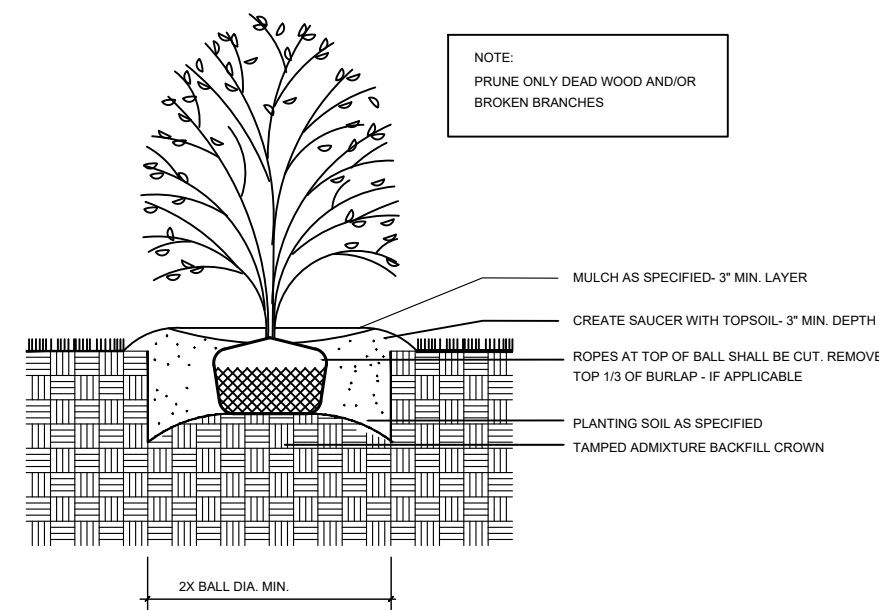
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- [IMG-20221116-WA0001.jpg](#)



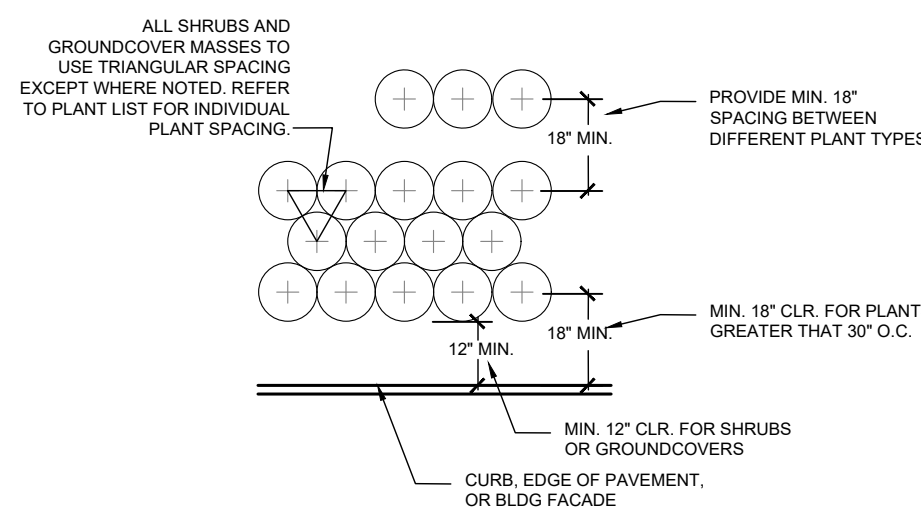
1 DECIDUOUS TREE - DETAIL
NTS
DETAIL-FILE



2 EVERGREEN TREE - DETAIL
NTS
DETAIL-FILE



3 SHRUB PLANTING - DETAIL
NTS
DETAIL-FILE



4 TYPICAL SHRUB / GROUND COVER SPACING
N.T.S.
1

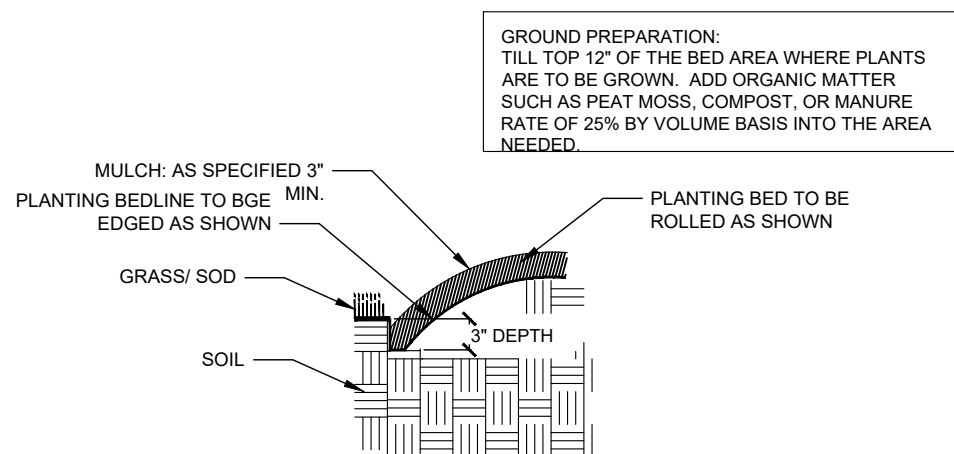
LANDSCAPE STRIP
REQ. 1 TREE PER 40 LF

McEVER ROAD (853')
853' / 40 LF = 23.33 (23 TREES REQ.)

PROVIDED = 23 TREES

GAINES FERRY ROAD (853')
42' / 40 LF = 1.05 (1 TREES REQ.)

PROVIDED = 1 TREE



5 PLANTING BED EDGE - SECTION
3/4" ± 1'-0"
DETAIL-FILE

GENERAL NOTES:

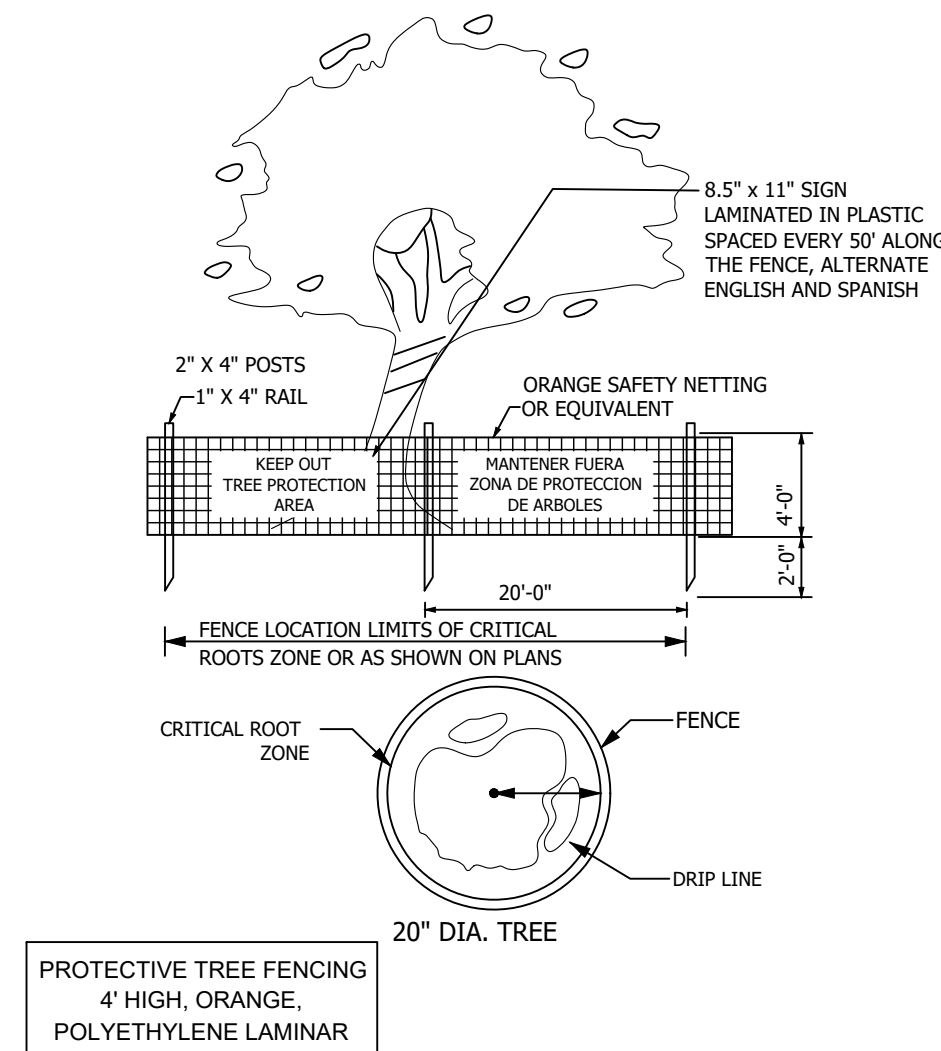
- THE SITE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT LEAST EQUAL TO THE ORIGINAL INSTALLATION. ANY DEAD VEGETATION AND LANDSCAPING MATERIAL OR ANY DAMAGED NON-LIVING LANDSCAPING MATERIALS SHALL BE PROMPTLY REPLACED.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- DO NOT SCALE FROM THE DRAWING.
- FINAL LOCATIONS OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE. AFTER FLAGGING PLANT LOCATIONS AND PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION.
- ALL PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE FEDERAL, STATE AND COUNTY LAWS REQUIRING INSPECTION FOR DISEASE AND INSECT CONTROL. BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- THE CONTRACTOR SHALL REMOVE ALL DEAD WOOD, SUCKERS AND ALL BROKEN OR DAMAGED BRANCHES IN ACCORDANCE WITH AANS (AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS) IN ORDER TO PRESERVE THE NATURAL CHARACTER OF THE TREE.
- ALL PLANTING PITS SHALL BE FREE OF ROCKS, GRAVEL AND OTHER DEBRIS. ALL PLANTING PITS SHALL BE PREPARED IN ACCORDANCE WITH THE PLANTING DETAILS.
- PLANT QUALITY, ALL PLANTS SHALL BE BOUND, FREE OF DISEASE OR PESTS AND SHALL HAVE A HEALTHY NORMAL ROOT SYSTEM.
- NO SUBSTITUTION OF PLANT SPECIES OR VARIETY SHALL BE MADE WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- MAINTENANCE OF PLANTS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO WATERING, SPRAYING, MULCHING, PRUNING, MOWING, FERTILIZING, ETC. OR OTHER ACTIVITIES AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- FINAL ACCEPTANCE SHALL BE GRANTED BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE ENTIRE PROJECT. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENT BEFORE, DURING AND AT THE END OF THE GUARANTEE PERIOD AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOOLIATES BOTH PRIOR TO THE FINAL ACCEPTANCE OF THE WORK AND DURING THE GUARANTEE PERIOD SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, VARIETY, QUANTITY, SIZE AND MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
- BURLAP MATERIAL ON BALLED AND BURLAPPED PLANTS SHALL BE THE TYPE WHICH WILL DECAY WITHIN TWO YEARS (NO SYNTHETICS, PLASTIC, NYLON OR TREATED OR OTHER NON-NATURAL TYPES WILL BE ALLOWED.) AFTER SETTING BALLED AND BURLAPPED PLANTS IN THE PLANTING PIT, ALL BINDER TWINE SHALL BE CUT AND THE BURLAP REMOVED FROM THE TOP 1/3 (ONE-THIRD) OF THE ROOTBALL.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HERE AND IN THE PLANT SCHEDULE.
- ALL PLANT MATERIALS SHALL BE PLANTED AS PER THE PLANT DETAILS AND NOTES.
- ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF AND PLANT MATERIAL. CARE SHALL BE TAKEN WHEN WORKING AROUND OR NEW PLANTS LABELED ON THE PLAN AS EXISTING OR TO REMAIN. ALL EXISTING PLANTS THAT ARE TO REMAIN, IF DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION, "TREE AND SHRUB TRANSPLANTING MANUAL" OR SIMILAR PUBLICATION. REFERENCE THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI 260, 1973) FOR PLANT MATERIAL QUALITY SPECIFICATIONS. REFERENCE THE LATEST EDITION OF THE "MANUAL FOR WOODY LANDSCAPE PLANTS, MICHAEL DIRR, ISA GUIDELINES AND ANSI STANDARDS, OR SIMILAR PUBLICATION ON SITE REQUIREMENTS FOR VARIOUS TREE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OF THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- ALL PLANTING BEDS TO BE MULCHED WITH 4" OF PINE STRAW UNLESS SPECIFIED SEPERATELY ON PLANS. ALL BEDS TO BE MULCHED IMMEDIATELY AFTER PLANTING.
- O.C. = PLANT ON CENTER
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.

PLANT SCHEDULE - OVERALL

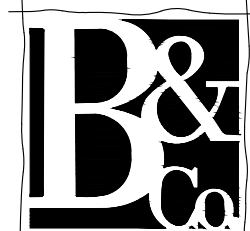
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
CAR CNR	12	COLLYNIAIR® AMERICAN HORNBEAM / CARPINUS CAROLINIANA 'COMTF1'	B & B	2" CAL		20' O.C.
CER MRL	9	MERLOT EASTERN REDBUD / CERCIS CANADENSIS 'MERLOT'	B & B	2" CAL		15' O.C.
CRY JAP	14	JAPANESE CEDAR / CRYPTOMERIA JAPONICA	B & B		6' HT. MIN.	14' O.C.
MAG LIT	13	DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B		6' HT. MIN.	8' O.C.
MAG RBE	3	KELTYK® SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'MVMTF'	B & B	2" CAL	9-10' HT.	AS SHOWN
THU GG	20	GREEN GIANT ARBORVITAE / THUJA STANDISHII X PLICATA 'GREEN GIANT'	B & B		6' HT. MIN.	12' O.C.
ZEL SER	7	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'	B & B	2" CAL	10-12' HT.	60' O.C.
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		
ABE TWI	15	TWIST OF LIME ABELIA / ABELIA X GRANDIFLORA 'TWIST OF LIME' TM	3 GAL	SPACING		
CLE JAP	12	CLEYERA / CLEYERA JAPONICA	3 GAL	3' O.C.		
DIS CAS	10	BLUE CASCADE DISTYLIUM / DISTYLIUM X BLUE CASCADE	3 GAL	3' O.C.		
ILE SHA	36	SHAMROCK INKBERY HOLLY / ILEX GLABRA 'SHAMROCK'	3 GAL	4' O.C.		
ILL PAR	49	ANISE TREE / ILLICIUM PARVIFLORUM	3 GAL	6' O.C.		
MIS SIN	7	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	3' O.C.		
MYR CER	19	WAX MYRTLE / MYRICA CERIFERA	7 GAL	8' O.C.		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING		
CYN LEI	5,894 SF	BERMUDAGRASS / CYNODON DACTYLON 'TIFGREEN'	SOD			
CYN LEI	13,093 SF	TIFWAY 419 BERMUDA GRASS / CYNODON DACTYLON X TRANSVAALENSIS 'TIFWAY 419'	HYDROSEED			
EC2	14,582 SF	WEeping LOVEGRASS / ERAGROSTIS CURVULA	HYDROSEED			
LIR JOH	118	LILY TURF / LIRIOPE MUSCARI 'JOHN BURCH'	4" POT	16" O.C.		16" o.c.
TRA AS2	333	ASIATIC JASMINE / TRACHELOSPERMUM ASIATICUM 'ASIATIC'	4" POT	18" O.C.		18" o.c.

PLANT SCHEDULE LANDSCAPE STRIP

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
CAR CNR	12	COLLYNIAIR® AMERICAN HORNBEAM / CARPINUS CAROLINIANA 'COMTF1'	B & B	2" CAL		20' O.C.
CER MRL	9	MERLOT EASTERN REDBUD / CERCIS CANADENSIS 'MERLOT'	B & B	2" CAL		15' O.C.
MAG RBE	2	KELTYK® SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'MVMTF'	B & B	2" CAL	9-10' HT.	AS SHOWN
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		
ABE TWI	7	TWIST OF LIME ABELIA / ABELIA X GRANDIFLORA 'TWIST OF LIME' TM	3 GAL	SPACING		
CLE JAP	8	CLEYERA / CLEYERA JAPONICA	3 GAL	3' O.C.		
ILE SHA	27	SHAMROCK INKBERY HOLLY / ILEX GLABRA 'SHAMROCK'	3 GAL	4' O.C.		
ILL PAR	49	ANISE TREE / ILLICIUM PARVIFLORUM	3 GAL	6' O.C.		
MYR CER	19	WAX MYRTLE / MYRICA CERIFERA	7 GAL	8' O.C.		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING		
CYN LEI	1,718 SF	BERMUDAGRASS / CYNODON DACTYLON 'TIFGREEN'	SOD			
CYN LEI	13,093 SF	TIFWAY 419 BERMUDA GRASS / CYNODON DACTYLON X TRANSVAALENSIS 'TIFWAY 419'	HYDROSEED			
LIR JOH	118	LILY TURF / LIRIOPE MUSCARI 'JOHN BURCH'	4" POT	16" O.C.		16" o.c.
TRA AS2	719 SF	ASIATIC JASMINE / TRACHELOSPERMUM ASIATICUM 'ASIATIC'	FLAT			



Tr TREE PROTECTION FENCE - DETAIL
NTS
DETAIL-FILE



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

CORO REALTY
3715 Northside Parkway NW
Bldg 400-100
Atlanta , GA 30327

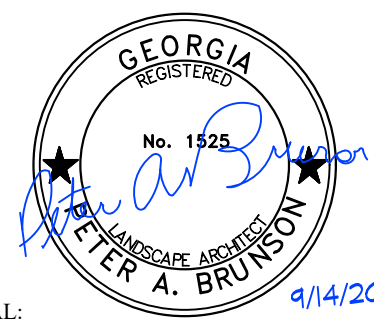
OWNER:

McEVER STORAGE
TREE REPLACEMENT PLANS

Prepared For:
CORO REALTY

6401 MCEVER ROAD

LAND LOT 139 & 140, 8TH DISTRICT
CITY OF FLOWERY BRANCH, HALL COUNTY, GEORGIA



SEAL:

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS

NO.	DESCRIPTION

DRAWING TITLE:

LANDSCAPE
SCHEDULE/DETAILS

DATE:

9.14.22

PROJECT #

22.083

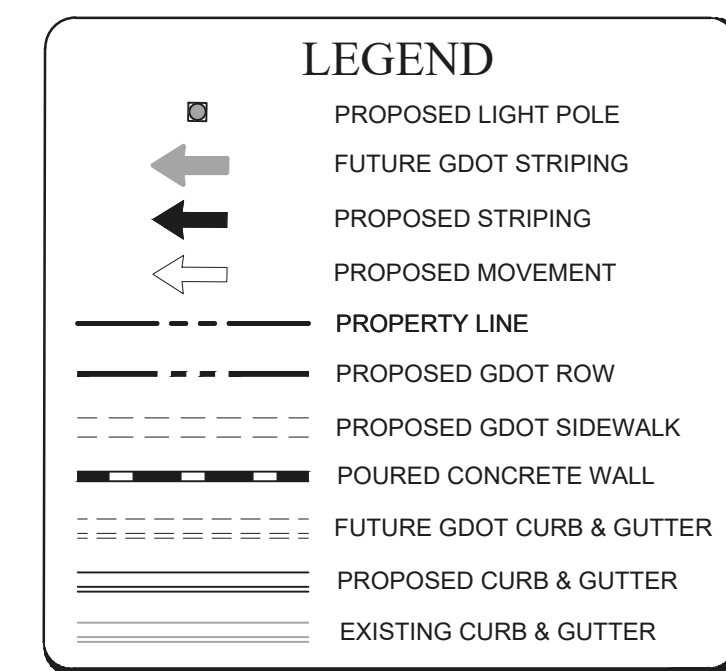
SHEET REF #

TRP-2

24 HOUR CONTACT:
SEAMUS BURKE (770) 745-4820



MCEVER ROAD
(45 MPH)

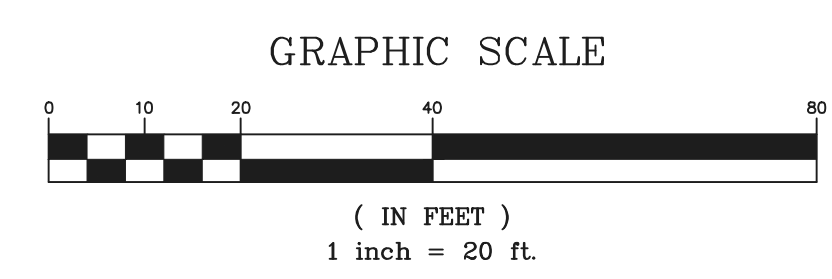


*****CAUTION*****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**Know what's below
Call 811 or (800) 282-7411
Before You Dig**



GRADING & DRAINAGE PLAN
6401 MCEVER ROAD
6401 MCEVER ROAD
LAND LOT 139 & 140, 8TH DISTRICT
CITY OF FLOWERY BRANCH, HALL COUNTY, GEORGIA

Coro Realty
3715 Northside Parkway NW
Building 400-100
Atlanta, GA 30327
Office: (404) 846-4019

[illegible]

Project No.	P-2227
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	7/24/2022
Scale:	1" = 20'

The logo for Paradigm Engineering Services, Inc. features the word "paradigm" in a bold, lowercase, sans-serif font. Above the letters "i", "d", and "a" are three green squares of increasing size. To the right of the company name, the text "Engineering Services, Inc." is written in a smaller, sans-serif font. Below this, the address "Seven Dunwoody Park Suite 115" is listed, followed by "Atlanta, GA 30038" and the phone number "(770) 605-6030". The website address "www.Paradigmeng.net" is at the bottom. The entire logo is enclosed in a rounded rectangular border.

MCEVER ROAD
(45 MPH)

*****CAUTION*****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

The logo for Paradigm Engineering Services, Inc. features the word "paradigm" in a bold, lowercase, sans-serif font. Above the letters "i", "d", and "a" are three green squares of varying sizes. To the right of the word "paradigm" is the text "Engineering Services, Inc." in a smaller, uppercase, sans-serif font. Below this, the address "Seven Dunwoody Park Suite 1115 Atlanta, GA 30038" is listed, followed by the phone number "(770) 605-6030" and the website "www.Paradigmeng.net". The entire logo is enclosed in a rounded rectangular border.

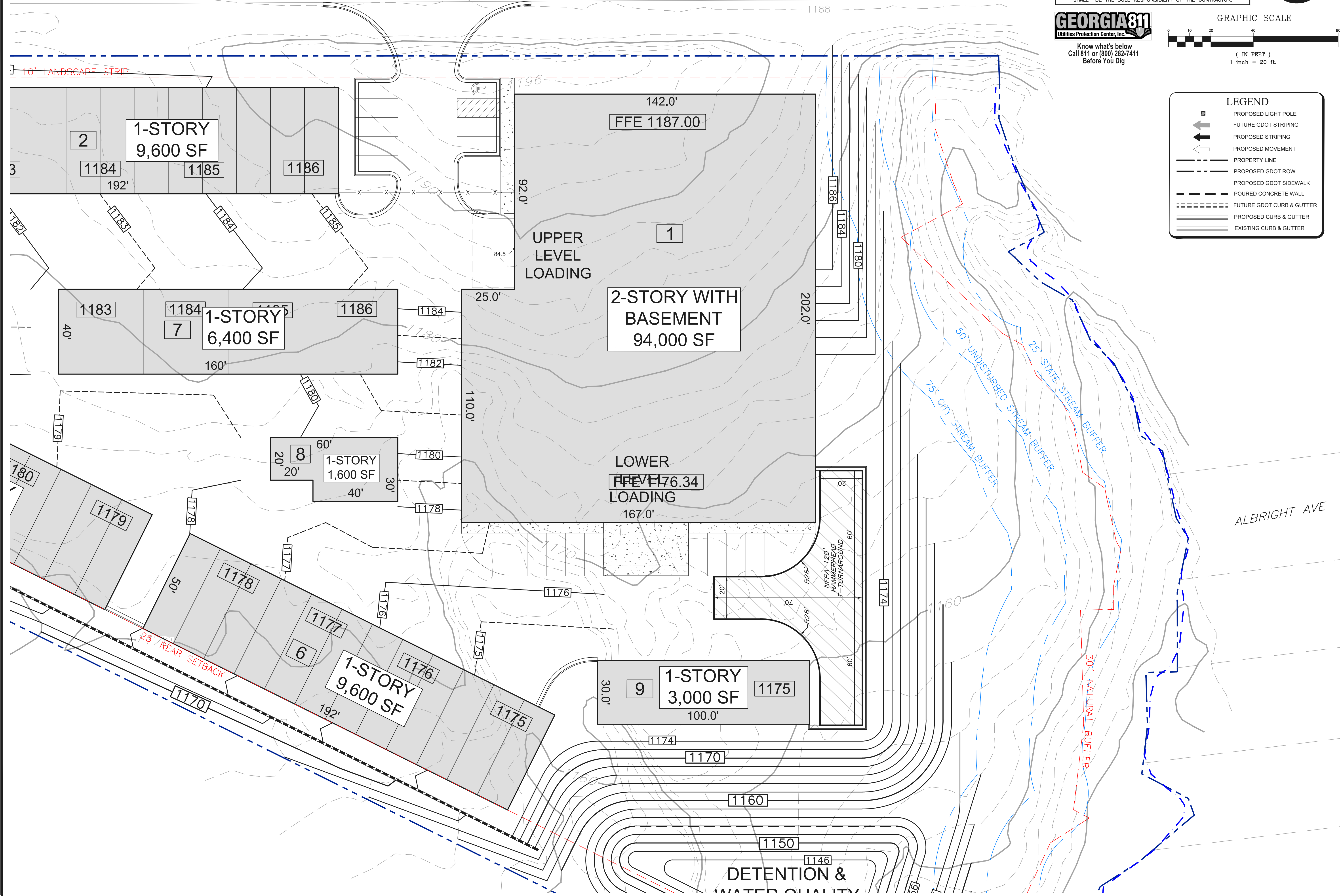
Project No.	P-2227
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	7/24/2022
Scale:	1" = 20'

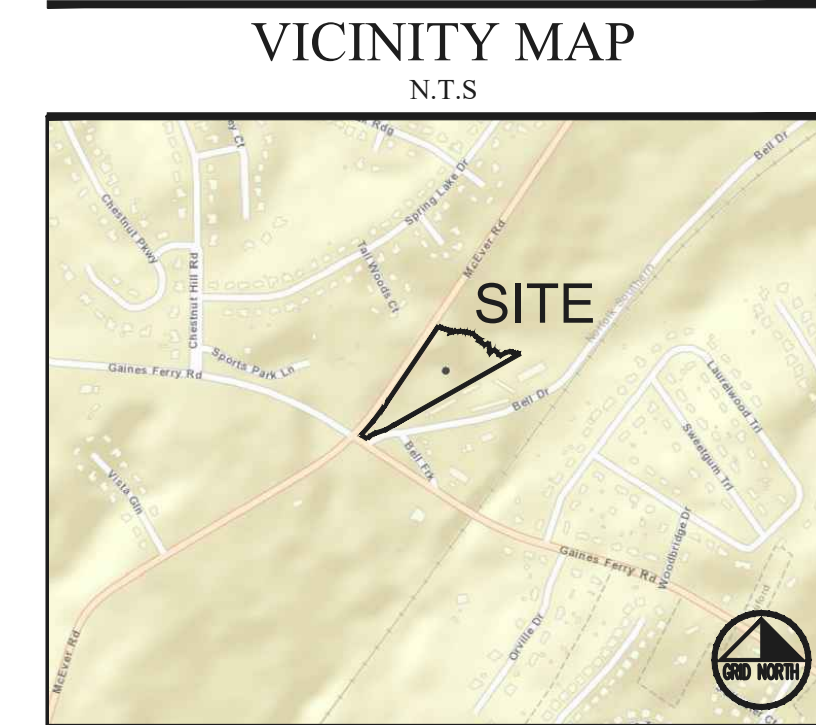
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Coro Realty
3715 Northside Parkway NW
Building 400-100
Atlanta, GA 30327
Office: (404) 846-4019

GRADING & DRAINAGE PLAN
6401 MCEVER ROAD
6401 MCEVER ROAD
LAND LOT 139 & 140, 8TH DISTRICT
CITY OF FLOWERY BRANCH, HALL COUNTY, GEORGIA

Drawing No.
C3.2



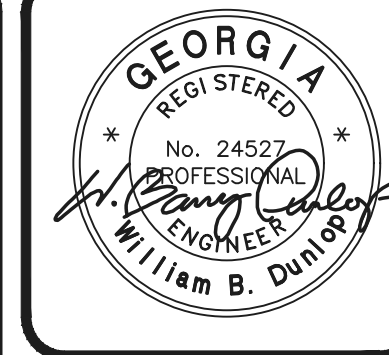


ALBRIGHT AVE

N/F
CRP/RW BELL DRIVE OWNER, L.L.C.
C/O RANGEWATER DEVELOPMENT, L.L.C.
6713 MERCHANT ST
PARCEL #: 08140 001097
ZONED: PUD

N/F
CRP/RW BELL DRIVE OWNER, L.L.C.
C/O RANGEWATER DEVELOPMENT, LL
0 MERCHANT STREET
PARCEL #: 08140 001202
ZONED: M-1

Project No.	P-2227
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	9/12/2022
Scale:	1" = 40'



 **paradigm**
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30038
(770) 605-6030



COVER SHEET

Date: September 15, 2022

To: Mr. Rich Atkinson, Director of Planning & Community
E-mail: rich@flowerybranchga.org

Cc: Patrick Higgins [Architect]
pha380@bellsouth.net

From: Diane Reid on behalf of Applicant Adam Holland, Coro Realty

Re: Self-Storage
6401 McEver Road
Land Lot 139 & 140, 8th District
City of Flowery Branch,
Hall County, GA

COMMENTS:

Enclosed please find the Conditional Use Application on behalf of Coro Realty, pertaining to the Self-Storage buildings located at 6401 McEver Road, Land Lot 139 & 140, 8th District, City of Flowery Branch, Hall County, GA.

Contents:

1. Cover sheet
2. Copy of Application Payment of \$350.00
3. Conditional Use Permit Application
 - a. Conflict of interest disclosure
 - b. Disclosure of campaign contributions
4. Letter of Intent - Detailed Description of Request
 - a. Appendix A – Z1.0 Site Zoning Plan
5. Development Statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6.
 - a. Appendix A – (2) Two Building renderings
6. Current survey of property
7. Legal Site Description
8. Site plans
 - a. C3.0, C3.1, C3.2 Civil Site and Grading Plans
 - b. C3.3 Detention Plan
 - c. SH.1 Site Survey
 - d. TRP-1, TRP-2 Landscape Plans
9. Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34. 7.

SHAMROCK BUILDING SYSTEMS

1298 CONCORD RD SE, SMYRNA, GA 30080 ■ P: 770-745-4822 ■ F: 770-745-4822

DATE:09/15/2022 CK#:26002 TOTAL:\$350.00***** BANK:CORO REALTY ADVISORS(234579)
PAYEE:FLOWERY BRANCH PLANNING & COMMUNITY DEVELOPMENT(fbpced01)

Property Address - Code	Invoice - Date	Description	Amount
CORO REALTY ADVISORS LLC - cor110	COR110-09/15/22 - 09/15/22	APPLICATION FEE (LAKE LANIER STORAGE	350.00
			350.00

CORO REALTY ADVISORS LLC

3715 NORTHSIDE PKWY NW
BLDG 400 STE 100
ATLANTA, GA 30327

TRUIST BANK
6343 ROSWELL RD NE
ATLANTA, GA 30328

26002

64-1341/611

09/15/2022

\$350.00*****

TO THE
ORDER OF

****** THREE HUNDRED FIFTY AND 00/100 DOLLARS**

FLOWERY BRANCH PLANNING & COMMUNITY DEVELOPMENT

5410 Pine Street
Flowery Branch, GA 30542

CONTAINS AN ARTIFICIAL



CONDITIONAL USE PERMIT APPLICATION

City Provided Permit #

Date: August 31, 2022

Address of Request:

6401 McEver Road

Tax Map # 08140 000092 Current Zoning: HB (Highway Business)

Is this site located within the boundaries of the historic district? NO

Currently a conforming use? Undeveloped

Any conditions of zoning, CUP's, etc.? Self Storage

Applicant Information

Applicant: Adam Holland, Coro Realty

Address: 3715 Northside Parkway, NW, Building 400-100

E-mail address: aholland@cororealty.com

Phone number: (404)846-4019

Signature: 

Notary Seal: 
exp: 10-2-2023



**Property owner Information**

Property owner (please print): Stonebridge , LLC

Address: 117 Eagle Drive
Hixon, TN 37343

E-mail address: jrichardson@lupton.com

Phone number: 423-747-0503

Signature: *[Handwritten Signature]*

Notary Seal:



Rebecca Watson
my Commission Expires: 7/27/2026

Applicant Information Required at Time of Submittal

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

- Payment of \$350.00
- Legal description – one hard copy and on a flash drive
- Current survey of property – one hard copy and on a flash drive
- Site plan – one hard copy and on a flash drive
- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Detailed description of request
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

N/A



Received by City of Flowery Branch Staff on _____

Name: _____

Title _____



LETTER OF INTENT – Conditional Use Permit

Director of Planning & Community Development
5410 Pine Street
P.O Box 757
Flowery Branch, GA 30542

Development Project:
Self-Storage
6401 McEver Road,
Flowery Branch,
Hall County, GA
September 15, 2022
Project Ref: 2022-009

Dear Richard Atkinson,

The above captioned property is zoned Highway Business (HB) and requires a conditional use permit. This letter of intent is to identify the Conditional Use Permit Application ("Application") by Coro Realty Advisors, LLC ("Applicant") with respect to approximately 7.03 acres being property commonly known as 6401 McEver Road, Flowery Branch (the "City"), Georgia 30542, Tax Parcel Identification Number 08140 000092 (the "Property").

The Applicant is requesting a Conditional Use Permit ("CUP") for Property currently zoned HB (Highway Business) to develop a climate controlled self-storage facility containing 10 buildings totaling 148,200sf.

The Existing use(s) and zoning of the subject property and nearby properties are consistent with surrounding usages. The following represent land usages adjacent to the subject property:

- The full site is currently a vacant lot, commercially undeveloped, and wooded land (zoned HB Highway Business, Flowery Branch).
- To the north of the site there is a residential development (zoned as a PUD Planned Unit Development, Flowery Branch).
- To the east of the site is a boat storage facility (zoned M1 Industrial, Flowery Branch).

Tel 770-745-4822
Fax 770-745-4822

1298 Concord Rd SE,
Smyrna, GA 30080

www.shamrockbuildingsystems.com

- To the south of the site is Gaines Ferry Road followed by wooded land and Hall County Fire Station 8 (zoned AR-III, Agricultural-Residential, Hall County).
- To the West of the site is McEver Road followed by sports park (zoned R-I Residential, Hall County).

Self-storage use is authorized in underlying HB zoning by Conditional Use Permit. (See appendix A for Z1.0 Zoning Site Plan). The existing value of the property under the existing zoning district classification is appraised at \$882,100 at the current year fair market value. No change to existing zoning district is requested and the value can be discerned.

The proposed development will result in a low impact, quality constructed project, with architectural materials and landscaping meeting or exceeding City's existing regulations. The Conditional Use improvements would enhance the value of adjacent properties.

There is no change to the zoning district and therefore no possible development creation of an isolated zoning district unrelated to adjacent and nearby districts. Since the current use is allowed with the conditional use permit there is no possible effects on the character of the zoning district. The character of zoning district will be unchanged. The existing use is undeveloped land, the proposed Self Storage use is allowable by the underlying HB zoning as a conditional use. No change in zoning district map is requested.

The Civil engineering of the proposed development will meet or exceed all city and county regulations relating to drainage, soil erosion, sedimentation and have no deleterious effect on environment. The proposed development is not located in a flood zone nor will proposed grading increase any downstream flow. Storm detention and water quality will also meet or exceed city, county, and state regulations. No aspect of the proposed development will affect air quality.

The proposed Conditional Use is consistent with surrounding uses, M-1 Industrial, is in conformance with the Comprehensive Plan and permitted in underlying HB zoning and overall zoning scheme and this zoning ordinance.

The Applicant is requesting a CUP for Property currently zoned HB to develop a climate controlled self-storage facility containing 9 buildings totaling 147,200sf. The storage buildings are comprised of one 2-Story with a basement, climate controlled self-storage building and multiple single-story exterior access storage units.



Applicant respectfully requests that the Community Development Department (the "Department") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have regarding this Application.

Sincerely,



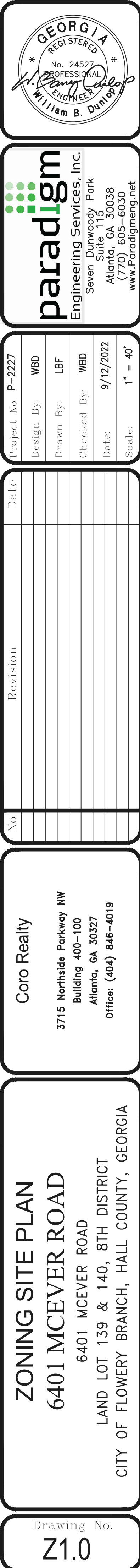
Diane Reid
Shamrock Building Systems, Inc.

DR:ph

Appendix A

- (2) Two Building renderings







DEVELOPMENT STATISTICS – Conditional Use Permit

Director of Planning & Community Development
5410 Pine Street
P.O Box 757
Flowery Branch, GA 30542

Development Project:
Self-Storage
6401 McEver Road,
Flowery Branch,
Hall County, GA
September 15, 2022
Project Ref: 2022-009

Dear Richard Atkinson,

The above captioned property is zoned Highway Business (HB) and requires a conditional use permit. The Applicant is requesting a Conditional Use Permit ("CUP") for Property currently zoned HB (Highway Business) to develop a climate controlled self-storage facility containing 10 buildings totaling 148,200sf.

The development statistics and specifications are outlined on the civil site plans. Additional written details are specified in the sections below.

1. Maximum and proposed height of any structure:

Maximum Allowable Building Height: 60' Or 5 Stories

Proposed Height: 2-Story and basement: 36'-4" average grade plane to highest point of building.

Proposed Height: Storage Single-story: 22'-0" average grade plane to highest point of building.

Proposed Height: RV Wash: 22'-0" average grade plane to highest point of building.

2. *Maximum and proposed gross square footage of the building area:*

Maximum gross square footage of the building area = NA

Proposed Multi-Floor Climate Controlled Self Storage

Building 1: 31,333 sf

Lot Coverage (Total building- 2 stories plus basement= 94,000 Sf)

Single Story Exterior Access

Building 2: 9,600 sf

Building 3: 9,600 sf

Building 4: 3,800 sf

Building 5: 9,600 sf

Building 6: 9,600 sf

Building 7: 6,400 sf

Building 8: 1,600 sf

Building 9: 3,000 sf

Building 10 (RV Wash): 1,500 sf

Sub total: 54,700 sf

86,033 Sf Total Lot Coverage

148,200SF = Total Self-Storage Facility Containing 10 Buildings.

3. *See Appendix A for color renderings of proposed structures.*

4. *Material list (with percentages) of proposed structures:*

Building Number 1:

Elevation	Total SF	Glass Windows & Doors, SF/%	Brick, SF/%	EFIS, SF/%
Front	4625	202/4.4%	2416/52.2%	2007/43.4%
Right	6148	419/6.8%	3700/60.2%	2029/33%
Left	6542	0/0	2920/44.6%	3622/55.4%
Rear	5463	92/1.7%	2372/43.4%	2999/54.9%

Building Numbers: 2-3-4-5-6-7-8-9-10

Front facing and right/left elevations 50% brick, 50% EFIS

Rear elevation 20% brick, 80% EFIS.

Note that front facing wall area of buildings 2-10 with storage unit or RV parking roll-up doors, exclusive of doors, shall be 50% brick, 50% EFIS,

Rear facing wall area with storage unit or RV parking roll-up doors, exclusive of doors, shall be 20% brick, 80% EFIS.

5. *Maximum and proposed lot coverage of building area (square feet and percent):*

Minimum Lot Size: 2 Ac (Mini-Warehouse)

Maximum Developed Area: 4 Ac (Mini-Warehouse)

Maximum Lot Coverage By Buildings: 50% (144,028 Sf)

Proposed Lot Coverage By Buildings: 30% (86,033 Sf)

6. *Minimum and proposed square footage of landscaped area (square feet and percent):*

Minimum Landscaped Open Space: 15% (43,208 Sf)

Proposed Landscaped Open Space: 36% (102,874 Sf)

7. *Minimum and maximum and proposed number of parking spaces:*

Required Site Parking:

Self-Service Storage Facility (Mini-Warehouse)

Minimum Required: One Per 40 Storage Units

Maximum Permitted: One Per 25 Storage Units

Proposed Parking

Standard Spaces: 16

Accessible Spaces: 1

17 Spaces Total

8. *Other dimensional information as may be required by the Zoning Administrator.*

The setback requirements:

Front Yard: None

Side Yard, Interior Lot Line: 10'

Side Yard, Corner Lot: 15'

Rear Yard: 25'

Landscape Strip Along Row: 10'

Building Information:

Maximum Building Length: 200'

Maximum Storage Unit Size: 800 Sf



Applicant respectfully requests that the Community Development Department (the "Department") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have regarding this Application.

Sincerely,



Diane Reid
Shamrock Building Systems, Inc.

DR:mmi

Appendix A

- (2) Two Building renderings





McEver Road Self Storage

McEver Road Self Storage



SURVEY NOTES:
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

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THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

ACCORDING TO FIRM MAP NO. 13139C 0290G, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED WITHIN ZONE X.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, GA WEST ZONE.

SURVEY NOTES:
1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
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SEE SURVEY FOR CALLERD HOLDINGS, LLC.
BY THIS FIRM DATED MAY 14, 2020

SEE SURVEY FOR VAN PUGH BOAT STORAGE WRIGHT FINE INC.
BY THIS FIRM DATED JULY 13, 2017

N/F CITY OF FLOWERY BRANCH LIFT STATION
D.B. 6971, PG.32
08140000217
ZONED M1

LEGEND
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
CTP = CRIMP TOP PIPE
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTER LINE
B/L = BUILDING LINE
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.P. = POWER POLE
-P- = POWER LINE
N/F = NOW OR FORMERLY
D.B. = DEED BOOK
P.B. = PLAT BOOK
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*ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK.
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IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE.

GAINES FERRY ROAD (80'R/W)

MCEVER ROAD (80'R/W)

TRACT 1
282866 Sq. Feet
6.494 Acres
"NO BUILDINGS"

CITY OF FLOWERY BRANCH
S 60°32'22" W 1010.43'

BELL DRIVE (50'R/W)

TRACT 2
33953 Sq. Feet
0.779 Acres

GAINES FERRY ROAD (50'R/W)

NORFOLK SOUTH RAILROAD (R/W VARIES)

LINE	BEARING	DISTANCE
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L3	S 74°24'55" E	20.76'
L4	S 79°36'31" E	19.50'
L5	S 79°11'05" E	17.54'
L6	S 05°46'23" W	19.17'
L7	N 77°38'15" E	20.54'
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L24	S 05°59'17" E	34.29'
L25	S 01°24'33" W	21.47'
L26	S 31°01'09" E	8.50'
L27	N 45°28'56" E	15.97'
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L29	S 50°44'22" E	23.15'
L30	S 29°49'56" E	21.86'
L31	S 66°37'23" E	14.65'
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L33	N 74°27'42" E	30.38'
L34	N 88°23'09" E	14.75'
L35	S 37°22'52" E	12.80'
L36	S 83°51'45" E	10.75'
L37	S 88°56'11" E	20.65'
L38	S 79°35'18" E	18.89'
L39	S 60°19'51" W	63.83'
L40	S 69°14'42" W	16.68'
L41	S 57°43'14" W	51.16'
L42	N 69°14'42" E	14.38'
L43	S 38°31'28" E	30.78'
L44	S 34°11'27" E	29.04'
L45	S 25°45'28" E	27.05'
L46	S 19°55'19" E	16.36'
L47	S 08°07'18" E	17.51'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1502.60'	256.10'	255.79'	N 38°53'04" E
C2	4462.86'	73.14'	73.14'	S 71°23'59" W
C3	98.55'	54.11'	53.43'	S 50°28'24" W
C4	48.55'	24.00'	23.76'	N 50°44'46" E
C5	4412.96'	11.29'	11.29'	N 71°00'47" E

SURVEYOR'S CERTIFICATE

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel or change any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum 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.

RLS #2985



Surveyed by:

ROBBIE HENDERSON
Surveying & Planning
3040 PILGRIM MILL ROAD
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

SH.1 of 1



LEGAL SITE DESCRIPTION – Conditional Use Permit

Director of Planning & Community Development
5410 Pine Street
P.O Box 757
Flowery Branch, GA 30542

Development Project:
Self-Storage
6401 McEver Road,
Flowery Branch,
Hall County, GA
September 15, 2022
Project Ref: 2022-009

Dear Richard Atkinson,

Below is the legal Site Description:

All that tract or parcel of land lying and being in Land Lot 139 and 140 of the 8th District of Hall County, Georgia, and being particularly describe as follows:

Beginning at a point on the north east corner of the intersection of Gaines Ferry Road having a right of way of 50 feet with Mcever Road, having a right-of-way of 80 feet. Said point is the POINT OF BEGINNING.

Thence with a curve to the left and an arc length of 256.10 feet and a radius of 1502.60 feet being subtended by a chord of North 38 Degrees 53 Minutes 04 Seconds East with a distance of 255.79 feet to a point;

thence North 34 Degrees 05 Minutes 33 Seconds East a distance of 674.05 feet to a point;

thence South 57 Degrees 31 Minutes 08 Seconds East a distance of 15.72 feet to a point;

thence South 54 Degrees 31 Minutes 52 Seconds East a distance of 13.75 feet to a point;

Tel 770-745-4822
Fax 770-745-4822

1298 Concord Rd SE,
Smyrna, GA 30080

www.shamrockbuildingsystems.com

thence South 74 Degrees 24 Minutes 55 Seconds East a distance of 20.76 feet to a point;

thence South 79 Degrees 36 Minutes 31 Seconds East a distance of 19.50 feet to a point;

thence South 79 Degrees 11 Minutes 05 Seconds East a distance of 17.54 feet to a point;

thence South 05 Degrees 46 Minutes 23 Seconds West a distance of 19.17 feet to a point;

thence North 77 Degrees 38 Minutes 15 Seconds East a distance of 20.54 feet to a point;

thence North 63 Degrees 53 Minutes 00 Seconds East a distance of 17.47 feet to a point;

thence South 80 Degrees 19 Minutes 21 Seconds East a distance of 20.39 feet to a point;

thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 16.32 feet to a point;

thence South 82 Degrees 08 Minutes 57 Seconds East a distance of 21.68 feet to a point;

thence South 66 Degrees 29 Minutes 07 Seconds East a distance of 14.41 feet to a point;

thence North 69 Degrees 33 Minutes 58 Seconds East a distance of 12.96 feet to a point;

thence South 66 Degrees 31 Minutes 24 Seconds East a distance of 16.57 feet to a point;

thence South 68 Degrees 15 Minutes 04 Seconds East a distance of 15.48 feet to a point;

thence South 86 Degrees 13 Minutes 48 Seconds East a distance of 11.26 feet to a point;

thence South 44 Degrees 20 Minutes 40 Seconds East a distance of 25.81 feet to a point;

thence South 55 Degrees 55 Minutes 27 Seconds East a distance of 37.56 feet to a point;

thence South 32 Degrees 56 Minutes 46 Seconds West a distance of 14.79 feet to a point;

thence South 57 Degrees 26 Minutes 47 Seconds East a distance of 25.46 feet to a point;

thence South 49 Degrees 14 Minutes 26 Seconds East a distance of 22.51 feet to a point;

thence North 61 Degrees 54 Minutes 47 Seconds East a distance of 24.79 feet to a point;

thence South 75 Degrees 19 Minutes 12 Seconds East a distance of 8.36 feet to a point;

thence South 05 Degrees 59 Minutes 17 Seconds East a distance of 34.29 feet to a point;

thence South 01 Degrees 24 Minutes 33 Seconds West a distance of 21.47 feet to a point;

thence South 31 Degrees 01 Minutes 09 Seconds East a distance of 8.50 feet to a point;

thence North 45 Degrees 28 Minutes 56 Seconds East a distance of 15.97 feet to a point;

thence North 63 Degrees 51 Minutes 50 Seconds East a distance of 22.08 feet to a point;

thence South 50 Degrees 44 Minutes 22 Seconds East a distance of 23.15 feet to a point;

thence South 29 Degrees 49 Minutes 56 Seconds East a distance of 21.86 feet to a point;

thence South 66 Degrees 37 Minutes 23 Seconds East a distance of 14.65 feet to a point;

thence North 61 Degrees 29 Minutes 58 Seconds East a distance of 40.48 feet to a point;

thence North 74 Degrees 27 Minutes 42 Seconds East a distance of 30.38 feet to a point;

thence North 88 Degrees 23 Minutes 09 Seconds East a distance of 14.75 feet to a point;

thence South 37 Degrees 22 Minutes 52 Seconds East a distance of 12.80 feet to a point;

thence South 83 Degrees 51 Minutes 45 Seconds East a distance of 10.75 feet to a point;

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thence South 79 Degrees 35 Minutes 18 Seconds East a distance of 18.89 feet to a point;

thence South 60 Degrees 32 Minutes 22 Seconds West a distance of 1010.43 feet to a point;

thence South 60 Degrees 19 Minutes 51 Seconds West a distance of 63.83 feet to a point;

thence with a curve to the left and an arc length of 73.14 feet and a radius of 4462.86 feet being subtended by a chord of South 71 Degrees 23 Minutes 59 Seconds West with a distance of 73.14 feet to a point;

thence South 69 Degrees 14 Minutes 42 Seconds West a distance of 16.68 feet to a point;

thence with a curve to the left and an arc length of 54.11 feet and a radius of 98.55 feet being subtended by a chord of South 50 Degrees 28 Minutes 24 Seconds West with a distance of 53.43 feet to a point;

thence North 57 Degrees 43 Minutes 14 Seconds West a distance of 51.16 feet to a point and the POINT OF BEGINNING.

Said tract contains 282,866 square feet, 6.494 acres.



ANALYSIS REQUIREMENTS – Conditional Use Permit

Mr. Rich Atkinson, Director of Planning & Community
Community Development Department
City of Flowery Branch
PO Box 757
5410 Pine Street
Flowery Branch, Ga 30542

Development Project:
Self-Storage
6401 McEver Road,
Flowery Branch,
Hall County, GA
September 15, 2022
Project Ref: 2022-009

Via Electronic Delivery and Hard Copy

Re: Conditional Use Permit Application ("**Application**") by Coro Realty Advisors, LLC ("**Applicant**") with respect to approximately 7.03 acres being property commonly known as 6401 McEver Road, Flowery Branch (the "**City**"), Georgia 30542, Tax Parcel Identification Number 08140 000092 (the "**Property**")

Zoning Impact Analysis (Section 34.7)

Applicant is requesting a Conditional Use Permit ("CUP") for Property currently zoned HB (Highway Business) to develop a climate controlled self-storage facility containing 10 buildings totaling 148,200sf over 7.03 acres.

Tel 770-745-4822
Fax 770-745-4822

1298 Concord Rd SE,
Smyrna, GA 30080

www.shamrockbuildingsystems.com

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

The Property's location along McEver Road near Gaines Ferry Rd provide convenient access to major thoroughfares and close proximity to I-985. The Property backs up to Bell Drive and the railroad tracks and is immediately adjacent to an existing Boat Storage facility. The proposed CUP will allow for a low intensity neighborhood serving commercial use that will serve as a transition from the boat storage to residential uses to the north in accordance with the 2041 Comprehensive Plan.

B. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property?

The proposed CUP will positively affect the existing use of nearby properties by activating a dormant site with a neighborhood serving transitional use in accordance with the Mixed-Use Neighborhood character area under the 2041 Comprehensive Plan.

C. Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned?

The Property is an undeveloped mid-block site currently zoned HB (Highway Business). The current HB zoning allows for the proposed use with a CUP which is being requested by the Applicant. While a climate controlled self-storage facility may require a CUP, the intensity of the use is less than many permitted uses under the existing HB zoning, thus mitigating the impact to surrounding neighborhood.

D. Whether the proposal will result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The Subject Property is in an appropriate location for the proposed development, which is adjacent to an existing boat storage facility and would act as a transitional use to the residential subdivision to the north. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes.



E. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use map?

The proposal is in conformity with the policy and intent of the 2041 Comprehensive Plan. The proposed CUP is consistent with the Comprehensive Plan designation of Mixed-Use Neighborhood. The City's 2041 Comprehensive Plan describes the Mixed-Use Neighborhood character area as containing commercial development near significant intersections that serves the surrounding neighborhoods. The proposed climate controlled self-storage facility would provide a needed service to the surrounding neighborhoods while acting as a transitional use between the boat storage and nearby residential.

F. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?

The Property's location along McEver Road with easy access to major state routes and I-985 combined with it being a low intensity transitional use will be a benefit to the surrounding community. Further, the proposal will activate a dormant site and provide transitional use in accordance with the policy and intent of the 2041 Comprehensive Plan.

Applicant respectfully requests that the Community Development Department (the "Department") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have regarding this Application.

Sincerely,



Diane Reid
Shamrock Building Systems, Inc.

DR:sa

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UNINCORPORATED HALL COUNTY

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L35	S 37°22'52" E	12.80'
L36	S 83°51'45" E	10.75'
L37	S 88°56'11" E	20.65'
L38	S 79°35'18" E	18.89'
L39	S 60°19'51" W	63.83'
L40	S 69°14'42" W	16.68'
L41	S 57°43'14" W	51.16'
L42	N 69°14'42" E	14.38'
L43	S 38°31'28" E	30.78'
L44	S 34°11'27" E	29.04'
L45	S 25°45'28" E	27.05'
L46	S 19°55'19" E	16.36'
L47	S 08°07'18" E	17.51'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1502.60'	256.10'	255.79'	N 38°53'04" E
C2	4462.86'	73.14'	73.14'	S 71°23'59" W
C3	98.55'	54.11'	53.43'	S 50°28'24" W
C4	48.55'	24.00'	23.76'	N 50°44'46" E
C5	4412.96'	11.29'	11.29'	N 71°00'47" E

SURVEYOR'S CERTIFICATE

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel or change any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum 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.

RLS #2985



Surveyed by:

ROBBIE HENDERSON
Surveying & Planning
3040 PILGRIM MILL ROAD
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

SH.1 of 1

Public Hearing Published 10/05/2022
Public Hearing 11/03/2022

First Reading 12/01/2022
Adopted **TBD**

ORDINANCE NO. 674

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT (CUP) TO OPERATE A SELF-STORAGE FACILITY ON A PARCEL OF REAL PROPERTY OWNED BY STONEBRIDGE, LLC, IDENTIFIED AS 6401 MCEVER ROAD, TAX PARCEL 08140 000092, TOTALING 7.03 +/- ACRES AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B” AND AS CONDITIONED ON ATTACHED EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Stonebridge LLC owns a parcel of land totaling 7.03 +/- acres identified as Parcel Tax Identification No. 08140 000092, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, Mr. Adam Holland, Coro Realty, has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting a conditional use permit (CUP); and

WHEREAS, the City Council held a public hearing at the meeting of November 3, 2022 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed conditional use permit request is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as without the issuance of a conditional use permit however, an alternative use is appropriately considered.

4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between a development with or without a conditional use permit.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the issuance of a conditional use permit on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. APPROVAL OF CUP AND LEGAL DESCRIPTIONS.

A conditional use permit to operate a self-storage facility is hereby granted for the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, subject to the conditions set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be **TBD**, 2022.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this **TBD**.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

176

Exhibit "B"

All that tract or parcel of land lying and being in Land Lot 139 and 140 of the 8th District of Hall County, Georgia, and being particularly describe as follows:

Beginning at a point on the north east corner of the intersection of Gaines Ferry Road having a right of way of 50 feet with Mciever Road, having a right-of-way of 80 feet. Said point is the POINT OF BEGINNING.

Thence with a curve to the left and an arc length of 256.10 feet and a radius of 1502.60 feet being subtended by a chord of North 38 Degrees 53 Minutes 04 Seconds East with a distance of 255.79 feet to a point;

thence North 34 Degrees 05 Minutes 33 Seconds East a distance of 674.05 feet to a point;

thence South 57 Degrees 31 Minutes 08 Seconds East a distance of 15.72 feet to a point;

thence South 54 Degrees 31 Minutes 52 Seconds East a distance of 13.75 feet to a point;

thence South 74 Degrees 24 Minutes 55 Seconds East a distance of 20.76 feet to a point;

thence South 79 Degrees 36 Minutes 31 Seconds East a distance of 19.50 feet to a point;

thence South 79 Degrees 11 Minutes 05 Seconds East a distance of 17.54 feet to a point;

thence South 05 Degrees 46 Minutes 23 Seconds West a distance of 19.17 feet to a point;

thence North 77 Degrees 38 Minutes 15 Seconds East a distance of 20.54 feet to a point;

thence North 63 Degrees 53 Minutes 00 Seconds East a distance of 17.47 feet to a point;

thence South 80 Degrees 19 Minutes 21 Seconds East a distance of 20.39 feet to a point;

thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 16.32 feet to a point;

thence South 82 Degrees 08 Minutes 57 Seconds East a distance of 21.68 feet to a point;

thence South 66 Degrees 29 Minutes 07 Seconds East a distance of 14.41 feet to a point;

thence North 69 Degrees 33 Minutes 58 Seconds East a distance of 12.96 feet to a point;

thence South 66 Degrees 31 Minutes 24 Seconds East a distance of 16.57 feet to a point;

thence South 68 Degrees 15 Minutes 04 Seconds East a distance of 15.48 feet to a point;

thence South 86 Degrees 13 Minutes 48 Seconds East a distance of 11.26 feet to a point;

thence South 44 Degrees 20 Minutes 40 Seconds East a distance of 25.81 feet to a point;

thence South 55 Degrees 55 Minutes 27 Seconds East a distance of 37.56 feet to a point;

thence South 32 Degrees 56 Minutes 46 Seconds West a distance of 14.79 feet to a point;

thence South 57 Degrees 26 Minutes 47 Seconds East a distance of 25.46 feet to a point;

thence South 49 Degrees 14 Minutes 26 Seconds East a distance of 22.51 feet to a point;

thence North 61 Degrees 54 Minutes 47 Seconds East a distance of 24.79 feet to a point;

thence South 75 Degrees 19 Minutes 12 Seconds East a distance of 8.36 feet to a point;

thence South 05 Degrees 59 Minutes 17 Seconds East a distance of 34.29 feet to a point;

thence South 01 Degrees 24 Minutes 33 Seconds West a distance of 21.47 feet to a point;

thence South 31 Degrees 01 Minutes 09 Seconds East a distance of 8.50 feet to a point;

thence North 45 Degrees 28 Minutes 56 Seconds East a distance of 15.97 feet to a point;

thence North 63 Degrees 51 Minutes 50 Seconds East a distance of 22.08 feet to a point;

thence South 50 Degrees 44 Minutes 22 Seconds East a distance of 23.15 feet to a point;

thence South 29 Degrees 49 Minutes 56 Seconds East a distance of 21.86 feet to a point;

thence South 66 Degrees 37 Minutes 23 Seconds East a distance of 14.65 feet to a point;

thence North 61 Degrees 29 Minutes 58 Seconds East a distance of 40.48 feet to a point;

thence North 74 Degrees 27 Minutes 42 Seconds East a distance of 30.38 feet to a point;

thence North 88 Degrees 23 Minutes 09 Seconds East a distance of 14.75 feet to a point;

thence South 37 Degrees 22 Minutes 52 Seconds East a distance of 12.80 feet to a point;

thence South 83 Degrees 51 Minutes 45 Seconds East a distance of 10.75 feet to a point;



thence South 88 Degrees 56 Minutes 11 Seconds East a distance of 20.65 feet to a point;

thence South 79 Degrees 35 Minutes 18 Seconds East a distance of 18.89 feet to a point;

thence South 60 Degrees 32 Minutes 22 Seconds West a distance of 1010.43 feet to a point;

thence South 60 Degrees 19 Minutes 51 Seconds West a distance of 63.83 feet to a point;

thence with a curve to the left and an arc length of 73.14 feet and a radius of 4462.86 feet being subtended by a chord of South 71 Degrees 23 Minutes 59 Seconds West with a distance of 73.14 feet to a point;

thence South 69 Degrees 14 Minutes 42 Seconds West a distance of 16.68 feet to a point;

thence with a curve to the left and an arc length of 54.11 feet and a radius of 98.55 feet being subtended by a chord of South 50 Degrees 28 Minutes 24 Seconds West with a distance of 53.43 feet to a point;

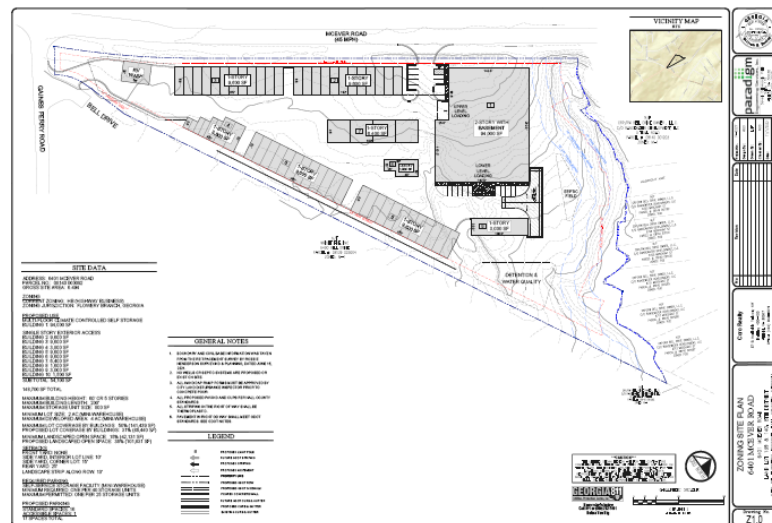
thence North 57 Degrees 43 Minutes 14 Seconds West a distance of 51.16 feet to a point and the POINT OF BEGINNING.

Said tract contains 282,866 square feet, 6.494 acres.

Exhibit “C”

Conditions of Condition Use Permit

1. The property shall be developed in substantial conformance with the site plan dated 11/1/2022 prepared Barry Dunlop and submitted to the Flowery Branch Community Development Department on 11/16/2022 and as shown below:



2. Property shall be gated and fully enclosed with a wrought iron fence with brick pillars and shall substantially adhere to the conceptual picture below:



3. Development shall adhere to requirements set forth in the Flowery Branch Zoning Ordinance Article 14, Section 14.11. except for 14.11.(e) which shall be superseded by above condition number two regarding the fencing requirements.



Applicant: Coro Realty

Property Owner: Stonebridge, LLC

Subject Property: 6401 McEver Road; Parcel ID#08140 000092

Request: Conditional Use Permit (CUP) to construct and operate a self-storage business in HB zoning

Current Use: Vacant

Character Area: Industrial Employment

Code:

Per the City of Flowery Branch Zoning Ordinance an HB zoned property who wishes to operate a self-storage business is required to obtain a conditional use permit.

Sec. 9.4. - HB, Highway Business District.

Purpose and Description . This zoning district is intended to implement the "commercial" designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the "activity center" and "mixed use" character areas established in the comprehensive plan. Centered at the interchange of Spout Springs Road and I-985, and also extending north and south along Hog Mountain Road, this zoning district will be an accessible center of businesses, services, and complementary uses, which may include traditional neighborhood development and mixed-use developments, contributing extensively to the economic base of the city.

Character . This district is dominated by commercial uses but also intended to accommodate mixed-use developments. A grid block pattern of streets (connected local network) is provided, along with sidewalks and street trees. Pedestrian accessibility is promoted, although most activity is via the automobile for access. Entrances, frontages, and building facades are softened with landscaping and low-lying identification signs.

Permitted and Conditional Uses . Permitted and conditional uses shall be as provided in Table 9.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts." The widest possible range of uses is contemplated in this zoning district, except for industry and single-family, detached or manufactured homes. This character area is the proper place for big box retail, shopping centers, lodging and auto-related uses.

Dimensional Requirements . Dimensional requirements shall be as provided in Table 9.2, "Dimensional Requirements in Nonresidential Zoning Districts."

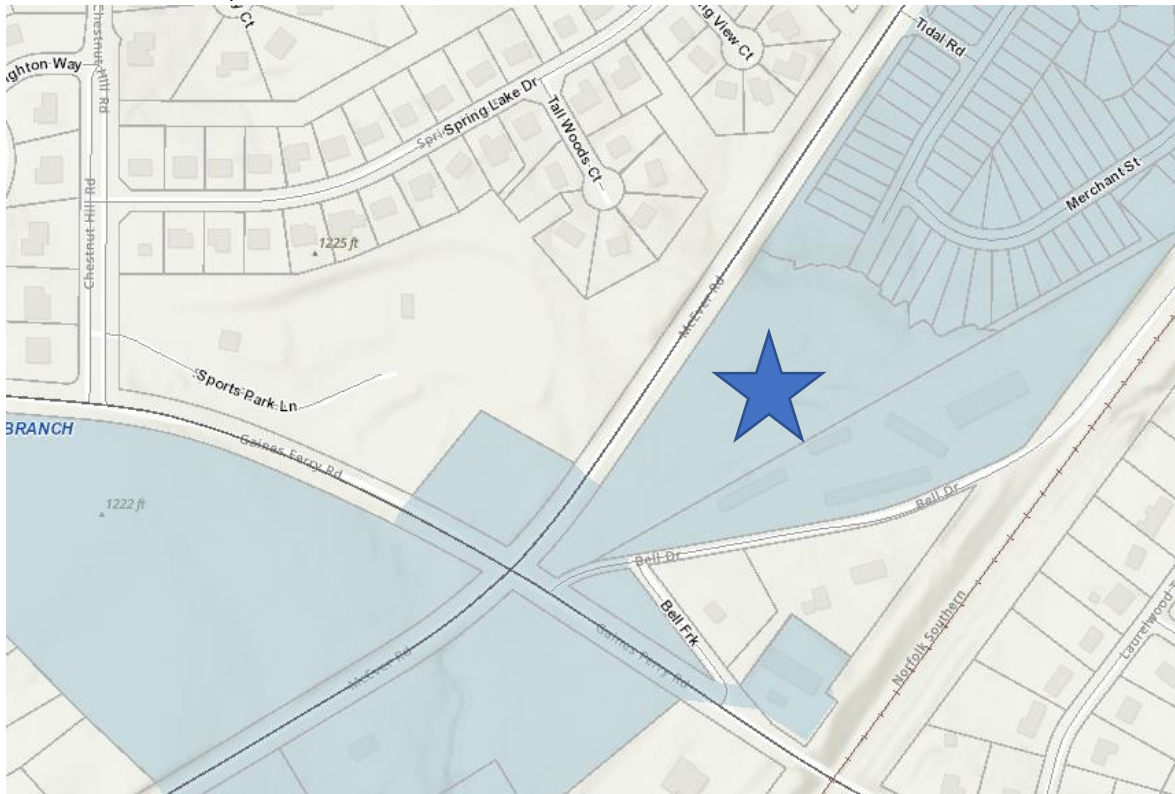


Table 9.1
Permitted and Conditional Uses in Nonresidential Zoning Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

School, trade	C	C	X	X	X	C	C
Self-service storage facility (mini-warehouse)	X	X	X	C	X	P	P
Service and fuel-filling station	X	X	X	P	X	P	P
Showroom	X	X	X	X	X	P	P
Slaughterhouse	X	X	X	X	X	X	C
Solid waste handling and/or transfer facility	X	X	X	X	X	X	C
Special event facility	C	P	C	P	X	X	X
Taxi cab and limousine service	X	X	X	C	X	C	C
Tattoo Parlor	X	X	X	P	X	C	C
Temporary use approved by the Zoning Administrator	P	P	P	P	P	P	P
Therapeutic camp	X	C	X	X	X	X	X
Tow service	X	X	X	P	X	C	P
Truck stop or truck terminal	X	X	X	C	X	X	P
Utility company	P	P	X	P	X	P	P
Use	O-P	INST	NS	HB	CBD	M-1	M-2
Utility company substation	P	P	P	P	P	P	P
Vehicle emission testing facility	X	X	X	P	X	P	P

Property:

6401 McEver Road; Parcel ID#08140 000092:





CUP Requirements:

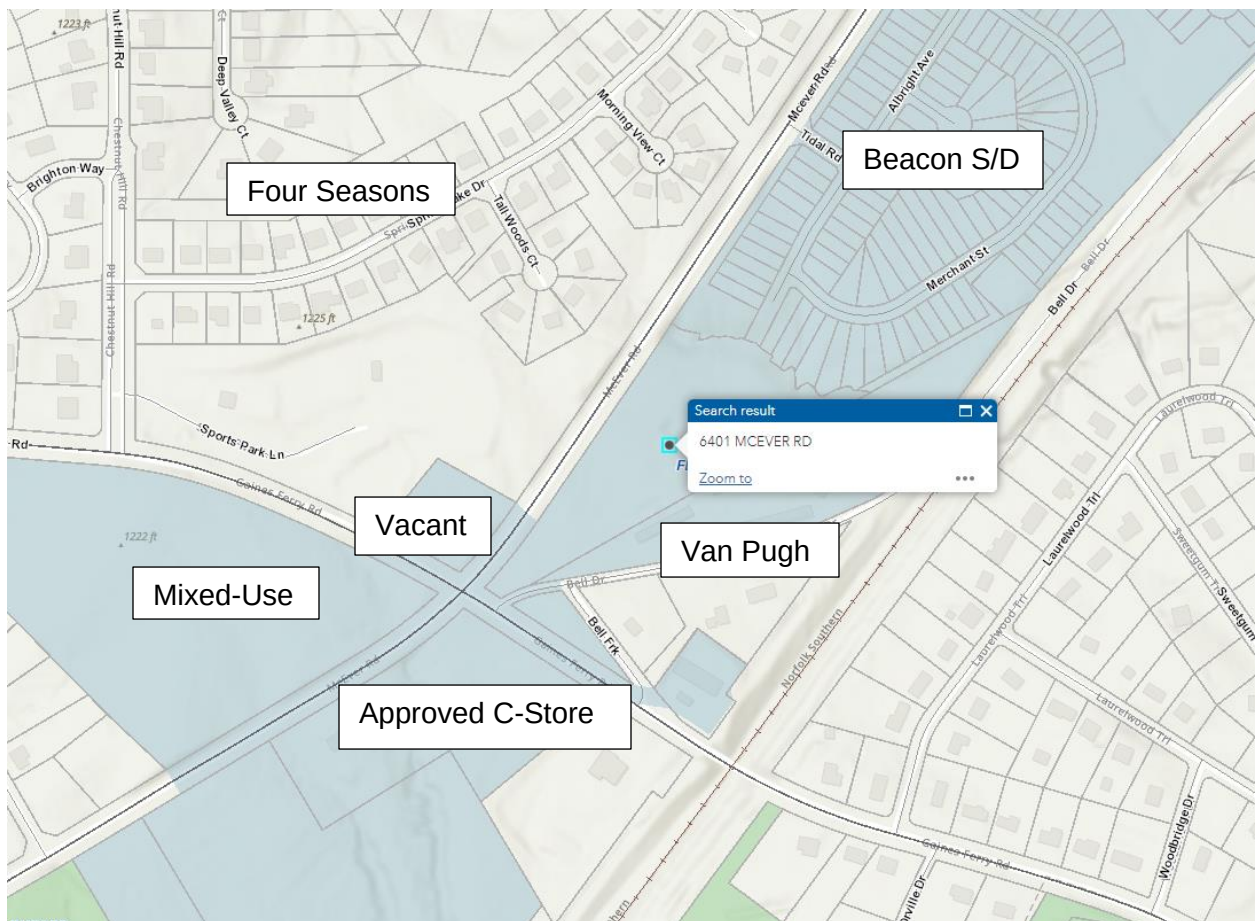
Sec. 34.7. Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the City Council in the decision-making process.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *The subject property is currently zoned commercial (HB). The use (self-storage) is suitable for the area. Additionally, the Beacon subdivision is adjacent to the subject property and residents may utilize the units.*
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. *A commercial use at this location is suitable and will not adversely affect nearby properties. Currently zoned Highway Business, a retail use was envisioned for this site but has not come to fruition.*
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. *Currently zoned HB (Highway Business) many commercial uses are suitable. The property has a reasonable economic use with or without the issuance of this CUP.*
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. *No, the use would not be burdensome on infrastructure or the school system.*
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. *The current character area for this site is "mixed-use". This character area calls for a mix of commercial and residential with walkability and connectivity between uses. This use provides the commercial element to the existing residential, but connectivity is not achievable due to existing streams on the property. The proposal meets the basic intent of the comprehensive plan.*
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. *The site is zoned commercial and although retail was preferred, self-storage may be more in demand under the current economic climate that does not appear to be conducive to brick and mortar retail.*



- (g) Existing use(s) and zoning of the subject property and nearby properties. The subject property has a residential neighborhood to the north, an approved convenience store site to the south, Van Pugh boat storage to the east, and a vacant commercial piece to the west. Additionally, there is an approved mixed-use project on the southwest corner of McEver Road and Gaines Ferry Road and an established residential subdivision (Four Seasons) is also near the subject property.



- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. N/A

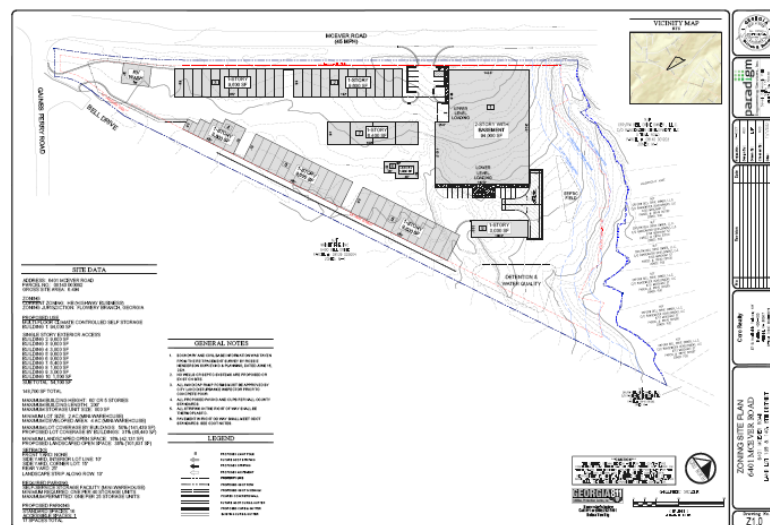


- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. **The use should not be a deterrent to the adjacent properties.**
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts **A CUP does not create a new zoning designation.**
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. **None.**
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. **None. It will be designed and built to current standards.**
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance **The use meets the intent of the zoning ordinance.**

Staff Recommendation:

It is staff's recommendation that the CUP request to construct and operate a self-storage facility should be approved with the following conditions:

1. The property shall be developed in general conformance with the site plan dated 11/1/2022 prepared Barry Dunlop and submitted to the Flowery Branch Community Development Department on 11/16/2022 and as shown below:





2. Property shall be gated and fully enclosed with a wrought iron fence with brick pillars and shall generally adhere to the conceptual picture below:



3. Development shall adhere to requirements set forth in the Flowery Branch Zoning Ordinance Article 14, Section 14.11. except for 14.11.(e) which shall be superseded by above condition number two regarding the fencing requirements.







FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consideration of Ordinance No. 677 Establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities - First Reading

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

Historically, the City of Flowery Branch has had a Director of Public Works and a Water and Wastewater Director.

FACTS AND ISSUES:

For more efficient, effective operations, the need has arisen to establish a Director of Public Works and Utilities that is to be over the departments of Public Works, Water and Wastewater. The functions and duties of the departments are closely related and the employees of each department cross over into the other – especially with water and sewer lines. By creating these positions, there would no longer be two separate directors for the functions, the departments would only have one director. However, there would be two manager positions created, and each manager would be responsible for the day-to-day operations of the department. No additional headcount is requested.

OPTIONS:

- 1) Approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities.
- 2) Do not approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities and leave the current department structure / organizational chart as is currently.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

General Fund and Water and Sewer Fund

RECOMMENDATION:

Approve the First Reading of Ordinance 677 Establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

SAMPLE MOTION:

I make a motion approve the first read of Ordinance 677 establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

COLLABORATING DEPARTMENT:

Administration

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Ordinance Establishing Dir PW and Utilities \(TDP edits\).pdf](#)
- [ES - Ord establishing Director of Public Works and Utilities.pdf](#)

First Reading: December 1, 2022
Second Reading and Adoption: December 15, 2022

ORDINANCE NO. 677

AN ORDINANCE ESTABLISHING THE POSITIONS OF DIRECTOR OF PUBLIC WORKS AND UTILITIES, MANAGER OF PUBLIC WORKS AND MANAGER OF PUBLIC UTILITIES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS the City of Flowery Branch is authorized by O.C.G.A. § 36-35-3(a) to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any Charter provision applicable thereto; and

WHEREAS Section 3.1(a) of the Charter of the City of Flowery Branch provides that the city council, by ordinance, shall prescribe the functions or duties and establish, abolish, or alter all nonelective offices, positions of employment, departments and agencies of the city, as necessary for the proper administration of the affairs and government of the city; and

WHEREAS the city council deems it necessary for the proper administration of the affairs and government of the city to establish the positions of Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

NOW THEREFORE the Council of the City of Flowery Branch hereby ordains as follows:

Section 1. The position of Director of Public Works and Utilities, which shall be a fulltime department head position, is hereby established.

Section 2. The positions of Manager of Public Works and Manager of Public Utilities is hereby established.

Section 3. No additional headcount is authorized.

Section 4. The functions and duties of such employment positions shall be established by the job specifications provided by the City Manager, as amended from time to time, at a pay range to be determined by the City Manager within the current Public Works, Water, and Sewer budgets. The FY2023 budget for the Public Works, Water and Sewer Departments is not adjusted.

Section 5. The City Manager shall have the authority to hire/terminate the position of Director of Public Works and Utilities. The Director of Public Works and

Utilities, with the consent of the City Manager, shall have the authority to hire/terminate the positions of Manager of Public Works and Manager of Public Utilities.

Section 6. If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of the Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Flowery Branch to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Section 7. All ordinances in conflict with the terms of this Ordinance are hereby repealed to the extent of the conflict.

Section 8. This Ordinance shall be effective upon adoption by the City Council of the City of Flowery Branch, Georgia.

SO ORDAINED this _____ day of December, 2022.

Edward R. Asbridge, Mayor

ATTEST:

Shelia Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney



**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Ordinance No. 677 establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities

DATE: November 23, 2022

(X)RECOMMENDATION
() POLICY DISCUSSION
() STATUS REPORT
() OTHER

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: December 1 and 15, 2022

PURPOSE: To establish a Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

HISTORY: Historically, the City of Flowery Branch has had a Director of Public Works and a Water and Wastewater Director.

FACTS AND ISSUES: For more efficient, effective operations, the need has arisen to establish a Director of Public Works and Utilities that is to be over the departments of Public Works, Water and Wastewater. The functions and duties of the departments are closely related and the employees of each department cross over into the other – especially with water and sewer lines. By creating these positions, there would no longer be two separate directors for the functions, the departments would only have one director. However, there would be two manager positions created, and each manager would be responsible for the day-to-day operations of the department. No additional headcount is requested.

OPTIONS:

- 1) Approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities.
 - 2) Do not approve the ordinance establishing the Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities and leave the current department structure / organizational chart as is currently.
-
-

RECOMMENDED SAMPLE MOTION:

I make a motion approve the first read of Ordinance 677 establishing the Director of Public Works and Utilities, Manager of Public Works and Manager of Public Utilities.

DEPARTMENT: Administration

Prepared by: Tonya Parrish



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: First Amendment to FB Main Street, a Master Condominium Shopping Center Lease Agreement with 4 Elephants Catering, LLC

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

The City of Flowery Branch and 4 Elephants Catering, LLC entered into a lease agreement on June 2, 2022 previously and the tenants began the process of finishing the space for the opening of the restaurant.

FACTS AND ISSUES:

Upon inquiring of several contractors, the tenants of 4 Elephants Catering, LLC were made aware of various supply chain issues and cannot complete the work within the timeframe set forth with the original lease which was five months (or 11/2/22). The tenants have requested an additional 180 days for the build-out of their leased space.

OPTIONS:

(1) Approve the first amendment to the lease agreement with 4 Elephants Catering, LLC for 180 days. (2) Approve the first amendment to the lease agreement with 4 Elephants Catering, LLC a different number of days. (3) Do not approve the first amendment to the lease agreement with 4 Elephants Catering, LLC and rent will commence upon the original terms.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Motion to approve the first amendment FB Main Street, A Master Condominium Shopping Center lease agreement.

SAMPLE MOTION:

Motion to approve the first amendment FB Main Street, A Master Condominium Shopping Center lease agreement with 4 Elephants Catering, LLC.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- ES - 4 Elephants 1st amend to lease more time .pdf
- 4 Elephants Catering LLC Lease Agreement.pdf
- FIRST AMENDMENT TO 4 ELEPHANTS LEASE AGREEMENT.pdf

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: First Amendment to FB Main Street, a Master Condominium Shopping Center Lease Agreement with 4 Elephants Catering, LLC

DATE: November 28, 2022

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL- N/A

() OTHER

CAPITAL- N/A

COUNCIL ACTION REQUESTED ON: December 1, 2022

HISTORY: The City of Flowery Branch and 4 Elephants Catering, LLC entered into a lease agreement on June 2, 2022 previously and the tenants began the process of finishing the space for the opening of the restaurant.

FACTS AND ISSUES: Upon inquiring of several contractors, the tenants of 4 Elephants Catering, LLC were made aware of various supply chain issues and cannot complete the work within the timeframe set forth with the original lease which was five months (or 11/2/22). The tenants have requested an additional 180 days for the build-out of their leased space.

OPTIONS: (1) Approve the first amendment to the lease agreement with 4 Elephants Catering, LLC. 2) Do not approve the first amendment to the lease agreement with 4 Elephants Catering, LLC and rent will commence upon the original terms.

RECOMMENDED SAMPLE MOTION: Motion to approve the first amendment FB Main Street, A Master Condominium Shopping Center lease agreement with 4 Elephants Catering, LLC.

DEPARTMENT: Administration

Prepared by: Tonya D. Parrish

ATTACHMENTS: First amendment to FB Main Street, a master condominium shopping center lease agreement with 4 Elephants Catering, LLC.

FB MAIN STREET

A MASTER CONDOMINIUM

SHOPPING CENTER

LEASE AGREEMENT

5519 Main Street

Suite 102

Flowery Branch, Georgia

LANDLORD: City of Flowery Branch

TENANT: 4 Elephants Catering, LLC

**ARTICLE I. BASIC LEASE PROVISIONS
AND ENUMERATION OF EXHIBITS**

SECTION 1.1. BASIC LEASE PROVISIONS

A.	DATE (for reference purposes):	<u>June 2, 2022</u>
B.	LANDLORD:	City of Flowery Branch, a Georgia municipal corporation
C.	LANDLORD'S ADDRESS:	5410 Pine Street Flowery Branch, Georgia 30542
D.	TENANT:	4 Elephants Catering, LLC
E.	TENANT'S TRADE NAME:	4 Elephants Restaurant
F.	TENANT'S NOTICE ADDRESS:	Viravanh Xayavongsa and Soukanh Xayavongsa 4403 Helen Highway Cleveland, GA. 30528
G.	PHONE NUMBER AND EMAIL:	770-710-3910 Sunny.x318@gmail.com
H.	POSSESSION DATE:	Upon delivery of a fully executed Lease and completion of Landlord's Work, if any.
I.	LEASE COMMENCEMENT DATE:	Upon delivery of a fully executed Lease and completion of Landlord's Work, if any.
J.	LEASE TERM:	Seven (7) Years following the Rent Commencement Date.
K.	FIXED MINIMUM RENT COMMENCEMENT DATE:	Earlier of (i) Tenant opening for business or (ii) five (5) months following the Lease Commencement Date.
L.	FIXED MINIMUM RENT:	See Exhibit G for rent schedule.

M.	ESTIMATED ADDITIONAL MONTHLY RENT (for all relevant property expenses including but not limited to taxes, insurance, property management overhead and fee, maintenance, exterior building repairs and maintenance, and parking lot and landscaping maintenance):	\$280.62 Notwithstanding anything contained in this Lease to the contrary, the Additional Monthly Rent shall be adjusted to actual expenses annually.
N.	ADVANCE RENT:	\$2,806.25
	ADVANCE ADDITIONAL RENT:	\$280.62
	SECURITY DEPOSIT:	\$2,806.25 plus \$280.62
	TOTAL AMOUNT DUE WITH LEASE:	\$2,806.25 + \$280.62 + \$3,086.87
O.	GUARANTORS:	Viravanh Xayavongsa and Soukanh Xayavongsa
P.	USE:	For the use of a restaurant and for no other purpose.
Q.	HOURS OF OPERATION:	Tenant agrees to remain open during standard operating hours for a restaurant (11 a.m. to 9 p.m.) on a daily basis (Monday through Sunday) during the lease term and any extensions. Notwithstanding the foregoing, Tenant may close for periodic private and special events.
R.	APPROXIMATE SIZE OF LEASED PREMISES:	1347 Square Feet
S.	OPTION TO RENEW:	Subject to the conditions herein set forth. Tenant is hereby granted the option to renew the Term of this Lease (the "Renewal Option") for one (1) period of three (3) years (the "Renewal Term"), to commence at the expiration of the initial Term of this Lease. Tenant shall exercise the Renewal Option by delivering written notice of such election to Landlord at least six (6) months but no more than twelve (12) months prior to the expiration of the initial Term of this Lease. The renewal of this Lease shall be upon the same terms and conditions as this Lease, except: (a) the annual Minimum Guaranteed Rental during the Renewal Term shall be as shown on Exhibit G; (b) Tenant shall have no option to renew this Lease beyond the expiration of the Renewal Term; and (c) Tenant shall not have the right to assign the

		Renewal Option to any sublessee of the Leased Premises or assignee of the Lease, not may any such sublessee or assignee exercise or enjoy the benefit of such Renewal Option. Notwithstanding the foregoing, Tenant shall not have the right to exercise the Renewal Option, unless: (i) this Lease shall be in full force and effect on the date of the exercise of the Renewal Option and the date of the expiration of the original Term; and (ii) on the date of the exercise of the Renewal Option and the date of the expiration of the original Term there exist no default on the part of the Tenant under this Lease.
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SECTION 1.2. SIGNIFICANCE OF BASIC LEASE PROVISIONS

Each reference in this Lease to any of the Basic Lease Provisions contained in Section 1.1 of this article shall be deemed and construed to incorporate all of the terms provided under each such basic lease provision.

SECTION 1.3. ENUMERATION OF EXHIBITS

The exhibits enumerated in this section and attached to this Lease are incorporated in this Lease by this reference and are to be construed as a part of this Lease.

Exhibit A.	Site Plan
Exhibit B.	Tenant's Work
Exhibit C.	Legal Description
Exhibit D.	Rules and Regulations
Exhibit E.	Sign Criteria
Exhibit F.	Lease Guarantee
Exhibit G.	Rent Schedule

ARTICLE II. LEASED PREMISES AND TERM

SECTION 2.1. SHOPPING CENTER

Landlord is the owner of a parcel of real estate, legally described on Exhibit C, located in 5519 Main Street, Flowery Branch, Georgia commonly known as the FB Main Street – a Master Condominium (the "Shopping Center"). It is agreed that the depiction of the Shopping Center on Exhibit A does not constitute a representation, covenant or warranty of any kind by Landlord. Landlord reserves the right to sell any portion or portions of the Shopping Center, such portion(s) thereafter shall not be included in the Shopping Center. Landlord reserves the right to change the number and location of buildings, building dimensions, the number of floors in any of the

buildings, store dimensions, the identity and type of other stores and tenancies, and Landlord further reserves the right to locate kiosks and to make available common areas pursuant to the terms hereof, provided only that the Leased Premises as hereinafter defined shall be substantially as depicted on Exhibit A. Landlord further reserves the right to alter the Shopping Center, at Landlord's sole election, however, no such alteration shall materially impair the visibility or accessibility of Tenants Leased Premises.

SECTION 2.2. LEASED PREMISES

Landlord hereby leases and demises to Tenant, and Tenant hereby accepts from Landlord, subject to and with the benefit of the terms and provisions of this Lease, the store premises sometimes herein referred to as the "Leased Premises" as more particularly described as follows:

Suite 102 consisting of approximately 1,347 sq. ft. as shown on Exhibit "A".

Said Leased Premises shall extend from the exterior faces of all exterior walls and the center line of those walls separating the Leased Premises from adjacent leased premises in the Shopping Center.

SECTION 2.3. LEASE TERM

The Lease Term shall, commence on the Lease Commencement Date [Section 1.1.I.] and shall end on the last day of the last Lease Year (hereinafter "Termination Date"), unless sooner terminated.

SECTION 2.4. LEASE YEAR

The term "Lease Year" means a period of twelve (12) consecutive calendar months. The first full Lease Year shall begin on the Lease Commencement Date if the Lease Commencement Date shall occur on the first day of a calendar month; if not, then the first Lease Year shall commence upon the first day of the month next following the Lease Commencement Date. Each succeeding Lease Year shall commence upon the anniversary date of the first Lease Year.

SECTION 2.5. STATEMENT AS TO LEASE TERM

In the event the Lease Commencement Date and Termination Date of the Lease Term have not been determined, as of the date of execution hereof, Landlord and Tenant shall execute and deliver a written statement specifying therein the Lease Commencement Date and Termination Date of the Lease Term when determined.

SECTION 2.6. OBLIGATIONS OF TENANT BEFORE LEASE TERM BEGINS

Prior to the Possession Date, Tenant shall deliver to Landlord the required Certificate of Insurance (stated in Section 7.2). Prior to the Lease Commencement Date, and after first obtaining the prior written consent of Landlord, Tenant shall be permitted to install its leasehold improvements, fixtures and other equipment required by Tenant to conduct its business. Tenant shall observe and perform all of its obligations under this Lease, from the Possession Date

[Section 1.1.H.] until the Lease Commencement Date [Section 1.1.I.], in the same manner as though the Lease Term began on the Possession Date, including but not limited to payment of Additional Rent as stated in Section 1.1.M. but excluding Fixed Minimum Rent. Landlord shall have no liability whatsoever for loss or damage to Tenant's leasehold improvements, fixtures, equipment or other property of Tenant or Tenant's contractors.

ARTICLE III. RENT AND OTHER TENANT CONTRIBUTIONS

SECTION 3.1. FIXED MINIMUM AND ADDITIONAL RENT

Tenant agrees to pay rent to Landlord, or to such other person or entity as Landlord may direct, without demand, at such place as Landlord may by notice in writing to Tenant, from time to time, direct, a fixed amount of rent (the "Fixed Minimum Rent"), and an amount of additional rent based upon certain expenses relating to the Leased Premises and the Shopping Center (the "Additional Rent") at the following rates and times and as set forth on Exhibit G:

(a) Fixed Minimum Rent shall be payable in advance in equal successive monthly installments on the first day of each calendar month included in this Lease Term. For any portion of a calendar month included at the beginning of said term, one-thirtieth (1/30) of such a monthly payment for each day of such portion shall be payable on the first day of such portion; and

(b) Additional Rent shall be payable as provided in Sections 3.2, 5.3 and 8.1.

SECTION 3.2. TAXES

Tenant shall pay to Landlord, as Additional Rent hereunder, Tenant's prorata share of any and all special assessments, transportation or environmental protection taxes or levy or similar tax or levy, and Tenant's prorata share of real estate taxes attributable to the Shopping Center paid annually by Landlord during the Lease Term, prorated for any partial Lease Year beginning on the Possession Date. Tenant's prorata share shall be based on the ratio of the total Floor Area of the Leased Premises to the total Floor Area on all floors of building space within the Shopping Center as of the assessment date for the particular special assessment, tax or levy, or real estate tax in question. Tenant shall also pay its prorata share of all expenses, including reasonable attorneys' fees, expenses, administrative hearing and court costs incurred in contesting or negotiating the amount, assessment or rate of any such real estate tax, special assessment, tax or levy. Should the state, or any political subdivision thereof or any governmental authority having jurisdiction thereover, impose a tax and/or assessment upon or against the rentals and/or other charges payable hereunder by Tenant to Landlord, either by way of substitution for the taxes and assessments levied or assessed against such land and such buildings, or in addition thereto, or impose an income or franchise tax in substitution for the general tax levied against such land and buildings, such taxes and/or assessments shall be deemed to constitute a tax and/or assessment against such land and such buildings for the purpose of this section. The annual charges for such assessments or taxes shall be paid in monthly installments on the first day of each calendar month in advance in an amount estimated by Landlord. Landlord shall furnish Tenant, upon

Tenant's request, a statement of the assessments or taxes paid or incurred by Landlord for each calendar year of the Lease Term and thereupon there shall be an adjustment between Landlord and Tenant with payment to Landlord or credit to Tenant for future tax payments, as the case may be, to the end that Landlord shall receive the precise amount of Tenant's prorata share of such assessments and taxes for such period and no more. In the event any portion or portions of the Shopping Center are separately assessed, for purposes of the proration above, Tenant's proportionate share shall be the ratio of the total Floor Area of the Leased Premises to the total Floor Area of all floors of building space within the particular parcel assessed which includes the Leased Premises.

SECTION 3.3. SECURITY DEPOSIT

Tenant, contemporaneously with the execution of this Lease, has deposited with Landlord to secure the faithful performance by Tenant of all the covenants, conditions and agreements in this Lease set forth, and contained on the part of Tenant to be fulfilled, kept, observed and performed, such sum as set forth in Section 1.1 as a Security Deposit. Said deposit shall be held by Landlord, without liability for interest, as security for the faithful performance by Tenant of all the terms, covenants and conditions of this Lease, and Landlord may commingle the same with its other funds. Such interest, if any, may be retained as property of the Landlord, and will not be paid to the Tenant. Such Security Deposit or any portion thereof not previously applied may be applied to the curing of any default that may then exist under this Lease, without prejudice to any other remedy or remedies which Landlord may have on account thereof, and upon such application, Tenant shall pay Landlord on demand the amount so applied which shall be added to the Security Deposit so that the same may be restored to its original amount. In the event the Leased Premises are conveyed by Landlord, the deposit or any portion thereof not previously applied may be turned over to Landlord's grantee or successor, and in such event Tenant hereby releases Landlord from any and all liability with respect to the deposit and/or application or return and Tenant agrees to look to such grantee for such application or return. In the event Tenant shall faithfully fulfill, keep, perform and observe all the covenants, conditions and agreements in this Lease set forth and contained on the part of Tenant to be fulfilled, the sum deposited or the part or portion thereof not previously applied shall be returned to Tenant, without interest, no later than thirty (30) days after the expiration of the Term of this Lease or any renewal or extension thereof, provided Tenant has vacated the Leased Premises and surrendered possession thereof to Landlord at the expiration of said Term or any renewal thereof as provided herein.

ARTICLE IV. UTILITY SERVICES

SECTION 4.1. WATER, SEWER, ELECTRICITY AND GAS

Landlord has caused the necessary mains, conduits and other facilities to be provided to supply water, sewer, gas and electricity to the Shopping Center. Landlord shall provide gas service and facilities to Tenant, however, the same being the sole responsibility of Tenant. Tenant agrees to have all utility services transferred into Tenant's name on the Possession Date. If Tenant has not had any or all of the utilities transferred on the Possession Date, then Tenant agrees to pay

Landlord, on demand, the actual cost paid by Landlord for such utilities, together with an administrative charge of One Hundred Fifty and no/100 Dollars (\$150.00) for each such payment. Tenant shall pay for all electricity used in the Leased Premises and all water and sewer charges, and gas charges, if applicable, at its own cost and expense. In the event Landlord, who shall have the option to do so, shall elect to supply any one or more or all of said services, Tenant shall purchase the use of said services as are tendered by Landlord and shall pay the rates, including any established minimum charges, established by Landlord for such services, but the rate shall be no more than those charged by the public utility furnishing such services in the area. The charges for such services as are so furnished shall be deemed Additional Rent due and payable on the first day of the calendar month following rendition of a bill therefor. Landlord may discontinue furnishing such services if payment for same is not received by Landlord upon not less than five (5) days written notice, and no such discontinuation shall be deemed an eviction or render Landlord liable to Tenant for damages or relieve Tenant from performance of its obligations hereunder. In the event Landlord shall elect to furnish one or more of such services, from time to time, Landlord shall not be liable to Tenant in damages or otherwise if any one or more of said services is interrupted or terminated because of necessary repairs, installations, improvements or any cause beyond the control of Landlord. In any event, Landlord may cease to furnish any one or more of such services without any responsibility to Tenant, except to connect the service facilities with such other sources of supply as may be available for the services so discontinued. Tenant will not install any equipment which will exceed or overload the capacity of any utility facilities servicing the Leased Premises and if any equipment installed by Tenant shall require additional utility facilities, the same shall be installed and maintained at Tenant's expense in accordance with plans and specifications to be approved in writing by Landlord. In the event the Leased Premises are not separately metered for water and Tenant's use requires an excessive volume of water, at Landlord's discretion, a sub-meter will be installed at the Leased Premises at Tenant's expense.

SECTION 4.2. HEATING, VENTILATING AND COOLING

Tenant shall be solely responsible and shall pay for all charges rendered in connection with all heating, ventilating and cooling of the Leased Premises and shall promptly pay all bills for materials furnished or labor performed for Tenant or at Tenant's instance and request in connection with any repairs, replacements, alterations, improvements and installation of all fixtures and equipment in connection therewith on the Leased Premises, and shall keep said Leased Premises free from all claims for liens for work, labor or materials in connection therewith.

SECTION 4.3. OTHER SERVICES

In addition to the above and foregoing, Tenant shall be solely responsible for all garbage and sewage disposal and waste removal, janitorial and other services of any type or nature furnished to the Leased Premises, and shall pay promptly all bills for materials or labor performed in connection therewith. Tenant further covenants and agrees to keep the Leased Premises and the walks adjacent thereto at all times in a neat, clean and sanitary condition and free from snow, ice, waste or debris, and neither to commit or permit any waste or nuisance thereon.

ARTICLE V. COMMON AREAS AND FACILITIES

SECTION 5.1. COMMON AREAS AND FACILITIES

Landlord shall make available, from time to time, such areas and facilities of common benefit to the tenants and occupants of the Shopping Center as Landlord shall deem appropriate (the "Common Areas"). Landlord shall operate, manage, equip, light, insure, repair and maintain the Common Areas and facilities for their intended purposes in such manner as Landlord shall, in its sole discretion, determine, and may, from time to time, change the size, location and nature of any Common Areas and facilities and may make installations therein and move and remove such installation. Landlord shall have the right to close the Common Areas, or any part thereof, on such business days as Landlord deems necessary for the improvement, maintenance or repair of the Common Areas and on such nonbusiness days or during such nonbusiness hours as Landlord shall, in its sole discretion, determine.

SECTION 5.2. USE OF COMMON AREAS

Tenant and its permitted concessionaires, officers, employees, agents, customers and invitees shall have the nonexclusive right, in common with Landlord and all others to whom Landlord has or may hereafter grant such rights, to use the Common Areas as designated from time to time by Landlord, subject to such reasonable regulations as Landlord may from time to time impose, including the designation of specific areas in which vehicles owned by Tenant, its permitted concessionaires, officers, employees and agents must be parked. Tenant agrees to abide by such regulations and to use its best efforts to cause its permitted concessionaires, officers, employees, agents, customers and invitees to conform thereto. Landlord may at any time close temporarily any part of the Common Areas to make repairs or changes, to prevent the acquisition of public rights in such area or to discourage noncustomer parking, and may do such other acts in and to the Common Areas as in its reasonable judgment may be desirable to improve the convenience thereof. Tenant shall upon request furnish to Landlord the license numbers and description of the vehicles operated by Tenant and its permitted concessionaires, officers and employees. Tenant shall not at any time interfere with the rights of Landlord and other tenants, its and their permitted concessionaires, officers, employees, agents, customers and invitees, to use any part of the parking areas and other part of the Common Areas.

SECTION 5.3. CHARGE FOR COMMON AREAS AND FACILITIES

Tenant shall pay to the Landlord, as Additional Rent, in the manner provided in Section 5.5 Tenant's prorata share, as defined in Section 5.4, of Common Areas maintenance cost as hereinafter defined including the cost of Capital Improvements designed to protect the health and safety of the tenants in the Leased Premises and the Shopping Center.

Common Areas maintenance cost shall be deemed to include all costs and expenses of every kind and nature paid or incurred by Landlord during the Lease Term (including appropriate

reserves) in operating, managing, equipping, policing and protecting (if and to the extent provided by Landlord), insuring, servicing (including heating, ventilating and cooling any enclosed mall, in the event Landlord elects to enclose any Common Areas), lighting, repairing, replacing and maintaining the Common Areas and facilities in the Shopping Center. Such costs and expenses shall include, but not be limited to, such maintaining and repairing as shall be required in Landlord's judgment to preserve the utility of the Common Areas in condition and status the same as it was at the time of the completion of the original construction and installation thereof; all exterior painting; all costs and expenses of security and fire protection; all costs of restriping, patching, repairing and maintaining parking areas, garages, entries, gutters and downspouts, the construction of new entries as required and work on roads, as needed, adjacent to the Shopping Center; pedestrian traffic direction and control; roof repairs; all costs and expenses of cleaning and removing of rubbish, dirt, debris, snow and ice; all costs and expenses of planting, maintaining, replanting and replacing flowers and landscaping; management fees; water and sewerage charges; premiums for liability and property damage, fire, extended coverage, malicious mischief, vandalism, workers' compensation and employer's liability, and any other casualty or risk insurance procured by Landlord in connection with Common Areas, wages, unemployment taxes, social security taxes, special assessments and personal property taxes attributable to the Common Areas; fees for audits, required licenses and permits; all costs and expenses incurred by Landlord in testing of sprinkler systems located in the Shopping Center, all charges for utility services for the Common Areas including all costs and expenses of maintaining lighting fixtures and providing electricity to the Common Areas and to Common Areas pole signage (including the cost of light bulbs and electric current); all costs, expenses, surcharges or other impositions or assessments incurred by Landlord in connection with environmental protection legislation or regulation assessed against or imposed on the Shopping Center or any part thereof with regard thereto; reasonable depreciation of equipment, machinery and facilities, rents paid for the leasing of equipment and finance charges paid under any installment purchase of equipment, machinery and facilities used in the operation of the Common Areas and administrative costs at the rate of Fifteen Percent (15%) of the total costs of operating and maintaining the Common Areas (except the appropriate reserves); and such other costs as Landlord may reasonably determine are required for the proper maintenance of the Common Areas, except that all Capital Improvement expenses shall be excluded therefrom.

SECTION 5.4. TENANT'S PRORATA SHARE

Tenant's prorata share of the Common Areas maintenance cost shall be determined by multiplying the total cost incurred or paid by Landlord by a fraction whose numerator is the gross leasable area of the Leased Premises as set forth in Section 2.2 and the denominator of which is the total square feet of gross leasable area within the Shopping Center. The "Gross Leasable Area" shall mean with respect to the Leased Premises and with respect to all other leasable areas, the number of square feet of floor area on all levels, including any mezzanines, basements, or balconies, but excluding "Common Areas" measured from the exterior face of exterior walls and/or the exterior face of service corridor walls, the exterior of building line from all frontage, and the center line of party walls. No deduction shall be made for columns, stairs, elevators, or any interior construction or equipment. Provided, however, for any Common Areas maintenance cost separately metered, billed to or paid directly by any Tenant, the floor area of such tenant space attributable to such Common Areas cost shall be deleted from the above

proration for such separate cost. The Floor Area hereinabove provided shall not include the floor area of roof structures used for mechanical equipment.

SECTION 5.5. PAYMENT OF COMMON AREAS MAINTENANCE COST

The annual charges for Common Areas maintenance cost shall be paid in monthly installments on the first day of each calendar month in advance in an amount estimated by Landlord. Landlord shall furnish Tenant, upon Tenant's request, a statement in reasonable detail of the actual Common Areas maintenance cost paid or incurred by Landlord at the end of each calendar year and thereupon there shall be an adjustment between Landlord and Tenant with payment to Landlord or credit to Tenant against any current or future amounts due from Tenant to Landlord pursuant to this Lease, as the case may be, to the end that Landlord shall receive the precise amount of Tenant's prorata share of said costs for such period and no more.

ARTICLE VI. LANDLORD'S ADDITIONAL COVENANTS

SECTION 6.1. REPAIRS BY LANDLORD

Landlord covenants at its expense to keep the foundations and roof of the Leased Premises, and the structural soundness of the exterior walls thereof, in good order, repair and condition, unless any necessary work is required because of damage caused by any act, omission or negligence of Tenant, any permitted concessionaire or their respective employees, agents, invitees, licensees or contractors. Landlord shall not be required to commence any such repair until a reasonable time after written notice from Tenant that the same is necessary. The provisions of this section shall not apply in the case of damage or destruction by fire or other casualty or taking under the power of eminent domain, in which events the obligations of Landlord shall be controlled by Article VIII. Except as provided in this Section 6.1, Landlord shall not be obligated to make repairs, replacements or improvements of any kind upon the Leased Premises, or any equipment, facilities or fixtures contained therein, which shall be the responsibility of Tenant as hereinafter provided.

SECTION 6.2. QUIET ENJOYMENT

Landlord covenants and agrees that so long as Tenant has committed no default under this Lease, Tenant's peaceful and quiet possession of the Leased Premises during the Lease Term shall not be disturbed by Landlord or by anyone claiming by, through or under Landlord.

SECTION 6.3. LIMITATION ON RIGHT OF RECOVERY AGAINST LANDLORD

Tenant acknowledges and agrees that the liability of Landlord under this Lease shall be limited to Landlord's interest in the Shopping Center and any judgments rendered against Landlord shall be satisfied solely out of its interest in the Shopping Center. No personal judgment shall lie against Landlord upon extinguishment of its rights in the Shopping Center and any judgment so rendered shall not give rise to any right of execution or levy against Landlord's assets. The

provisions hereof shall inure to Landlord's successors and assigns including any mortgagee of Landlord. The foregoing provisions are not intended to relieve Landlord from the performance of any of Landlord's obligations under the Lease, but only to limit the personal liability of Landlord in case of recovery of a judgment against Landlord; nor shall the foregoing be deemed to limit Tenant's rights to obtain injunctive relief or specific performance or to avail itself of any other right or remedy which may be awarded Tenant by law or under the Lease.

If Tenant claims or asserts that Landlord has violated or failed to perform a covenant of Landlord not to unreasonably withhold or delay Landlord's consent or approval, Tenant's sole remedy shall be an action for specific performance, declaratory judgment or injunction and in no event shall Tenant be entitled to any money damages for a breach of such covenant and in no event shall Tenant claim or assert any claim for any money damages in any action or by way of set off, defense or counterclaim, and Tenant hereby specifically waives the right to any money damages or other remedies.

ARTICLE VII. TENANT'S ADDITIONAL COVENANTS

SECTION 7.1. TENANT'S COVENANTS

Tenant covenants, at its expense, at all times during the Lease Term and at such further time as Tenant occupies the Leased Premises or any part thereof:

A. To perform promptly all of the obligations of Tenant set forth in this Lease; and pay when due the Fixed Minimum Rent, Additional Rent, and all charges, rates and other sums which by the terms of this Lease are to be paid by Tenant, without any right of recoupment, set-off, deduction or counterclaim whatsoever.

B. To open for business within thirty (30) days after the Lease Commencement Date; to use the Leased Premises only for the use provided in Section 1.1 and in compliance with the Rules and Regulations set forth in Exhibit D; not to use the Leased Premises for any exclusive use granted by Landlord to any other tenant in the Shopping Center; to keep its business located upon the Leased Premises open at all times throughout the term of this Lease during minimum Standard Operating Hours as set for in Section 1.1.Q; that it will not cease operations at said Leased Premises for a period of more than three (3) consecutive days or five (5) days in any Lease Year, without the express written consent of Landlord, which consent may be granted or withheld at Landlord's sole discretion, unless prevented from doing business therein by reason of applicable ordinances or other acts of governmental authority or acts of God.

C. Except for repairs required in Section 6.1 to be performed by Landlord, to keep the Leased Premises, including, but not limited to all partitions, doors, fixtures, equipment, apparatus and appurtenances thereof (including lighting, plumbing fixtures, sewer lines and the HVAC systems), clean, neat and safe, and in good order, repair and condition (including all necessary painting and decorating), and to keep all glass, including that in windows, doors, fixtures and skylights, clean and in good condition, and to replace glass which may be damaged or broken

with glass of the same quality, damage by fire or other casualty covered by Landlord's insurance excepted. Tenant shall store all trash and garbage within the Leased Premises and arrange for the regular pickup of such trash and garbage at the Tenant's expense. Tenant shall not burn any trash or garbage at any time in or about the building and Tenant shall attend to the daily disposal thereof in the manner designated by Landlord. If Landlord shall provide any services or facilities for such pickup, the Tenant shall be obligated to use the same and shall pay a proportionate share of the actual cost thereof within ten (10) days after being billed therefor. (See Exhibit B "Landlord and Tenant's Work" for additional requirements.)

D. To make all repairs, alterations, additions or replacements to the Leased Premises required by any law or ordinance or any order or regulation of any public authority, or fire underwriters or underwriters' fire prevention engineers; to keep the Leased Premises equipped with all safety appliances so required because of such use; to procure any licenses and permits required for any such use; and to comply with the orders and regulations of all governmental authorities.

E. To the extent permissible by state law and except for Landlord's negligence or willful misconduct, Tenant waives and releases Landlord and Landlord's agents and employees from all claims for damage to person or property sustained by Tenant and/or any person claiming through Tenant resulting from any accident or occurrence in or upon the Leased Premises or the building of which it shall be a part, or any other part of the Shopping Center, including, but not limited to, claims for damage resulting from: (i) any equipment or appurtenances becoming out of repair; (ii) Landlord's failure to keep said building or the Leased Premises in repair; (iii) injury done or occasioned by wind, water or other natural elements; (iv) any defect in or failure of plumbing, heating or air conditioning equipment, electric wiring or installation thereof, gas, water and steam pipes, stairs, porches, railings or walks; (v) broken glass; (vi) the backing up of any sewer pipe or downspout; (vii) the bursting, leaking or running of any tank, tub, sink, water closet, waste pipe, drain or any other pipe or tank in, upon or about such building or Leased Premises; (viii) the escape of steam or hot water; (ix) water, snow or ice being upon or coming through the roof, skylight, trap door, stairs, walks or any other place upon or near such building or the Leased Premises or otherwise; (x) the falling of any fixture, plaster or stucco; and (xi) any act, omission or negligence of co-tenants or of other persons or occupants of said buildings or of adjoining or contiguous buildings or of owners of adjacent or contiguous property.

F. To permit Landlord and its agents, upon reasonable notice, except in the event of an emergency, to enter the Leased Premises at reasonable times for the purpose of inspecting same, making repairs, additions or alterations thereto or to the building in which the same are located and of showing the Leased Premises to prospective purchasers, lenders and tenants.

G. To remove, at the termination of this Lease or earlier vacation of the Leased Premises, such of Tenant's goods and effects as are not permanently affixed to the Leased Premises; to remove such of the alterations and additions made by Tenant as Landlord may request; to repair any damage caused by such removal; and peaceably to yield up the Leased Premises and all alterations and additions thereto (except such as Landlord has requested Tenant to remove) and all fixtures, furnishings, floor coverings and equipment which are permanently affixed to the Leased Premises which shall thereupon become the property of Landlord, in clean and good order, repair and condition, damage by fire or other unavoidable casualty and ordinary wear and

tear excepted. Any personal property of Tenant not removed within five (5) days following such termination or earlier vacation of the Leased Premises shall, at Landlord's option, become the property of Landlord.

H. If any mortgagee or trustee named in any first mortgage or trust deed hereafter placed upon the Shopping Center or any portion thereof shall elect to subject and subordinate the rights and interests of the Tenant under this Lease (in whole or in part) to the lien of its mortgage or trust deed, the rights and interests of Tenant under this Lease shall be so subject and subordinate automatically without further action needing to occur, provided that the mortgagee or trustee shall agree in writing to recognize this Lease of Tenant in the event of foreclosure if Tenant is not in default. Any mortgagee or trustee may in the alternative elect to give some or all of the rights and interest of Tenant under this Lease priority over the lien of its mortgage or trust deed. This election of such mortgagee or trustee shall be binding upon Tenant whether this Lease is dated prior to or subsequent to the date of said mortgage or trust deed. Tenant shall execute and deliver whatever instruments may be required for such purposes, and in the event Tenant fails so to do within ten (10) days after demand in writing, Tenant does hereby make, constitute and irrevocably appoint Landlord as its attorney-in-fact and in its name, place and stead so to do.

I. To promptly furnish Landlord, from time to time, financial statements reflecting Tenant's current financial condition whenever requested by Landlord.

J. To give Landlord prompt written notice of any accident, casualty, damage or other similar occurrence in or to the Leased Premises or in or to the Common Areas of which Tenant has knowledge.

K. To pay on demand the prevailing party's expenses, including reasonable attorney's fees and court costs incurred either directly or indirectly in enforcing any obligation of either party under this Lease in curing any default by the other party as provided herein and in defending or otherwise participating in any legal proceedings initiated by or on behalf of either party against the other.

L. Not to make any nonstructural alterations, additions or improvements to the Leased Premises in excess of Five Thousand and no/100 Dollars (\$5,000.00), nor to make any structural changes whatsoever without first obtaining Landlord's written consent.

M. Not to suffer or allow any mechanic's lien to be filed against the Leased Premises or the Shopping Center or any interest therein by reason of any work, labor, services or materials performed at or furnished to the Leased Premises. If any such mechanic's lien shall at any time be filed, Tenant shall forthwith cause the same to be discharged of record by payment, bond, order of a court of competent jurisdiction or otherwise, but Tenant shall have the right to contest any and all such liens, provided security satisfactory to Landlord is deposited with Landlord. If Tenant shall fail to contest the same with due diligence (having secured Landlord as herein provided) or shall fail to cause such lien to be discharged within thirty (30) days after being notified of the filing thereof and in any case before judgment of sale thereunder, then, in addition to any other right or remedy of Landlord, Landlord may, but shall not be obligated to, discharge the same by paying the amount claimed to be due or by bonding or other proceeding deemed

appropriate by Landlord, and the amount so paid by Landlord and/or all costs and expenses, including reasonable attorneys' fees, incurred by Landlord in procuring the discharge of such lien, shall be deemed to be Additional Rent and together with interest thereon as provided in Section 9.2 shall be due and payable by Tenant to Landlord on the first day of the next following month. Nothing in this Lease shall be construed as a consent on the part of the Landlord to subject Landlord's estate in the Leased Premises to any lien or liability under the mechanic's lien law of the state.

N. Not to affix or maintain upon the glass panes and supports of the show windows, doors and the exterior of the Leased Premises any signs, advertising placards, names, insignia, trademarks, descriptive material or any other such like item or items except such as shall have first received the written approval of Landlord as to size, type, color, location, copy, nature and display qualities. Anything to the contrary in this Lease notwithstanding, the Tenant shall not affix any sign to the roof of the Leased Premises.

SECTION 7.2. TENANT'S INSURANCE

Tenant covenants, at its expense, at all times during the Lease Term and at such further time as Tenant occupies the Leased Premises or any part thereof, to indemnify, save and hold Landlord and Landlord's agents harmless from and against all liability, injury, loss, cost, damage and/or expense (including reasonable attorneys' fees) in respect of any injury to, or death of, any person, and/or damage to, or loss or destruction of, any property while on the Leased Premises or any other part of the Shopping Center occasioned by any act or omission of Tenant, or anyone claiming by, through or under Tenant including without limitation, Tenant's agents, contractors, employees, licensees, and suppliers. Tenant further covenants to maintain, in responsible companies approved by Landlord, public liability insurance insuring Tenant and Landlord and Landlord's agents, as their interests may appear, as Additional Insured, against all claims, demands or actions for injury to or death of any one person in an amount of not less than One Million Dollars (\$1,000,000) and for injury or death of more than one person in any one occurrence in an amount of not less than One Million Dollars (\$1,000,000) and for damage to property in an amount of not less than Five Hundred Thousand Dollars (\$500,000) made by or on behalf of any persons, firm or corporation, arising from, related to, or connected with the conduct and operations of Tenant's business in the Leased Premises, and in addition, and in like amounts covering Tenant's contractual liability under the aforesaid indemnity and hold harmless clause; to carry like coverage against loss or damage by boiler or compressor or internal explosion of boilers or compressors, if there is a boiler or compressor in the Leased Premises; to maintain plate glass insurance covering all exterior plate glass in the Leased Premises and fire insurance with usual extended coverage endorsements covering all of Tenant's stock in trade, fixtures, furniture, furnishings, floor coverings and equipment in the Leased Premises. Tenant shall be responsible for and shall insure against damage to the buildings occasioned by theft of Tenant's property. All of said insurance shall be in form and in responsible companies satisfactory to Landlord and shall provide that it will not be subject to cancellation, termination or change except after at least thirty (30) days prior written notice to Landlord. *A duly executed Certificate of Insurance clearly stating the insurance requirements provided for herein, naming Landlord and Landlord's agent as Additional Insured (which shall evidence the insurer's waiver of subrogation) together with satisfactory evidence of the payment of the premium thereon, shall be deposited with Landlord on or before the date of delivery of the Leased Premises to Tenant*

and upon renewals of such policies, not less than thirty (30) days prior to the expiration of the term of such coverage; and that if Tenant fails to comply with such requirements, Landlord may obtain such insurance and keep the same in effect, and Tenant shall pay Landlord the premium cost thereof upon demand.

SECTION 7.3. ASSIGNMENT OF LEASE

Tenant shall not mortgage, pledge or assign this Lease or sublet the whole or any part of the Leased Premises, or permit any other person to occupy same or any part thereof, without prior written consent of Landlord, which consent shall not be unreasonably withheld so long as the assignee or sublessee has equal or better credit and business experience. Any assignment or subletting, even with Landlord's consent, shall not relieve Tenant from liability for payment of Fixed Minimum Rent, Additional Rent and all charges, rates and other sums; or from the obligations of Tenant set forth in this Lease.

In the event any assignment or subletting, even with the consent of Landlord, results in rental income or other lease charges in an amount greater than that provided for in this Lease, then such excess shall belong to Landlord and shall be payable to Landlord as Additional Rent herein reserved. The acceptance of rent from any other person shall not be deemed to be a waiver of any of the agreements of this Lease, or to be a consent to any assignment for the benefit of creditors or by operation of law and shall not be effective to transfer any rights to any assignee without prior written consent of Landlord.

In the event Tenant wishes to assign this Lease and Landlord consents to such assignment, Landlord may charge a reasonable fee, not to exceed Seven Hundred Fifty and no/100 Dollars (\$750.00), to help offset any costs Landlord may have in preparing such assignment, or in examining the information, financial statements, operating history, references, etc., necessary to effectuate same. If Tenant desires to assign the Lease or sublease all or part of the Leased Premises, Tenant shall submit to Landlord, at least sixty (60) days prior to the effective date of the proposed assignment or sublease, a written notice of its intent, which notice shall; (a) state the name of the proposed assignee or sublessee; (b) state the nature and character of the business of the proposed assignee or sublessee; (c) state the term, use, rental rate and other particulars of the proposed assignment or sublease, including, without limitation, evidence satisfactory to Landlord that the proposed assignee or sublessee is financially responsible and will immediately occupy and thereafter use the Leased Premises for the use stated in Section 1.1 and in accordance with Section 7.1.B; and (d) be accompanied by a copy of the proposed assignment or sublease documents. Upon receipt of said notice including items (a)—(d) above, Landlord shall have the right, at Landlord's sole discretion, within thirty (30) days after receipt of such notice, to approve or disapprove the proposed assignment or sublease, or to terminate this Lease effective as of the proposed effective date of the assignment or sublease (provided, however, that Tenant may nullify Landlord's termination right by withdrawing the proposed assignment or sublease). No assignee of the Lease or sublessee of the Leased Premises or any portion thereof may further assign or sublet the Leased Premises or any portion thereof. In the event Landlord consents to any assignment or subletting, any Renewal Options provided for in this Lease shall become null

and void.

ARTICLE VIII. FIRE AND EXTENDED COVERAGE INSURANCE; DAMAGE OR EMINENT DOMAIN

SECTION 8.1. FIRE AND EXTENDED COVERAGE INSURANCE

From and after the Lease Commencement Date of the Lease and throughout the remainder of the Term of this Lease, Landlord shall procure and pay for windstorm, fire and extended coverage insurance, insuring the Shopping Center building in which the Leased Premises are located for such amount as Landlord's lender shall require, in a responsible insurance company authorized to do business in the State in which the Shopping Center exists. Such insurance policy may insure against loss or damage from fire, windstorm, tornado, hail, disaster, earthquake, vandalism, riot, malicious mischief (and including boiler insurance and war risk insurance if then available), insurance against floods if required by the Federal Flood Disaster Protection Act of 1973 and Regulations issued thereunder, and such other insurance as commonly, or in the judgment of Landlord prudently, maintained by those whose business, improvement to and use of the Leased Premises is similar to that of the Tenant. Such insurance may contain the so-called "Replacement Cost" or "Restoration Endorsement," a provision to the effect that the waiver of subrogation rights by the insured does not void the coverage, and such special endorsements as reasonably requested by Landlord. Tenant shall pay to Landlord, as Additional Rent hereunder, on the first day of each calendar month Tenant's prorata share of the premiums for said fire and extended coverage insurance, Tenant's prorata share to be the same as its prorata share of Common Areas expense.

SECTION 8.2. FIRE, EXPLOSION OR OTHER CASUALTY

In the event the Leased Premises are damaged by fire, explosion or any other casualty to an extent which is less than Fifty Percent (50%) of the cost of replacement of the Leased Premises, the damage shall promptly be repaired by Landlord at Landlord's expense, provided that Landlord shall not be obligated to expend for such repair an amount in excess of the insurance proceeds recovered or recoverable as a result of such damage, and that in no event shall Landlord be required to repair or replace Tenant's stock in trade, fixtures, furniture, furnishings, floor coverings and equipment. In the event of any such damage and (i) Landlord is not required to repair as hereinabove provided, or (ii) the Leased Premises shall be damaged to the extent of Fifty Percent (50%) or more of the cost of replacement, or (iii) the building of which the Leased Premises are a part is damaged to the extent of Twenty Five Percent (25%) or more of replacement, or (iv) the buildings (taken in the aggregate) in the Shopping Center shall be damaged to the extent of more than Twenty Five Percent (25%) of the aggregate cost of replacement, Landlord may elect either to repair or rebuild the Leased Premises or the building or buildings, or to terminate this Lease upon giving notice of such election in writing to Tenant within ninety (90) days after the occurrence of the event causing the damage. If the casualty, repairing or rebuilding shall render the Leased Premises untenable, in whole or in part, and the damage shall not have been due to the act or omission of Tenant, a proportionate abatement of the Fixed Minimum Rent shall be allowed from the date when the damage occurred until the date Landlord completes its work, plus the earlier of (i) sixty (60) days or (ii) the date Tenant reopens

for business, however, Tenant shall pay all Additional Rent charges beginning on the date Landlord completes its works, said proportion to be computed on the basis of the relation which the gross square foot area of the space rendered untenable bears to the floor space of the Leased Premises. In the event the Leased Premises shall be damaged or destroyed and the same are not repaired or rebuilt by Landlord within three hundred sixty-five (365) days after the date of the damage or destruction, unless said repair is held up by Tenant, or in the event that Thirty Percent (30%) or more of the Gross Leasable Area of the Shopping Center shall be damaged or destroyed and the same is not repaired or rebuilt within four hundred fifty-five (455) days after the date of damage or destruction, or in the event of any material damage or destruction to the Leased Premises during the last year of the Lease Term, then, in such event, Tenant shall have the right to terminate this Lease upon written notice to Landlord.

SECTION 8.3. EMINENT DOMAIN

If the whole of the Leased Premises shall be taken by any public authority by the exercise, or under the threat of the exercise, of the power of eminent domain, the Lease Term shall cease as of the day the right to possession shall be taken by such public authority, and Tenant shall pay rent up to that date with an appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date the right of possession is taken. If less than all of the Floor Area of the Leased Premises shall be so taken, the Lease Term shall cease only on the parts so taken as of the day the right to possession shall be taken by such public authority, and Tenant shall pay rent up to that date with appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date the right to possession is taken and thereafter the Fixed Minimum Rent shall be equitably adjusted. Landlord shall, at its expense, make all necessary repairs or alterations to the basic building and exterior work so as to constitute the remaining premises a complete architectural unit, provided that Landlord shall not be obligated to undertake any such repairs and alterations if the cost thereof exceeds the award received by Landlord. If the Floor Area of the Leased Premises so taken leaves space no longer suitable for the use set forth in Section 1.1, then the Lease Term shall cease and Tenant shall pay rent up to the date the right to possession is taken, with an appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date of the taking of the right to possession. If more than Twenty Five Percent (25%) of the Floor Area of the building in which the Leased Premises are located, or more than Twenty Five Percent (25%) of the aggregate Floor Area of all buildings in the Shopping Center, shall be taken by the exercise, or under the threat of the exercise, of the power of eminent domain, Landlord may, by notice in writing to Tenant delivered on or before the day of surrendering the right to possession to the public authority, terminate this Lease and rent shall be paid or refunded as of the date of termination. In the event fifty percent (50%) of the Shopping Center is lost due to such taking and such taking significantly impairs Tenant's ability to do business in the Leased Premises, Tenant shall have the right to terminate this Lease by sending a written notice ("Termination Notice") to Landlord setting forth the grounds for such termination and setting a date for such termination ("Termination Date") at least ninety (90) days prior to such Termination Date. All compensation awarded for any taking under the power of eminent domain, whether for the whole or a part of the Leased Premises, shall be the property of Landlord, whether such damages shall be awarded as compensation for diminution in the value of the leasehold or to the fee of the Leased Premises or otherwise, and Tenant hereby assigns to Landlord all of Tenant's right, title

and interest in and to any and all such compensation.

ARTICLE IX. DEFAULTS BY TENANT AND REMEDIES

SECTION 9.1. DEFAULTS BY TENANT

Without further notice, Landlord may terminate this Lease:

- (i) five (5) days after notice of default, if any default by Tenant continues after notice of default, in case of nonpayment of rent or the nonpayment of any other charges or payments to be made hereunder by Tenant, for more than five (5) days (except no notice need be given for a monetary default occurring after the second such monetary default in any Lease Year); or
- (ii) thirty (30) days after notice of default, if Tenant does not cure any nonmonetary default within a reasonable time, but in any event no later than thirty (30) days after notice of default; or
- (iii) immediately if Tenant makes any assignment for the benefit of creditors, commits any act of bankruptcy or files or is subject to a petition under any bankruptcy or insolvency law, and if such a petition filed against Tenant is not dismissed within ninety (90) days; or
- (iv) immediately if a receiver or similar officer becomes entitled to this leasehold; or
- (v) immediately if Tenant's interest in this Lease is taken upon execution or other process of law in any action against Tenant; or
- (vi) immediately if the Leased Premises are levied upon by any revenue officer or similar officer; or
- (vii) immediately if Tenant does, or permits to be done, any act which creates a mechanic's lien or claim therefor against the land or building of which the Leased Premises are a part and Tenant does not comply with the provisions of Section 7.1.M; or
- (viii) immediately if Tenant shall abandon, vacate or cease to continually operate its business within said Leased Premises during the term of this Lease for a period of more than three (3) consecutive days or five (5) days in any Lease Year; or
- (ix) immediately if Tenant fails to open for business within thirty (30) days after the Lease Commencement Date.

Upon termination of this Lease, Landlord may re-enter the Leased Premises with or without process of law, using such force as may be necessary, and remove all persons, fixtures and chattels therefrom, and Landlord shall not be liable for any damages resulting therefrom. Upon such repossession of the Leased Premises, Landlord shall not be liable for any damages resulting therefrom. Upon such repossession of the Leased Premises, Landlord shall be entitled to recover as liquidated damages and not as a penalty, immediately and upon demand, a lump sum of

money equal to (a) the value of the Fixed Minimum Rent and other sums provided herein to be paid by Tenant to Landlord for the remainder of the Lease Term where recoverable under applicable state law (the "Total Rent Amount") or (b) the Total Rent Amount, less the fair rental value of the Leased Premises for said period. Upon the happening of any one or more of the above-mentioned events, Landlord may repossess the Leased Premises by forcible entry or detainer suit, or otherwise, without demand or notice of any kind to Tenant (except as hereinabove expressly provided for) and without terminating this Lease, in which event Landlord may, but shall be under no obligation so to do, relet all or any part of the Leased Premises for such rent and upon such terms as shall be satisfactory to Landlord (including the right to relet the Leased Premises for a term greater or lesser than that remaining under the Lease Term, and the right to relet the Leased Premises as a part of a larger area, and the right to change the character or use made of the Leased Premises). For the purpose of such reletting, Landlord may decorate and make any repairs, changes, alterations or additions in or to the Leased Premises that may be necessary or convenient. If Landlord does not relet the Leased Premises, Tenant shall pay to Landlord on demand as liquidated damages and not as a penalty a sum equal to the amount of the Fixed Minimum Rent, and other sums provided herein to be paid by Tenant for the remainder of the Lease Term. If the Leased Premises are relet and a sufficient sum shall not be realized from such reletting, after paying all of the expenses of such decorations, repairs, changes, alterations, additions, the expenses of such reletting and the collection of the rent accruing therefrom, to satisfy the rent herein provided to be paid for the remainder of the Lease Term, Tenant shall pay to Landlord, on demand, any deficiency and Tenant agrees that Landlord may file suit from time to time to recover any sums falling due under the terms of this section. Any recovery under this section shall be without relief from valuation and appraisal laws.

SECTION 9.2. INTEREST ON LATE PAYMENT; LATE CHARGE

Any payment due Landlord by Tenant pursuant to the terms and conditions of this lease including but not limited to all Fixed Minimum Rent, and Additional Rent which shall not be paid when due shall bear interest at the maximum rate payable by Tenant under state law, or in the absence of a maximum rate, at the rate of Eighteen Percent (18%) per annum from the date when the same is payable under the terms of this Lease until the same shall be paid. In the event any monetary payment is made more than seven (7) days after its due date, Landlord shall be entitled to a late payment fee of ONE HUNDRED and no/100 DOLLARS (\$100.00) in addition to such interest charge as hereinabove set forth.

SECTION 9.3. HOLDOVER BY TENANT

In the event Tenant remains in possession of the Leased Premises after the expiration of the tenancy created hereunder, and without the execution of a new lease, Tenant shall be deemed to be occupying the Leased Premises as a tenant from month-to-month at One Hundred Fifty Percent (150%) of the Fixed Minimum Rent subject to all the other conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy.

SECTION 9.4. LANDLORD'S RIGHT TO CURE DEFAULTS

Landlord may, but shall not be obligated to, cure at any time, without notice, any default by Tenant under this Lease at Tenant's expense. Such cost to be immediately reimbursed upon written notice from Landlord that such expense has been paid.

SECTION 9.5. EFFECT OF WAIVERS OF DEFAULT

No consent or waiver, expressed or implied, by Landlord to or of any breach of any covenant, condition or duty of Tenant shall be construed as a consent of waiver to or of any other breach of the same or other covenant, condition or duty.

SECTION 9.6. REMEDIES CUMULATIVE

No remedy herein or otherwise conferred upon or reserved to Landlord shall be considered to exclude or suspend any other remedy but the same shall be cumulative and shall be in addition to every other remedy given hereunder, or now or hereafter existing at law or in equity or by statute, and every power and remedy given by this Lease to Landlord may be exercised, from time to time, and so often as occasion may arise or as may be deemed expedient.

SECTION 9.7. TERMINATION OF TENANT'S ADDITIONAL RIGHTS

In consideration for the faithful observance of the terms of this Lease, and any extension hereof, Tenant has negotiated for (and Landlord has granted herein) certain option rights at Section 1.1.S. (referred to in this Section as "Tenant's Additional Rights"). For so long as no event of default occurs and remains uncured beyond the cure period, if any, set out in Section 9.1 of this Lease, Tenant's Additional Rights shall remain in full force and effect. However, should an event of default occur at any time during the term hereof or any extension(s) (and remain uncured beyond the applicable cure period, if any) Tenant's Additional Rights shall terminate, and the same shall be deemed null and void thereafter. Said termination shall occur as provided herein without further notice from Landlord, and Tenant's subsequent cure after the expiration of the appropriate cure period shall not reinstate or otherwise preserve Tenant's terminated rights.

ARTICLE X. MISCELLANEOUS PROVISIONS

SECTION 10.1. MUTUAL WAIVER OF SUBROGATION RIGHTS

Whenever (i) any loss, cost, damage or expense resulting from fire, explosion or any other casualty or occurrence is incurred by either of the parties to this Lease in connection with the Leased Premises, and (ii) such party is then covered in whole or in part by insurance with respect to such loss, cost, damage or expense, then the party so insured hereby releases the other party from any liability it may have on account of such loss, cost, damage or expense to the extent of any amount recovered by reason of such insurance and waives any right of subrogation which might otherwise exist in or accrue to any person or account thereof, provided that such release of liability and waiver of the right of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage or increase the cost thereof (provided that in the

case of increased cost the other party shall have the right, within thirty (30) days following written notice, to pay such increased cost thereupon keeping such release and waiver in full force and effect).

SECTION 10.2. NOTICES FROM ONE PARTY TO THE OTHER

All notices provided for in the Lease shall be in writing and shall be deemed to be given (a) upon the earlier of (i) actual receipt; (ii) refusal thereof; or (iii) three (3) days after having been sent, if notice was sent by prepaid registered or certified mail, return receipt requested; or (b) one (1) day after having been sent, if notice was sent by a nationally recognized overnight courier service which requires the recipient to sign a receipt; addressed, if to Tenant, at the address of Tenant set forth in Section 1.1.F, or such other address as Tenant shall have last designated by notice in writing to Landlord (which written notice to Landlord must clearly be labeled "Change of Tenant's Address for Notice Purposes"), and if to Landlord, to the place then established for the payment of rent, or such other address as Landlord shall have last designated by notice in writing to Tenant. The customary receipt shall be conclusive evidence of such service.

SECTION 10.3. BROKERAGE

Tenant warrants that it has had no dealings with any broker in connection with this Lease other than the City of Flowery Branch and Landlord's broker, Oakhurst Realty Partners, and covenants to pay, hold harmless and indemnify Landlord from and against any and all costs (including reasonable attorneys' fees), expense or liability for any compensation, commissions and charges claimed by any other broker or other agent with respect to this Lease or the negotiation thereof.

SECTION 10.4. RELATIONSHIP TO THE PARTIES

Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto or any other relationship, other than the relationship of Landlord and Tenant. Whenever herein the singular number is used, the same shall include the plural and the masculine gender shall include the feminine and neuter genders.

SECTION 10.5. ESTOPPEL CERTIFICATES

At any time and from time to time, Tenant agrees, upon request in writing from Landlord, to execute, acknowledge and deliver to Landlord no later than ten (10) days after such request, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications), the dates through which the Fixed Minimum Rent, Additional Rent, and other charges have been paid, and making such other reasonable certifications as Landlord, Landlord's mortgagee or Landlord's potential mortgagee may require.

SECTION 10.6. APPLICABLE LAW AND CONSTRUCTION

The laws of the State in which the Shopping Center exists shall govern the validity, performance and enforcement of this Lease. The invalidity or unenforceability of any provision of this Lease shall not affect or impair any other provision. The headings of the several articles and sections contained herein are for convenience only and do not define, limit or construe the contents of such articles or sections.

SECTION 10.7. FORCE MAJEURE

Whenever a period of time is provided in this Lease for either party to do or perform any act or thing, said party shall not be liable or responsible for any delay due to strikes, lockouts, casualties, acts of God, war, governmental regulation or control or other causes beyond the reasonable control of said party, and in any such event said time period shall be extended for the amount of time said party is so delayed, provided that this section shall not apply to Tenant's covenants to pay Rent and other charges hereunder.

SECTION 10.8. EXECUTION OF LEASE BY LANDLORD

The submission of this document for examination and negotiation does not constitute an offer to lease, or a reservation of, or option for, the Leased Premises and this document becomes effective and binding only upon the execution and delivery hereof by Landlord and by Tenant. All negotiations, considerations, representations and understandings between Landlord and Tenant are incorporated herein and may be modified or altered only by agreement in writing between Landlord and Tenant, and no act or omission of any employee or other agent of Landlord or of Landlord's broker shall alter, change or modify any of the provisions hereof.

SECTION 10.9. BINDING EFFECT OF LEASE

The covenants, agreements and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns. Landlord, at any time and from time to time, may make an assignment of its interest in this Lease, and in the event of such assignment and the assumption by the assignee of the covenants and agreements to be performed by Landlord herein, Landlord and its successors and assigns (other than the assignee of this Lease) shall be released from any and all liability hereunder.

SECTION 10.10. SURVIVAL

All representations, warranties, covenants, conditions and agreements contained herein which either expressly survive the expiration or termination of this Lease or, by their nature, are to be performed or observed, in whole or in part, after the termination or expiration of this Lease, shall survive the termination or expiration of this Lease.

SECTION 10.11. NO MODIFICATION

This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof, all negotiations, considerations and representations between the parties having been incorporated herein. No course of prior dealings between the parties or their officers, employees, agents or affiliates shall be relevant or admissible to supplement, explain or vary any of the terms of this Lease. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement between the parties or their affiliates shall not be relevant or admissible to determine the meaning of any of the terms of this Lease. No representations, understandings or agreements have been made or relied upon in the making of this Lease other than those specifically set forth herein. This Lease can be modified only by a writing signed by the party against whom the modification is enforceable.

SECTION 10.12. SEVERABILITY

If any portion of any term or provision of this Lease, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

SECTION 10.13. SIGN CRITERIA

Within fifteen (15) days after full Lease execution, Tenant shall submit to Landlord two (2) sets of drawings for all proposed signage. The drawings shall clearly show location of sign on storefront elevation, graphics, colors and materials. No signs of any type or description shall be erected, placed or painted in or about the Leased Premises except those signs submitted to Landlord in writing and approved by Landlord in writing, and which signs are in conformity with all applicable laws, regulations, codes and ordinances and in conformity with Landlord's sign criteria as stated in Exhibit E (including without limitation restrictions on duration of posting of sale signs or other signs by Tenant) established for the Shopping Center. Landlord reserves the right to remove, at Tenant's expense, all signs other than signs approved in writing by Landlord under this Section 10.13, without notice to Tenant and without liability to Tenant for any damages sustained by Tenant as a result thereof, and Tenant shall repair any damage caused by such removal. Tenant shall have thirty (30) days from the Possession Date in which to install approved signage on the building facade or Tenant shall be deemed in default.

SECTION 10.14. SALES AND RENTAL TAX

Tenant covenants and agrees to pay to Landlord any and all sales and/or rental taxes imposed by the State in which the Shopping Center exists or any other governmental agency with respect to all Fixed Minimum Rent, Additional Rent, and all other payments of monies, including but not limited to, Common Areas maintenance charges and Real Estate Taxes paid by Tenant to

Landlord pursuant to the terms of this Lease.

SECTION 10.15. FAILURE OF TENANT TO OPEN

If Tenant fails to open for business within thirty (30) days after the Lease Commencement Date, then Landlord may terminate this Lease, at Landlord's option, and all monies paid to Landlord shall remain the property of Landlord.

SECTION 10.16. HAZARDOUS MATERIALS

Tenant shall not (either with or without negligence) cause or permit the escape, disposal or release of any biologically or chemically active or other hazardous substances, or materials. Tenant shall not allow the storage or use of such substances or materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such substances or materials, nor allow to be brought into the Leased Premises any such materials or substances. Without limitation, hazardous substances and materials shall include those described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C.A. §§ 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 U.S.C.A. §§ 6901 et seq., and any applicable state or local laws and the regulations adopted under these acts. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials, then the reasonable costs thereof shall be reimbursed by Tenant to Landlord upon demand as additional charges if such requirement applies to acts and/or omissions of the Tenant. In addition, Tenant shall execute affidavits, representations and the like from time to time at Landlord's request concerning Tenant's best knowledge and belief regarding the presence of hazardous substances or materials on the Leased Premises. In all events, Tenant shall indemnify and hold Landlord harmless in the manner elsewhere provided in this Lease from any release of hazardous materials on the Leased Premises occurring while Tenant is in possession, or elsewhere if caused by Tenant or persons acting under Tenant. The within covenants shall survive the expiration or earlier termination of the Lease term.

Landlord, to the best of Landlord's knowledge and belief, states that there are no hazardous materials within the Leased Premises as of the date of this Lease.

Landlord acknowledges that materials potentially presenting a biohazard risk may be present on the site during the course of Tenant's business activities and that such biohazardous material will be collected and stored in containers using the universal biohazardous symbol in the Leased Premises prior to proper disposal. Tenant will at all times store such material in the required manner and shall assure that the material is disposed of as required by all governmental agencies. The parties acknowledge that Landlord shall not be responsible for the disposal or storage of any such materials and that in the event Landlord, its agents or employees shall enter the Leased Premises such party shall use best efforts and caution to deal in a reasonable manner with any such materials if required to do so.

SECTION 10.17. RIGHT TO RELOCATE

In the event Landlord shall add additional buildings to the Shopping Center or expand any of the buildings currently contained therein or renovate or reconfigure any part of the Shopping Center in the vicinity of the Leased Premises, Landlord shall have the right, subject to Tenant's right of termination as set forth below to relocate Tenant's operation to other premises (the "New Premises") in another part of the Shopping Center or building in accordance with the following:

Landlord shall notify Tenant, at least one hundred fifty (150) days prior to the proposed relocation date, of Landlord's intention to relocate Tenant's operation to the New Premises; the proposed relocation date and the size, configuration and location of the New Premises shall be set forth in Landlord's notice; and the New Premises shall be substantially the same in size and configuration as the Leased Premises described in the Lease.

In the event Landlord relocates Tenant and has completed the Tenant Improvements at Landlord's expense, Tenant shall enter into a new lease agreement with Landlord for a period of five (5) years under the same terms and conditions of this Lease.

In the event the New Premises described in Landlord's relocation notice are unacceptable to Tenant, Tenant shall have the right, exercisable by written notice to Landlord, given thirty (30) days following receipt of Landlord's relocation notice, to reject the relocation request. Upon Landlord's receipt of Tenant's rejection Landlord shall, in its sole discretion, have the right to terminate this Lease, such termination to be effective as of the proposed relocation date as set forth in Landlord's notice or to retract the relocation request and this Lease shall continue in full force and effect. Failure by Tenant to timely exercise such right shall be deemed a waiver with respect thereto and confirmation that the New Premises are acceptable to Tenant. Tenant shall have the right to accept the New Premises only for the unexpired term of this Lease.

Landlord has made no representation as to any additional improvements or stores or any existing stores in the Shopping Center and this provision does not create any rights of option, first refusal or otherwise with respect to any present or future space in the Shopping Center.

SECTION 10.18. AMERICANS WITH DISABILITIES ACT

Landlord agrees that at the time of delivery to Tenant all common areas, such as sidewalks and parking lots to the best of Landlord's knowledge will comply with the Americans with Disabilities Act of 1990 and the regulations promulgated thereunder. At Tenant's expense, Tenant agrees to design, furnish, and construct the Leased Premises to comply with the Americans with Disabilities Act of 1990.

Within ten (10) days after receipt, Landlord and Tenant shall advise the other party in writing,

and provide the other with copies of (as applicable), any notices alleging violation of the Americans with Disabilities Act of 1990 ("ADA") relating to any portion of the Property or of the Leased Premises; any claims made or threatened in writing regarding noncompliance with the ADA and relating to any portion of the Property or of the Leased Premises; or any governmental or regulatory actions or investigations instituted or threatened regarding noncompliance with the ADA and relating to any portion of the Property or the Leased Premises.

SECTION 10.19. RECORDATION

Neither this Lease nor a short form or memorandum thereof shall be recorded in the public records.

SECTION 10.20. LANDLORD'S RESTRICTIONS

Except as permitted by existing leases, Landlord, to the best of Landlord's ability, agrees that no part of the Shopping Center shall be occupied by an adult book or adult video store or other businesses which sell or display pornographic material, however, any sale of adult magazines or rental of adult videos in less than ten percent (10%) of the sales floor area of any tenant shall not be considered a violation of this agreement.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease the day and year first above written.

Date: June 2, 2022

LANDLORD: City of Flowery Branch, GA

Shelia Cooper

By: Edward R. Asbridge, Mayor

ATTEST:

Edward R. Asbridge

By: Shelia Cooper, City Clerk

Date: June 2, 2022

TENANT: S4 Elephants Catering, LLC

Viravanh Xayavongsa

By: Viravanh Xayavongsa

Soukanh Xayavongsa

By: Soukanh Xayavongsa

Sworn to and subscribed before me
this 31st day of May, 2022.

Patty Hurt
PATTY HURT
Notary Public
HALL COUNTY, STATE of GEORGIA
My Commission Expires July 30, 2022



NOTARY PUBLIC

My Commission Expires: _____

[NOTARY SEAL]

EXHIBIT A
SITE PLAN

This Exhibit is solely for the purpose of showing the approximate location of the Leased Premises within the Shopping Center and for no other reason whatsoever. Landlord reserves the right to relocate, change, expand or delete parking spaces or parking areas, curb cuts, entrances, service areas, total building area, frontage, etc., including expansion or demolition of existing or new buildings.

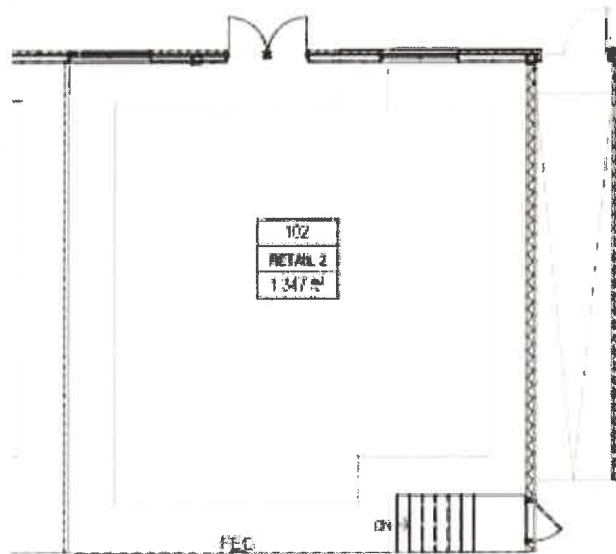


EXHIBIT B

LANDLORD AND TENANT'S WORK

Landlord's Work

1. Notwithstanding anything to the contrary contained herein, Tenant acknowledges and agrees to accept delivery of possession of the Leased Premises in the present "AS IS" condition, without any representation or warranty as to said condition, it being understood that Landlord has no obligation to perform any work or repairs in connection with the preparation of the Leased Premises for Tenant's occupancy, except as set forth below:

a. Landlord shall deliver the major components of the internal grease trap, sanitary sewer stub, ventilation chase for hood exhaust and an undistributed HVAC system in good working order.

2. Provided Tenant is not in default hereunder and shall have completed Tenant's Work in compliance with the plans and specifications approved by Landlord and in compliance with all governmental codes, ordinances and the terms hereof, Landlord shall pay to Tenant a sum up to Sixty Seven Thousand, Three Hundred Fifty and No/100 Dollars (\$67,350.00) as a construction allowance (the "Tenant Improvement Allowance"), in no event to exceed the actual costs of improvements constituting Tenant's Work which are installed in the Leased Premises. The Tenant Improvement Allowance shall be paid by Landlord in four installments at the following times: (a) completion of 25% of the Tenant Work; (b) completion of 50% of the Tenant Work; (c) completion of 75% Tenant Work; and (d) the date Tenant opens the Leased Premises to the public. The payment of all installments shall be subject to Landlord's inspection confirming the percentage of Tenant Work has been completed in compliance with all applicable laws, codes, rules, and regulations. Additionally, the payment of the final installment is conditioned upon the Tenant delivers to Landlord the following documentation: (i) a certificate of occupancy for the Leased Premises, (ii) waivers of lien in form and substance satisfactory to Landlord, (iii) paid invoices for Tenant's Work for which the Tenant Improvement Allowance will be or has been applied, (iv) proof of installation of a Landlord approved exterior sign on the Leased Premises which identifies Tenant's business. Any portion of the Tenant Improvement Allowance not utilized by Tenant in connection with initial improvement of the Leased Premises in accordance with the provisions of this Work Schedule shall be retained by Landlord for Landlord's benefit. No portion of the Tenant Improvement Allowance shall be applied toward Tenant's moving expenses, furniture, trade fixtures, equipment or any other personal property of Tenant. In the event of default under this Lease by Tenant, which default shall not have been fully cured by Tenant within any applicable cure period allowed under this Lease, any and all portions of the Tenant Improvement Allowance which shall have theretofore been disbursed to Tenant shall constitute additional rent and shall be immediately due and payable as such to Landlord.

3. During the construction of the Tenant Improvements, Landlord shall make disbursements of the Tenant Improvement Allowance for the benefit of Tenant in installments as set forth in Paragraph 2 above and shall authorize the release of monies for the benefit of the Tenant as follows:

During the construction of the Tenant Improvements (or such other date as the Landlord may designate), Tenant shall deliver to Landlord: (a) a request for reimbursement of amounts paid to the contractor, approved by Tenant in a form to be provided by landlord, showing the schedule, by trade, of percentage of completion of the Tenant Improvements in the Premises, detailing the portion of the work completed and the portion not completed, (b) all invoices for labor rendered and materials for the Premises, (c) executed mechanic's lien releases as applicable, from all of Tenant's agents performing work in the Premises, and (d) all other information reasonably required by Landlord. Tenant's request for payment shall be deemed Tenant's acceptance and approval of the work furnished and/or the materials supplied as set forth in the Tenant's reimbursement request. Within thirty (30) days thereafter, Landlord shall deliver a check to Tenant made payable to Tenant in payment of the lesser of (i) the amounts so requested by Tenant as, or (ii) the balance of any remaining available portion of the Tenant Improvement Allowance balance provided that Landlord does not dispute any request for payment based on non-compliance of any work with the plans and specifications or due to any substandard work. Landlord's payment of such amounts shall not be deemed Landlord's approval or acceptance of the work furnished or materials supplies as set forth in Tenant's payment request. Upon completion of the construction of the Tenant Improvements, Tenant shall deliver to Landlord properly executed mechanic's liens for work furnished and/or the materials supplied.

Tenant's Work

1. Tenant agrees to submit to Landlord plans and specifications covering the Tenant Improvements in such detail as Landlord or Managing Agent may require within fifteen (15) days of execution of this Lease and Tenant agrees not to commence work on any of the Tenant Improvements until Landlord has approved such plans and specifications in writing. On or before the Possession Date, Tenant shall deposit with Landlord a certificate of insurance clearly stating the insurance requirements specified in Section 7.2, Tenant shall commence Tenant's Work and proceed diligently and continuously to completion, including installation of fixtures and equipment in the Leased Premises. At all times during Tenant's construction, Landlord and its representatives shall have the right to enter upon the Leased Premises for the purpose of inspecting construction and progress of the Tenant Improvements. Tenant, at its sole cost, shall complete all interior improvements needed to operate its business.

2. Heating and Air Conditioning Maintenance Provisions:

Tenant, at its sole cost, shall maintain the air conditioning (includes heating) units(s) for the Leased Premises in good condition and repair throughout the term of this Lease.

As a part of its air conditioning maintenance obligation, Tenant shall enter into an annual contract with an air conditioning repair firm, fully licensed to repair air conditioning units in the State in which the Shopping Center exists, which firm shall:

a. Regularly service the air conditioning unit(s) on the Leased Premises on a monthly basis, changing belts, filters and other parts as required; and supply Landlord with copies of the maintenance reports should Landlord request them to do so.

b. Perform energy and extraordinary repairs on the air conditioning unit(s).

c. Keep a detailed record of all services performed on the Leased Premises and prepare an annual service report to be furnished to the Tenant at the end of each calendar year.

Tenant shall furnish to Landlord at the end of each calendar year, a copy of said annual service report. Not later than thirty (30) days prior to the Lease Commencement Date of the term of this Lease and annually thereafter, Tenant shall furnish to Landlord a copy of the air conditioning maintenance contract described above, and proof that the annual premium for the maintenance contract has been paid. Nothing stated herein above shall limit Tenant's obligation to maintain the air conditioning unit(s) in good condition and repair throughout the Term of this Lease.

EXHIBIT C
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

The Retail Master Unit of the FB Main Street Master Condominium, as established by the Declaration of Condominium for FB Main Street, A Master Condominium, of record in Deed Book 8924, Page 507-595, Hall County, Georgia records, together with the undivided percentage of interest in the Common Elements appurtenance to said Unit as set forth in Exhibit B of the Declaration of Condominium for FB Main Street, A Master Condominium. Reference is hereby made to the plat of FB Main Street, A Master Condominium of record in Plat Book 880, Page 440 in Plat Book 880, Pages 441-445 Hall County, Georgia records, for a more complete identification and description of the Retail Master Unit.

EXHIBIT D
RULES AND REGULATIONS

Tenant covenants and agrees that Tenant, at its own cost and expense:

(a) Will keep all exterior and interior store front surfaces clean and will maintain the rest of the Leased Premises and all corridors and loading areas immediately adjoining the Leased Premises in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests;

(b) Will not permit accumulations of any refuse, but will remove the same and keep such refuse in odor-proof, rat-proof containers within the interior of the Leased Premises shielded from the view of the general public until removed and will not burn any refuse whatsoever but will cause all such refuse to be removed by such person or companies, including Landlord, as may be designated in writing by Landlord and will pay all charges therefor, which shall in all events be competitive within the same geographical area for similar services performed by a reputable person or company; provided, however that Landlord may decline to designate any such person or company in which event all such refuse shall be removed by such person or company as Tenant, subject to Landlord's prior written approval, shall select;

(c) Will promptly replace, any plate glass or window glass of the Leased Premises which may become cracked or broken, with glass of a like kind and quality;

(d) Will not, without Landlord's prior written consent, place or maintain any merchandise or other articles in any vestibule or entry of the Leased Premises or within two (2) feet of any entrance from the Leased Premises, on the foot walk adjacent thereto or elsewhere on the exterior thereof;

(e) Will not use or permit the use of any apparatus, or sound reproduction or transmission, or any musical instrument in such manner that the sound so produced, transmitted or reproduced shall be audible beyond the confines of the Leased Premises, and will not use any other advertising medium, including without limitation flashing lights, or search lights which may be heard or seen outside of the Leased Premises;

(f) Will keep all mechanical apparatus free of vibration and noise which may be transmitted beyond the confines of the Leased Premises;

(g) Will not cause or permit objectionable odors to emanate or be dispelled from the Leased Premises;

(h) Will not solicit business, distribute handbills or other advertising matter or hold demonstrations in the parking areas or other Common Areas;

(i) Will not permit the parking of delivery vehicles so as to interfere with the use of any driveway, walk, parking area, or other Common Areas in the Shopping Center;

(j) Will comply with all laws, rules, regulations, guidelines, orders and ordinances of applicable federal, state and local governmental authorities, commissions, boards and agencies with respect to this Lease, the use of Leased Premises or any work to be performed in the Leased Premises by Tenant and Tenant shall secure all permits, leases and approvals required for Tenant's use of the Leased Premises. In addition, Tenant shall also comply with all recommendations of the Association of Fire Underwriters, Factory Mutual Insurance Companies, the Insurance Services Organization, or other similar body establishing standards for fire insurance ratings with respect to the use occupancy of the Leased Premises by Tenant, and will participate in periodic fire brigade instructions and drills at the request of Landlord and will supply, maintain, repair and replace for the Leased Premises any fire extinguisher or other fire prevention equipment and safety equipment (including insulation of approved hoods and ducts if cooking activity is conducted in the Leased Premises) required by the aforementioned rules, regulations and associations or other body in order to obtain insurance at the lowest available premium rate throughout the Term of the Lease;

(k) Will keep all outside areas immediately adjoining the Leased Premises including, but not limited to, sidewalks and loading docks free from ice and snow and Tenant hereby agrees that Tenant is solely liable for any accidents occurring on said outside areas due or alleged to be due to any accumulation of ice and snow;

(l) Will not use the plumbing facilities for any other purpose than that for which they are constructed and will not permit any foreign substance of any kind to be thrown therein and the expense of repairing any breakage, stoppage, seepage or damage, whether occurring on or off the Leased Premises, resulting from a violation of this provision by Tenant or Tenant's employees, agents or invitees shall be borne by Tenant. All grease traps and other plumbing traps shall be kept clean and operable by Tenant at Tenant's own cost and expense;

(m) Will not permit any shopping carts in the Common Areas even if taken there by customers;

(n) Will not place or cause or permit to be placed within the Leased Premises, pay telephones, vending machines (except those for the exclusive use of this Tenant's employees) or amusement devices of any kind without the prior written consent of Landlord;

(o) Will comply with all obligations of the FB Main Street – A Master Condominium Declaration of Covenants and By-Laws.

EXHIBIT E
SIGN CRITERIA

Signs shall be furnished and installed by Tenant according to the following:

1. Landlord may erect and maintain such suitable signs or signage as Landlord, in its sole discretion, may deem appropriate to advertise the Premises.
2. Tenant may erect and maintain, at its sole cost and expense, not more than one (1) sign upon the exterior of the Premises, identifying Tenant's business by name. No such sign erected by Tenant shall contain a listing of merchandise or service or any slogan related to Tenant's business.
3. Tenant shall submit sign layout to Landlord for approval prior to its fabrication and installation.
4. All signs and sign locations must be approved by Landlord prior to installation, and Landlord reserves the right, in its sole discretion, to reject any sign proposed by Tenant that does not meet Landlord's requirements.
5. All signs must comply with applicable government regulations and requirements, and Tenant shall keep all signs properly maintained and in good working order.
6. Care should be taken to prevent damage to the façade during sign installation.
7. Signage shall be installed in a manner so as not to create leaks through penetrations of the façade.
8. All permits and licenses for sign installation shall be the responsibility of Tenant or sign contractor.

EXHIBIT F
GUARANTY OF LEASE

LANDLORD:	CITY OF FLOWERY BRANCH, GEORGIA
TENANT:	4 ELEPHANTS CATERING, LLC
LEASE DATE:	

GUARANTY

FOR VALUE RECEIVED, and in consideration of, and as an inducement for the execution and delivery of the Lease dated above, for demising store premises in the FB Main Street – A Master Condominium Shopping Center (hereinafter called the “Lease”), by and between CITY OF FLOWERY BRANCH, GEORGIA, (hereinafter called “Landlord”), and E4 ELEPHANTS CATERING, LLC, (hereinafter called “Tenant”), the undersigned, Viravanh Xayavongsa and Soukanh Xayavongsa, individuals, (hereinafter called “Guarantor”), hereby guarantees to Landlord, its successors and assigns, the full and prompt payment of rent, including, but not limited to, the Fixed Minimum Rent, Additional Rent and any and all other sums and charges payable by Tenant, its successors and assigns, under said Lease, including specifically, but not by way of limitation, real estate taxes, insurance premiums, Common Areas and facilities charges, utility charges, heating, ventilating and cooling charges, air conditioning service charges, charge for heating, and Tenant’s share of special assessments, and further hereby guarantees the full and timely performance and observance of all the covenants, terms, conditions and agreements herein provided to be performed and observed by Tenant, its successors and assigns; and Guarantor hereby covenants and agrees to and with Landlord, its successors and assigns, that if default shall at any time be made by Tenant, its successors and assigns, in the payment of any such Fixed Minimum Rent, Additional Rent and any and all other sums and charges payable by Tenant, its successors and assigns, under said Lease, including specifically, but not by way of limitation, real estate taxes, insurance premiums, Common Areas and facilities charges, utility charges, heating, ventilating and cooling charges, air conditioning service charges, charge for heating, and Tenant’s share of special assessments, or if Tenant should default in the performance and observance of any of the terms, covenants, provisions or conditions contained in said Lease, Guarantor will forthwith pay such Fixed Minimum Rent, Additional Rent and other such sums and charges to Landlord, its successors and assigns, and any arrearages thereof, and will forthwith faithfully perform and fulfill all of such terms, covenants, conditions and provisions, and will forthwith pay to Landlord all damages that may arise in consequence of any default by Tenant, its successors and assigns, under said Lease, including, without limitation, all reasonable attorneys’ fees, disbursements incurred by Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional guarantee of payment and of performance. It shall be enforceable against Guarantor without the necessity of any suit or proceedings on Landlord’s part of any kind or nature whatsoever against Tenant, its successors and assigns, and without the necessity of any notice of nonpayment, nonperformance or nonobservance or of any notice of acceptance of this Guaranty or of any other notice or demand to which Guarantor hereby expressly waives; and Guarantor hereby expressly agrees that the validity of this

Guaranty and the obligations of Guarantor hereunder shall in nowise be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert by Landlord against Tenant, or against Tenant's successors and assigns, of any of the rights or remedies reserved to Landlord pursuant to the provisions of said Lease.

This Guaranty shall be a continuing guaranty and the liability of Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extension of time that may be granted by Landlord to Tenant, its successors or assigns, or a changed or different use of the Leased Premises consented to in writing by Landlord, or by reason of any dealings or transactions or matter or thing occurring between Landlord and Tenant, its successors or assigns, whether or not notice thereof is given to Guarantor. Guarantor shall promptly furnish Landlord, from time to time, financial statements reflecting Tenant's current financial condition whenever requested by Landlord.

Landlord's consent to any assignment or assignments, and successive assignments by Tenant, of the Lease made either with or without notice to Guarantor shall in no manner whatsoever release Guarantor from any liability as Guarantor.

The assignment by Landlord of the Lease and/or the avails and proceeds thereof made either with or without notice to Guarantor shall in no manner whatsoever release Guarantor from any liability as Guarantor.

All of Landlord's rights and remedies under the said Lease or under this Guaranty are intended to be distinct, separate and cumulative and no such right and remedy therein or herein mentioned is intended to be in exclusion of or a waiver of any of the others. If there is more than one Guarantor hereunder, each Guarantor is jointly and severally liable hereunder, and they are collectively herein referred to as the Guarantor.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty the date above set forth.

GUARANTOR(S):

Viravanh Xayavongsa, INDIVIDUALLY



By: Viravanh Xayavongsa, an Individual
Address: 6608 Windbrook Way
Flowery Branch, GA. 30542

Social Security Number: 577-04-3069
Soukanh Xayavongsa, INDIVIDUALLY



By: Soukanh Xayavongsa, an Individual
Address: 6608 Windbrook Way

Flowery Branch, GA. 30542
Social Security Number: 228-25-3450

Sworn to and subscribed before me
this is 31st day of May 2022.

Patty Hurt

NOTARY PUBLIC

PATTY HURT
Notary Public

HALL COUNTY, STATE of GEORGIA
My Commission Expires July 30, 2022

My Commission Expires:

[SEAL]

**EXHIBIT G
RENT SCHEDULE**

The following schedule shall begin on the Fixed Minimum Rent Commencement Date. Notwithstanding the foregoing, beginning on the Possession Date Tenant shall begin the payment of Tenant's prorata share of Additional Rent as shown in Section 1.1.M.

LEASE TERM

Term	Monthly Fixed Minimum Rent	Annual Fixed Minimum Rent	Additional Rent
Months 1 – 12	\$2,806.25	\$33,675.00	Full Amount Due Under the Lease
Months 13 – 24	\$2,890.44	\$34,685.25	Full Amount Due Under the Lease
Months 25 – 36	\$2,977.15	\$35,725.25	Full Amount Due Under the Lease
Months 37 – 48	\$3,066.47	\$36,797.58	Full Amount Due Under the Lease
Months 49 – 60	\$3,158.46	\$37,901.51	Full Amount Due Under the Lease
Months 61 - 72	\$3,253.21	\$39,038.55	Full Amount Due Under the Lease
Months 73 - 84	\$3,350.81	\$40,209.71	Full Amount Due Under the Lease

FIRST OPTION

Term	Monthly Fixed Minimum Rent	Annual Fixed Minimum Rent	Additional Rent
Months 85 - 96	\$3,451.33	\$41,416.00	Full Amount Due Under the Lease
Months 97 – 108	\$3,554.87	\$42,658.48	Full Amount Due Under the Lease
Months 109 - 120	\$3,661.52	\$43,938.24	Full Amount Due Under the Lease

FIRST AMENDMENT TO FB MAIN STREET
A MASTER CONDOMINIUM SHOPPING CENTER LEASE AGREEMENT

THIS FIRST AMENDMENT TO FB MAIN STREET A MASTER CONDOMINIUM SHOPPING CENTER LEASE AGREEMENT (this "Amendment"), is made and entered into effective the 2nd day of November, 2022, by and between the CITY OF FLOWERY BRANCH (hereinafter referred to as "Landlord") and 4 ELEPHANTS CATERING, LLC, a limited liability company, (hereinafter referred to as "Tenant").

WHEREAS, Landlord and Tenant entered into that certain lease agreement dated June 2, 2022 (the "Original Lease"), for that certain property commonly known as 5519 Main Street, Suite 102, Flowery Branch, Georgia (the "Demised Premises"); and

WHEREAS, Landlord and Tenant desire to amend the Original Lease, on and subject to the terms and conditions set forth herein.

NOW, THEREFORE, AND IN CONSIDERATION of the sum of One and No/100 Dollars (\$1.00), each to the other paid, the receipt and adequacy and sufficiency of which is hereby acknowledge, and the mutual covenants flowing between the parties hereto, the Original Lease is hereby amended as follows:

1. Recitals. Each of the foregoing recitals and representations in this Amendment form a material part of this Amendment and are incorporated herein by this reference, and such recitals and representations and the Original Lease are hereby ratified.
2. Basic Lease Provisions. Section 1.1. K. FIXED MINIMUM RENT COMMENCEMENT DATE is deleted in its entirety and replaced with the following: "Earlier of (i) Tenant opening for business or (ii) eleven (11) months following the Lease Commencement Date."

EXCEPT AS HEREIN PROVIDED, all other terms and conditions of the Original Lease shall remain the same and the parties hereto do hereby ratify the Original Lease.

IN WITNESS WHEREOF, Landlord and Tenant have carefully read and reviewed this Amendment and each term and provision contained herein, and by the execution of this Amendment shows their informed and voluntary consent thereto. The parties hereby agree that, at the time this Amendment is executed, the terms of this Amendment are commercially reasonable and effectuate the intent and purpose of Landlord and Tenant with respect to the Demised Premises.

This _____ day of November, 2022.

Signatures Next Page

LANDLORD: CITY OF FLOWERY BRANCH,
GEORGIA

By: _____
Edward R. Asbridge, Mayor

ATTEST:

Shelia Cooper, City Clerk

TENANT: 4 ELEPHANTS CATERING, LLC

By: _____
Viravanh Xayavongsa, Member

By: _____
Soukanh Xayavongsa, Member

Sworn to and subscribed before me
this _____ day of November, 2022.

NOTARY PUBLIC
My commission expires: _____



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consideration of Employee Insurance for Calendar Year 2023

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

Historically, the City of Flowery Branch has offered employee-only insurance at no charge to all employees. However, the insurance rates have not been affordable for all employees to be able to cover their dependents (the city has paid 30% of the cost for dependents). This year, the City of Flowery Branch issued a solicitation (a request for proposals (RFP)) for our third-party broker to find a company that would try to find better, affordable coverage for our employees. The third-party broker who was awarded the contract is NFP and they have worked closely with staff to ensure the needs of city staff are being met.

FACTS AND ISSUES:

Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant through 12/31/22 so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse (spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

	Current	Recommended
Employee	\$0.00	\$0.00
Employee + Spouse	\$584.70	\$563.81
Employee + Child(ren)	\$496.99	\$478.67
Family	\$1,081.70	\$631.70

FACTS AND ISSUES: Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant through 12/31/22 so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse (spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

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Employee	\$0.00	\$0.00
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Family	\$1,081.70	\$631.70
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If council chooses this recommendation, the savings would be approximately \$14,420 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On dental insurance, the city currently pays for employee only coverage – the recommendation is that this remains the same. With that being said, the rates would decrease as follows:

	Humana	Anthem (Low)	Anthem (High)
	Current	Recommended	Recommended
Employee		\$0.00	\$0.00 \$8.29
Employee + Spouse		\$36.55	\$33.15 \$51.46
Employee + Child(ren)		\$56.65	\$51.38 \$65.38
Family		\$93.19	\$84.53 \$111.50

The Low and High above are shown on a table in the executive summary with the main difference being orthodontia.

This will save the city approximately \$3,180 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On vision, the increase is approximately \$179 (this would be the annual increase if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

Short-term disability is available to employees who wish to purchase it. Long-term disability is currently paid by the city for its employees and the new rates for this benefit are approximately \$6,419 lower than last year.

In 2023, the recommendation is to offer a Flexible Spending Account (FSA) to employees. If they choose to put money aside (pretax), they can do so for medical benefits.

The planned schedule for our renewal of insurance is as follows:

- 12/1 Council meeting, decision confirmed
- 12/2 Signed proposals returned to Anthem and Hartford, begin build for enrollment portal and communications
- 12/7 Communications to City for review and approval
- 12/8 Testing of enrollment portal
- 12/9 Finalization of enrollment portal
- 12/12-12/14 Open Enrollment: enrollment portal open, onsite education, enrollment assistance
- 12/15- post enrollment data audits
- 12/16- enrollment data submitted to carriers
- 12/19-12/22- carrier enrollment processing
- 12/30- Anthem ID cards in the mail, PDF cards available
- 1/1/23- New plan effective date

OPTIONS:

- 1) Approve the recommendations as presented.
 - 2) Offer different recommendations.
-
-

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Overall approximate cost savings are shown above throughout the facts and issues. Funds are budgeted within each department for employee insurance.

RECOMMENDATION:

Approve staff's recommendations for employee insurance for calendar year 2023.

SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2023.

COLLABORATING DEPARTMENT:

Finance

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [REV 5_COFB Proposal 2023 .pdf](#)
- [ES - Employee insurance benefits.pdf](#)
- [COFB Anthem Medical Updated Proposal.pdf](#)



City of Flowery Branch

Renewal and Marketing Analysis

January 1, 2023



City of Flowery Branch

Renewal and Marketing Analysis

Table of Contents

Marketing Summary	Page 3
Medical Renewal and Marketing Analysis	Page 4
Dental Renewal and Marketing Analysis	Page 7
Vision Renewal and Marketing Analysis	Page 9
Basic Life Renewal and Marketing Analysis	Page 11
Voluntary Life Renewal and Marketing Analysis	Page 12
Voluntary STD Renewal and Marketing Analysis	Page 13
Voluntary STD Premium Examples	Page 14
Employer Paid STD Marketing Analysis	Page 15
Employer Paid LTD Renewal and Marketing Analysis	Page 16
FSA Marketing Analysis	Page 17
EAP Marketing Analysis	Page 18
Voluntary Universal Life	Page 19

City of Flowery Branch

January 1, 2023

Carrier Marketing Survey	
Medical Carriers	Status
Aetna	Declined to quote
Alliant - Current	Current carrier - no increase for 12/1 - NO PHCS wrap
Alliant - Large Group	11.4% increase for 12/1 - 13% increase for 1/1
Anthem	.4% decrease for 12/1 - 4.3% decrease for 1/1
Cigna	3.7% decrease for 1/1
Humana	33% increase for 12/1
UnitedHealthcare	16.9% increase for 1/1
Dental Carriers	Status
Aflac	Received quote
Ameritas	Received quote
Anthem	Received quote
Cigna	Received quote
Humana	Current carrier - 4% increase
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Vision Carriers	Status
Aflac	Received quote
Anthem	Received quote
Ameritas	Received quote
Cigna	Received quote
Humana	Current carrier - rate pass
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Life Carriers	Status
Hartford	Received quote
Humana	Basic Life - Current carrier - rate pass
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote
Disability Carriers	Status
Hartford	Current LTD carrier - under rate guarantee - requoted
Lincoln	Received quote
MetLife	Received quote
Standard	Received quote
Unum	Declined to quote

City of Flowery Branch

Medical Renewal Analysis

January 1, 2023

		Alliant	
		Current	Renewal
		Alliant	
Plan Name		83761GA008004400	83761GA008004400
Provider Network		Alliant + PHCS	NO PHCS Network wrap
			Includes PHCS wrap
In-Network Benefits			
Office Visits (PCP/Specialist)		\$20/\$40	\$25/\$50
Deductible	Single	\$2,250	\$2,500
	Family	\$4,500	\$5,000
Coinsurance		100%	100%
Out of Pocket Maximum	Single	\$2,250	\$2,500
	Family	\$4,500	\$5,000
Hospital and Emergency			
Inpatient Hospital		\$350	Deductible
Outpatient Surgery		Deductible	Deductible
Outpatient Lab/X-ray		Ded + 20% coinsurance	Deductible
Outpatient Advanced Imaging		Deductible	Deductible
Urgent Care		\$75	\$75
Emergency Room		\$150	\$250 + Deductible
Prescription Drugs			
Rx Deductible		None	None
Tier 1 (Preferred Value/Generic)		\$15	\$15
Tier 2 (Preferred Brand)		\$35	\$40
Tier 3 (Nonpreferred)		\$70	\$70
Tier 4 (Preferred Specialty)		25% up to \$400	25% up to \$400
Tier 5 (Nonpreferred Specialty)			
Out of Network Benefits			
Deductible		\$2,000/\$4,000	\$10,000 / \$30,000
Out of Pocket Maximum		N/A	\$30,000 / \$90,000
Coinsurance		60%	60%
Rates	Census	Current	Renewal
Employee	39	\$835.28	\$834.26
Employee + Spouse	3	\$1,670.57	\$1,668.51
Employee + Child(ren)	2	\$1,545.27	\$1,543.37
Family	4	\$2,380.56	\$2,377.63
Monthly Premium by Plan		\$50,200	\$50,139
Annual Premium by Plan		\$602,405	\$601,667
		Current	Renewal
Annual Plan Totals		\$602,405	\$601,667
Annual Cost Difference (\$)		-	(\$738)
Annual Cost Difference (%)		-	-0.1%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Medical Marketing Analysis - Anthem Alternates

January 1, 2023

12/1/2022

		Alliant	Anthem	Anthem	Anthem	
		Current	Renewal	Alt 1	Alt 2	
			72PF	72MR	72LY	
Plan Name			POS OAP5 2000/0%/3000 AE GA T4	POS OAP5 1500/0%/2500 AE GA T4	POS OAP5 1000/0%/2500 AE GA T4	
Provider Network		NO PHCS Network wrap	Open Access Plus	Open Access Plus	Open Access Plus	
In-Network Benefits						
Office Visits (PCP/Specialist)		\$20/\$40	\$30/\$60	\$30/\$60	\$30/\$60	
Deductible	Single	\$2,250	\$2,000	\$1,500	\$1,000	
	Family	\$4,500	\$6,000	\$4,500	\$3,000	
Coinsurance		100%	100%	100%	100%	
Out of Pocket Maximum	Single	\$2,250	\$3,000	\$2,500	\$2,500	
	Family	\$4,500	\$9,000	\$7,500	\$7,500	
Hospital and Emergency						
Inpatient Hospital		\$350	Deductible	Deductible	Deductible	
Outpatient Surgery		Deductible	Deductible	Deductible	Deductible	
Outpatient Lab/X-ray		Deductible	Deductible	Deductible	Deductible	
Outpatient Advanced Imaging		Ded + 20% coins	Deductible	Deductible	Deductible	
Urgent Care		\$75	\$75	\$75	\$75	
Emergency Room		\$150	\$350	\$350	\$350	
Prescription Drugs						
Rx Deductible		None	None	None	None	
Tier 1 (Preferred Value/Generic)		\$15	\$15	\$15	\$15	
Tier 2 (Preferred Brand)		\$35	\$35	\$35	\$35	
Tier 3 (Nonpreferred)		\$70	\$60	\$60	\$60	
Tier 4 (Preferred Specialty)		25% up to \$400	25% to \$350	25% to \$350	25% to \$350	
Tier 5 (Nonpreferred Specialty)						
Out of Network Benefits						
Deductible		\$2,000/\$4,000	\$6,000/\$18,000	\$4,500/\$13,500	\$3,000/\$9,000	
Out of Pocket Maximum		N/A	\$9,000/\$27,000	\$7,500/\$22,500	\$7,500/\$22,500	
Coinsurance		60%	50%	50%	50%	
Rates	Census	Current	Renewal	Anthem	Anthem	Anthem
Employee	39	\$835.28	\$834.26	\$782.75	\$797.44	\$806.25
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$1,643.77	\$1,674.62	\$1,693.13
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$1,526.36	\$1,555.00	\$1,572.19
Family	4	\$2,380.56	\$2,377.63	\$2,387.39	\$2,432.18	\$2,459.06
Monthly Premium by Plan		\$50,200	\$50,139	\$48,061	\$48,963	\$49,504
Annual Premium by Plan		\$602,405	\$601,667	\$576,730	\$587,553	\$594,045
		Current	Renewal	Anthem	Anthem	Anthem
Annual Plan Totals		\$602,405	\$601,667	\$576,730	\$587,553	\$594,045
Annual Cost Difference (\$)		-	(\$738)	(\$25,675)	(\$14,852)	(\$8,360)
Annual Cost Difference (%)		-	-0.1%	-4.3%	-2.5%	-1.4%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Anthem will offer a \$2,500 Wellness/Technology fund.

If dental is sold, Anthem will allow 1.5% off medical rates.

If vision is sold, Anthem will allow .5% off medical rates.

City of Flowery Branch
Medical Marketing Analysis
January 1, 2023

				12/1/2022	1/1/2023	1/1/2023
		Alliant		Humana	UHC	Cigna
		Current	Renewal			
Plan Name		83761GA008004400	83761GA008004400	NPOS 21 Copay OPT 2	CWY3	OAP 16926850
Provider Network		Alliant + PHCS	NO PHCS Network wrap	NPOS OA	Choice Plus Balanced	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)						
Deductible	Single	\$20/\$40		\$40 / \$80	\$25/\$50	\$30 / \$60
	Family	\$2,250		\$2,500	\$2,500	\$2,000
		\$4,500		\$5,000	\$5,000	\$6,000
Coinurance		100%		100%	100%	100%
Out of Pocket Maximum	Single	\$2,250		\$6,000	\$5,000	\$3,000
	Family	\$4,500		\$12,000	\$10,000	\$9,000
Hospital and Emergency						
Inpatient Hospital		\$350		Deductible	Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible	Deductible
Outpatient Lab/X-ray		Ded + 20% coinsurance		Deductible	Deductible	Deductible
Outpatient Advanced Imaging		Deductible		Deductible	Deductible	Deductible
Urgent Care		\$75		\$100	\$50	\$75
Emergency Room		\$150		\$500	\$500 + Ded	\$350
Prescription Drugs						
Rx Deductible		None		None	None	None
Tier 1 (Preferred Value/Generic)		\$15		\$10	\$10	\$15
Tier 2 (Preferred Brand)		\$35		\$45	\$40	\$35
Tier 3 (Nonpreferred)		\$70		\$90	\$150	\$70
Tier 4 (Preferred Specialty)		25% up to \$400		25%	\$300	25%
Tier 5 (Nonpreferred Specialty)				25% Preferred		
Out of Network Benefits						
Deductible		\$2,000/\$4,000		\$10,000 / \$20,000	\$10,000 / \$20,000	\$6,000/\$18,000
Out of Pocket Maximum		N/A		\$24,000 / \$48,000	\$15,000/\$30,000	\$9,000/\$27,000
Coinurance		60%		70%	70%	70%
Rates	Census	Current	Renewal	Humana	UHC	Cigna
Employee	39	\$835.28	\$834.26	\$1,111.11	\$978.79	\$787.56
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$2,222.22	\$1,810.76	\$1,653.89
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$2,055.55	\$1,957.58	\$1,535.75
Family	4	\$2,380.56	\$2,377.63	\$3,166.66	\$2,789.55	\$2,402.08
Monthly Premium by Plan		\$50,200	\$50,139	\$66,778	\$58,678	\$48,356
Annual Premium by Plan		\$602,405	\$601,667	\$801,332	\$704,141	\$580,276
		Current	Renewal	Humana	UHC	Cigna
Annual Plan Totals		\$602,405	\$601,667	\$801,332	\$704,141	\$580,276
Annual Cost Difference (\$)		-	(\$738)	\$198,927	\$101,736	(\$22,129)
Annual Cost Difference (%)		-	-0.1%	33.0%	16.9%	-3.7%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Cigna will offer a \$3,000 Wellness fund.

City of Flowery Branch

Employer Paid Dental Renewal and Marketing Analysis

January 1, 2023

		Humana		Aflac	Anthem	Ameritas	Lincoln	MetLife
		Current	Renewal					
Deductible								
Individual		\$50		\$50	\$50	\$50	\$50	\$50
Family		\$150		\$150	\$150	\$150	\$150	\$150
Coinsurance								
Preventive Services		100%		100%	100%	100%	100%	100%
Basic Services		80%		80%	80%	80%	80%	80%
Major Services		50%		50%	50%	50%	50%	50%
Endodontics		50%		50%	50%	50%	50%	50%
Periodontics		50%		50%	50%	50%	50%	50%
Orthodontics		N/A		N/A	N/A	N/A	N/A	N/A
Maximums								
Annual Per Member		\$1,500		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Lifetime Orthodontia		N/A		N/A	N/A	N/A	N/A	N/A
Orthodontics (Child and/or Adult)		N/A		N/A	N/A	N/A	N/A	N/A
UCR Percentage		90%		90%	90%	90%	90%	90%
Waiting Periods								
Current		None		None	None	None	None	None
Late Entrants		12 months Basic and Major		Annual OE	12 months Major	None	None	6 Months Fillings, 12 months Basic, 24 Months Major
Participation Requirement		100%		100%		100%	100%	100%
Rate Guarantee		1 Year		2 Years	2 Years	2 Years	2 Years	2nd Year Rate Cap 6% (2 year RG if another line sells)
Rates	Census	Current	Renewal	Aflac	Anthem	Ameritas	Lincoln	MetLife
Employee	29	\$36.54	\$38.01	\$31.86	\$33.14	\$37.62	\$29.70	\$31.07
Employee + Spouse	10	\$73.09	\$76.01	\$66.38	\$66.29	\$77.32	\$59.42	\$64.72
Employee & Child(ren)	3	\$93.19	\$96.92	\$69.72	\$84.52	\$94.02	\$75.76	\$67.98
Family	6	\$129.73	\$134.92	\$111.25	\$117.67	\$133.72	\$105.46	\$108.47
Total Monthly Premium By Plan		\$2,849	\$2,963	\$2,464	\$2,584	\$2,949	\$2,316	\$2,403
Total Annual Premium By Plan		\$34,182	\$35,552	\$29,573	\$31,002	\$35,383	\$27,786	\$28,836
Annual Difference from Current (\$)		-	\$1,370	-\$4,609	-\$3,180	\$1,201	-\$6,396	-\$5,346
Annual Difference from Current (%)		-	4.0%	-13.5%	-9.3%	3.5%	-18.7%	-15.6%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer Paid Dental Dual Option Marketing Analysis

January 1, 2023

	MetLife (dual option)		Aflac		Anthem		Ameritas	
	Low	High	Low	High	Low	High	Low	High
Plan Name								
Deductible								
Individual	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Coinsurance								
Preventive Services	100%		100%	100%	100%	100%	100%	100%
Basic Services	80%	100%	80%	80%	80%	80%	80%	80%
Major Services	50%	80%	50%	50%	50%	50%	50%	50%
Endodontics	50%	50%	50%	50%	50%	50%	50%	50%
Periodontics	50%	50%	50%	50%	50%	50%	50%	50%
Orthodontics	N/A	50%	N/A	50%	N/A	50%	N/A	50%
Maximums								
Annual Per Member	\$1,500	\$2,000	\$1,500	\$2,000	\$1,500	\$2,000	\$1,500	\$2,000
Lifetime Orthodontia	N/A	\$1,000	N/A	\$1,000	N/A	\$2,000	N/A	\$1,000
Orthodontics (Child and/or Adult)	N/A	Child only	N/A	Child only	N/A	Child and Adult	N/A	Child only
UCR Percentage	90%	90%	90%	90%	90%	90%	90%	90%
Waiting Periods								
Current	None	None	None	None	None	None	None	12 Months Ortho
Late Entrants	6 Months Fillings, 12 months Basic, 24 Months Major	6 Months Fillings, 12 months Basic, 24 Months Major, 24 Months Ortho	Annual Open Enrollment	Annual Open Enrollment	12 months Major	12 months Major	None	12 Months Ortho
Participation Requirement	100%		100%	100%	minimum 5 enrolled	minimum 5 enrolled	100%	
Rate Guarantee	2nd Year Rate Cap 6% (2 year RG if another line sells)	2nd Year Rate Cap 6% (2 year RG if another line sells)	2 Years	2 Years	2 Years	2 Years	2 Years	2 Years
Rates	Census	MetLife (dual option)	Aflac	Anthem	Ameritas			
Employee	\$31.83	\$33.88	\$32.64	\$34.75	\$33.14	\$41.43	\$37.62	\$43.14
Employee + Spouse	\$66.30	\$70.61	\$67.99	\$72.42	\$66.29	\$84.60	\$77.32	\$87.80
Employee & Child(ren)	\$69.64	\$78.84	\$71.42	\$80.85	\$84.52	\$98.52	\$94.02	\$112.06
Family	\$111.11	\$123.89	\$113.95	\$127.05	\$117.67	\$144.64	\$133.72	\$156.68

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City of Flowery Branch

Employer Paid Vision Renewal and Marketing Analysis

January 1, 2023

Must be sold with Dental

Humana		Aflac	Anthem	Ameritas	MetLife	Lincoln	
	Current/Renewal			Plan 1			
Plan Name		Aflac Plan 2	FS.B.10.15.130.130	ViewPointe Plan H	M130D-10/15	VisionConnect LVC8	
Network	EyeMed Insight	Davis Vision	EyeMed Access	EyeMed Insight	VSP	Lincoln Vision Connect	
In-Network Benefit							
Copays (Exams/Materials)	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	
Exam	\$10 copay	\$10 copay	\$10 copay	\$10 copay	\$10 copay	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	\$10 copay	\$15 copay	\$10 copay	\$15 copay	\$10 copay	
Frame Allowance	\$130	Up to \$130, Up to \$180 at Visionworks	\$130	\$130	\$130	\$130	
Frequency							
Exams	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months	
Lenses or Contact Lenses	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months	
Frames	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months	
Contact Lenses							
Contact Lens Fit & Follow Up	Up to \$40	15% Discount		Up to \$40	Copay not to exceed \$60	Included in Allowance (if using Contact Lens Selection List)	
Contact Lenses - Elective	\$130 allowance	Up to \$130	\$130	Up to \$130	\$130 allowance	Up to \$125	
Contact Lenses - Medically Necessary	\$15 copay	\$10 copay	Covered in Full	\$10 copay	\$15 copay	\$10 copay	
Out-of-Network Reimbursement							
Exam	Up to \$30	Up to \$40	Up to \$42	Up to \$35	\$45 allowance	Up to \$40	
Lenses (Single/Bifocal/Trifocal)	\$25/\$40/\$60	\$40/\$60/\$80	\$40/\$60/\$80	\$25/\$40/\$55	\$30/\$50/\$65	\$40/\$60/\$80	
Frames	\$65 allowance	Up to \$50	Up to \$45	Up to \$65	\$70 allowance	Up to \$45	
Elective Contact Lenses	\$104 allowance	\$105	Up to \$105	Up to \$104	\$105 allowance	Up to \$125	
Necessary Contact Lenses	\$200 allowance	\$225	Up to \$210	Up to \$200	\$210 allowance	Up to \$210	
Participation Requirement	100%	50%	70%	100%	100%	100%	
Rate Guarantee	1 Year	3 Years	3 Years	2 Year	2 Years (3 if sold with dental)	2 Years	
Rates	Census	Current/Renewal	Aflac	Anthem	Ameritas	MetLife	Lincoln
Single	31	\$5.76	\$5.66	\$5.69	\$5.96	\$6.52	\$7.02
Employee + Spouse	8	\$11.52	\$12.54	\$11.39	\$13.20	\$13.07	\$13.28
Employee + Child(ren)	2	\$10.94	\$11.25	\$12.76	\$11.84	\$11.06	\$15.58
Family	5	\$17.19	\$18.13	\$20.09	\$19.08	\$18.23	\$21.92
Monthly Premium		\$379	\$389	\$393	\$409	\$420	\$465
Annual Premium		\$4,543	\$4,667	\$4,722	\$4,913	\$5,039	\$5,575
Annual Cost Difference (\$)	-	\$125	\$179	\$371	\$497	\$1,033	
Annual Cost Difference (%)	-	3%	4%	8%	11%	23%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer Paid Vision Alternates Marketing Analysis

January 1, 2023

	Anthem	Aflac	MetLife	Ameritas Plan 2	
Plan Name	FS.A.10.15.130.130	Aflac Plan 5	M130A-10/15	ViewPointe	
Network	EyeMed Access	Davis Vision	VSP	EyeMed Insight	
In-Network Benefit					
Copays (Exams/Materials)	\$10 / \$15	\$10 / \$10	\$10 / \$15	\$10 / \$10	
Exam	\$10 copay	\$10 copay	\$10 copay	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	\$10 copay	\$15 copay	\$10 copay	
Frame Allowance	\$130	Up to \$130, Up to \$180 at Visionworks	\$130	\$150	
Frequency					
Exams	12 Months	12 Months	12 Months	12 Months	
Lenses or Contact Lenses	12 Months	12 Months	12 Months	12 Months	
Frames	12 Months	12 Months	12 Months	12 Months	
Contact Lenses					
Contact Lens Fit & Follow Up		15% Discount	Copay not to exceed \$60	Up to \$40	
Contact Lenses - Elective	\$130	Up to \$130	\$130 allowance	Up to \$150	
Contact Lenses - Medically Necessary	Covered in Full	\$10 copay	\$15 copay	\$10 copay	
Out-of-Network Reimbursement					
Exam	Up to \$42	Up to \$40	\$45 allowance	Up to \$35	
Lenses (Single/Bifocal/Trifocal)	\$40/\$60/\$80	\$40/\$60/\$80	\$30/\$50/\$65	\$25/\$40/\$55	
Frames	Up to \$45	Up to \$50	\$70 allowance	Up to \$75	
Elective Contact Lenses	Up to \$105	\$105	\$105 allowance	Up to \$120	
Necessary Contact Lenses	Up to \$210	\$225	\$210 allowance	Up to \$200	
Participation Requirement	70%	50%	100%	100%	
Rate Guarantee	3 Years	3 Years	2 Years (3 if sold with dental)	2 Years	
Rates	Census	Anthem	Aflac	MetLife	Ameritas
Single	31	\$5.85	\$6.38	\$7.58	\$6.72
Employee + Spouse	8	\$11.70	\$14.33	\$15.20	\$15.08
Employee + Child(ren)	2	\$13.12	\$12.31	\$12.86	\$12.96
Family	5	\$20.66	\$20.25	\$21.21	\$21.32
Monthly Premium		\$404	\$438	\$488	\$461
Annual Premium		\$4,854	\$5,259	\$5,860	\$5,538
Annual Cost Difference (\$)		\$311	\$717	\$1,318	\$995
Annual Cost Difference (%)		7%	16%	29%	22%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Basic Life Renewal and Marketing Analysis

January 1, 2023

Humana			Hartford		Lincoln		MetLife		Standard	
Current / Renewal										
Eligibility	Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week	
Life and AD&D Amounts										
Employees	\$25,000		\$25,000		\$25,000		\$25,000		\$25,000	
Spouses	\$10,000		\$10,000		\$10,000		\$10,000		\$10,000	
Children	\$2,500 (Birth to Age 26)		\$2,500 - 15 days to 19 years (25 if full time student)		\$100 14 days to 6 months; \$10,000 6 months to 26 years)		\$100 - 15 days to 6 months; \$10,000 - 6 months to 26 years		\$10,000 - live birth through age 25	
Guaranteed Issue										
Employees	\$25,000		\$25,000		\$25,000		\$25,000		\$25,000	
Spouses	\$10,000		\$10,000		\$10,000		\$10,000		\$10,000	
Children (Birth to Age 26)	\$2,500		\$2,500		\$10,000		\$10,000		\$10,000	
Reduction Schedule										
Benefits Reduced to	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age
	65%	65	65%	65	65%	65	65%	65	65%	65
	50%	70	50%	70	50%	70	50%	70	50%	70
Plan Provisions										
Waiver of Premium	Included		Included		Included		Included		Included	
Living Benefit Rider	Included		80% to \$500,000		Included		80% to \$500,000		80% to \$500,000	
Conversion	Included		Included		Included		Included		Included	
Participation Requirement	100%		100%		100%		100%		100%	
Rate Guarantee	1 Year				2 Years		2 Years (3 if sold with dental)		3 Years	
Employee Rate per \$1,000	Current	Renewal	Hartford		Lincoln		MetLife		Standard	
Basic Employee Life	\$0.210	\$0.210	\$0.163		\$0.187		\$0.159		\$0.170	
Basic Employee AD&D	\$0.020	\$0.020	\$0.033		\$0.020		\$0.024		\$0.020	
Volume (Employee Life)	\$1,182,500	\$1,182,500	\$1,182,500		\$1,182,500		\$1,182,500		\$1,182,500	
Monthly Premium	\$272	\$272	\$232		\$245		\$216		\$225	
Annual Premium	\$3,264	\$3,264	\$2,781		\$2,937		\$2,597		\$2,696	
Dependent Rate per Unit	Current	Renewal	Hartford		Lincoln		MetLife		Standard	
Dependent Rate per Unit	\$3.580	\$3.580	\$2.680		\$3.580		\$3.040		\$5.560	
Number Enrolled	36	36	36		36		36		36	
Monthly Premium	\$129	\$129	\$96		\$129		\$109		\$200	
Annual Premium	\$1,547	\$1,547	\$1,158		\$1,547		\$1,313		\$2,402	
Total Monthly Premium	\$401	\$401	\$328		\$374		\$326		\$425	
Total Annual Premium	\$3,665	\$3,665	\$3,109		\$3,311		\$2,923		\$3,121	
Annual Cost Difference (\$)	-		-\$555		-\$354		-\$742		-\$544	
Annual Cost Difference (%)	-		-15%		-10%		-20%		-15%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Term Life and AD&D Renewal and Marketing Analysis
January 1, 2023

	Hartford		Lincoln		MetLife		Standard	
Eligibility	Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week		Active full time employee working 30+ hours per week	
Definition of Earnings	Basic annual earnings		Basic annual earnings (excluding overtime and bonuses)		Basic annual earnings		Basic annual earnings	
Benefit Amount								
Employee	\$10,000 increments not to exceed 3x earnings or \$500,000		Increments of \$10,000. Not to exceed 5x annual salary or \$500,000		\$10,000 increments to a maxium of the lesser of 5x pay or \$500,000		\$10,000 increments not to exceed \$300,000 (EE's Basic life + Add'l life cannot exceed 8x annual earnings)	
Spouse	\$5,000 increments to \$100,000, not to exceed 100% of EE's benefit amount		Increments of \$5,000. Not to exceed 2.5x EE's annual salary or 50% of EE's benefit amount		\$5,000 increments to a maximum of \$100,000, not to exceed 50% of EE's benefit amount		\$5,000 increments not to exceed \$150,000, not to exceed 100% of EE's benefit amount	
Children	15 days to 6 months - \$500; 6 months to 19 (25 if full time student) - \$10,000		15 days to 6 months - \$250; 6 months to 26 years - \$10,000		15 days to 6 months - \$1,000; 6 months to 26 years - \$1,000, \$2,000, \$4,000, \$5,000 or \$10,000		\$10,000 - live birth to age 25	
Guarantee Issue								
Employee	\$100,000		\$80,000		\$50,000		\$150,000	
Spouse	\$25,000		\$30,000		\$25,000		\$10,000	
Children	\$10,000		\$10,000		\$10,000		\$10,000	
Reduction Schedule								
	Percentage	Age	Percentage	Age	Percentage	Age	Percentage	Age
Benefits Reduced To	65%	65	65%	65	No age reduction		65%	65
	50%	70	50%	70			50%	70
Coverage Termination								
Employee	At termination or retirement		At termination or retirement		At termination or retirement		At termination or retirement	
Spouse	At EE's termination or retirement		At EE's attainment of age 70 or EE's retirement		At EE's termination or retirement		At EE's termination or retirement	
Contract Features								
Waiver of Premium	Included		Included		Included		Included	
Accelerated Benefit	80% to \$500,000		75% to \$250,000		80% to \$500,000		80% to \$500,000	
Portability	Included		Included		Included		Included	
Require EOI for Port?	No		No		No		No	
Conversion	Included		Included		Included		Included	
True Open Enrollment Year 1?	Modified Enrollment		No		Yes		No	
Annual Increase Available without EOI			2 increments up to GI		1 increment up to 5x pay or \$500,000		2 increments up to GI	
Employee Life Rates per \$1,000								
	Hartford		Lincoln		MetLife		Standard	
	Employee	Spouse	Employee	Spouse	Employee	Spouse	Employee	Spouse
< 20	\$0.082	\$0.082	\$0.081	\$0.081	\$0.082	\$0.082	\$0.131	\$0.078
20-24	\$0.082	\$0.082	\$0.081	\$0.081	\$0.082	\$0.082	\$0.131	\$0.078
25-29	\$0.082	\$0.082	\$0.097	\$0.097	\$0.082	\$0.082	\$0.131	\$0.078
30-34	\$0.096	\$0.096	\$0.129	\$0.129	\$0.096	\$0.096	\$0.139	\$0.094
35-39	\$0.120	\$0.120	\$0.145	\$0.145	\$0.120	\$0.120	\$0.141	\$0.102
40-44	\$0.172	\$0.172	\$0.161	\$0.161	\$0.172	\$0.172	\$0.220	\$0.153
45-49	\$0.265	\$0.265	\$0.242	\$0.242	\$0.265	\$0.265	\$0.336	\$0.229
50-54	\$0.428	\$0.428	\$0.370	\$0.370	\$0.428	\$0.428	\$0.523	\$0.351
55-59	\$0.656	\$0.656	\$0.692	\$0.692	\$0.656	\$0.656	\$0.836	\$0.659
60-64	\$0.997	\$0.997	\$1.062	\$1.062	\$0.997	\$0.997	\$1.049	\$1.290
65-69	\$1.634	\$1.634	\$2.044	\$2.044	\$1.634	\$1.634	\$1.479	\$2.338
70-74	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
75-79	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
80+	\$3.088	\$3.088	\$3.315	N/A	\$3.088	\$3.088	\$3.926	\$8.010
AD&D Rate per \$1,000	\$0.037	\$0.037	\$0.021	\$0.021	\$0.021	\$0.021	\$0.030	\$0.030
Child Life Coverage								
	Life	AD&D	Life	AD&D	Life	AD&D	Life	AD&D
Child Rates	\$0.116	\$0.037	\$0.213	\$0.021	\$0.240	\$0.051	\$0.200	\$0.030
Participation Requirement	21% of eligble		Greater of 10 lives or 25%		10 enrolled		10 enrolled	
Rate Guarantee	2 Years		2 Years		2 Years (3 if sold with Dental)		3 Years	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Short Term Disability Marketing Analysis

January 1, 2023

	Hartford	Lincoln	MetLife	Standard
Non-occupational Coverage	Yes	Yes	Yes	Yes
Benefit Percentage	60%	60%	60%	60%
Maximum Weekly Benefit	\$1,300	\$1,300	\$1,300	\$1,300
Elimination Period				
Accident	14 Days	14 Days	14 Days	14 Days
Sickness	14 Days	14 Days	14 Days	14 Daus
Duration of Benefits	11 Weeks	11 Weeks	11 Weeks	11 Weeks
Employer Contribution	0%	0%	0%	0%
Pre-Existing Condition Limits	None	12/12	3/12	None
Benefit is offset by sick leave	Yes	Yes	Yes	Yes
Rate Guarantee	2 Years	2 Years	2 Years (3 if sold with dental)	3 Years
Participation Requirement	21%	Greater of 10 enrolled or 20%	10 enrolled or 30%	25%
Rate per \$10 of Weekly Benefit				
Age				
< 25	\$0.138	\$0.350	\$0.373	\$0.324
25-29	\$0.242	\$0.351	\$0.373	\$0.324
30-34	\$0.394	\$0.350	\$0.391	\$0.352
35-39	\$0.291	\$0.350	\$0.354	\$0.276
40-44	\$0.218	\$0.366	\$0.382	\$0.242
45-49	\$0.270	\$0.376	\$0.466	\$0.287
50-54	\$0.261	\$0.383	\$0.577	\$0.334
55-59	\$0.464	\$0.391	\$0.708	\$0.459
60-64	\$0.573	\$0.425	\$0.838	\$0.562
65-69	\$0.444	\$0.440	\$1.006	\$0.562
70+	\$0.444	\$0.458	\$1.006	\$0.562

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Disability Premium Examples

January 1, 2023

Short Term Disability (per \$10 of weekly benefit)	Salary	Weekly Benefit	Hartford
Age 27, \$25,000	\$25,000	\$288	\$6.98
Age 30, \$40,000	\$40,000	\$462	\$18.18
Age 40, \$55,000	\$55,000	\$635	\$13.83
Age 45, \$35,000	\$35,000	\$404	\$10.90
Age 55, \$45,000	\$45,000	\$519	\$24.09

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Short Term Disability Marketing Analysis

January 1, 2023

	Hartford	Lincoln	MetLife	Standard
Eligibility	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week
Benefit Percentage				
Class 1	60%	60%	60%	60%
Weekly Maximum				
Class 1	\$1,300	\$1,300	\$1,300	\$1,300
Elimination Period				
Accident	14 Days	14 Days	14 Days	14 Days
Illness	14 Days	14 Days	14 Days	14 Days
Benefit Duration	11 Weeks	11 Weeks	11 Weeks	11 Weeks
Contract Features				
Contribution	Non-Contributory	Non-Contributory	Non-Contributory	Non-Contributory
Pre-Existing Condition Limits	None	None	None	None
24 Hour Coverage	Non-Occupational Only	Non-Occupational Only	Non-Occupational Only	Non-Occupational Only
Participation Requirement	100%	100%	100%	100%
Rate Guarantee	2 Years	2 Years	2 Years (3 if sold with dental)	3 years
Rates				
Number of Lives	48	48	48	48
Monthly Volume	\$33,130	\$33,130	\$33,130	\$33,130
Per \$10 of Weekly Benefit	\$0.142	\$0.214	\$0.235	\$0.213
Monthly Premium	\$470	\$709	\$779	\$706
Annual Premium	\$5,645	\$8,508	\$9,343	\$8,468

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Long Term Disability Renewal and Marketing Analysis

January 1, 2023

Currently renews 9/1

	Hartford Current / Renewal	Hartford Updated offer	Lincoln	MetLife	Standard
Eligibility	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week	Active full time employee working 30+ hours per week
Benefit Outline					
Benefit Percentage	60.00%	60.00%	60.00%	60.00%	60.00%
Maximum Benefit	\$3,500	\$6,000	\$6,000	\$6,000	\$6,000
Minimum Benefit	Greater of \$100 or 10% of the benefit	Greater of \$100 or 10% of the benefit	Greater of \$100 or 10% of the benefit	\$100	Greater of \$100 pr 10% of the benefit
Elimination Period	90 Days	90 Days	90 Days	90 Days	90 Days
Own Occupation Period	24 Months	24 Months	24 Months	24 Months	24 Months
Benefit Duration	Greater of SSNRA age or 4 years	Greater of SSNRA age or 4 years	Later of Age 65 or SSNRA	RBD w/SSNRA	To SSNRA
Benefit Offset by Sick Leave?	No	No	No	No	No
Contract Features					
Definition of Disability	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings	Loss of Duties and Earnings
Pre-Existing Condition Limits	3/12/12	3/12/12	3/12/12	3/12	3/12
Mental Illness Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Substance Abuse Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Waiver of Premium			Included	Included	Included
Conversion			Not Included	Not Included	Not Included
Contribution			Non-Contributory	Non-Contributory	Non-Contributory
24-Hour Coverage	Non-occupational only	Non-occupational only	Non-occupational only	Non-occupational only	Non-occupational only
Participation Requirement			100%	100%	100%
Rate Guarantee	Until 9/1/2023		2 Years	2 Years	3 Years
Rates					
Number of Lives	48	48	48	48	48
Covered Payroll	\$239,884	\$239,884	\$239,884	\$239,884	\$239,884
Per \$100 of Covered Payroll	\$0.683	\$0.460	\$0.357	\$0.375	\$0.498
Monthly Premium	\$1,638	\$1,103	\$856	\$900	\$1,195
Annual Premium	\$19,661	\$13,242	\$10,277	\$10,795	\$14,335
Annual Cost Difference (\$)	-	(\$6,419)	(\$9,384)	(\$8,866)	(\$5,325)
Annual Cost Difference (%)	-	-32.6%	-47.7%	-45.1%	-27.1%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

FSA Marketing Analysis

January 1, 2023

	Medcom	Navia
Set Up and Annual Fees		
Initial Enrollment Fee	Waived	Waived
Annual Renewal Fee	Waived	Waived
Administration Fee		
Admin Fee	\$4.50	\$5.00
Debit Card	Included	Included
Minimum Monthly Charge	\$50	\$100
Monthly Compliance Fee	NA	NA
Rate Guarantee	3 Years	3 Years

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employee Assistance Program (EAP) Marketing Analysis
January 1, 2023

	Total Care EAP	Curalinc	CorpCare	ESPYR
Clinical Services				
Confidential face-to-face counseling with licensed clinician		3 sessions	3 sessions	3 Sessions
Onsite seminars/training/crisis support		\$295 per hour	4 hours annually	2 hours of training and workshops/ 2 Critical Incident Response Hours
Substance or alcohol abuse, supervisor referrals		Telephonic, referrals and online	Telephonic, referrals and online	Telephonic, referrals and online
Clinical Manager telephonic crisis support/follow up		Included	Included	Included
24-Hour Crisis Telephone Response		Included	Included	Included
Emergency Onsite Assistance		\$295 per hour	Included in hours above	Included in hours above (\$425 per hour additional)
Onsite hours for seminars (optional; includes all costs)		\$295 per hour	Included	\$400 per hour
Consultation Services				
HR and Management Consultation Services	Unlimited	Unlimited	Unlimited	Unlimited
Onsite Crisis Support		\$295 per hour	Included in hours above	Included in total hours
Management Consultations	Included	Included	Included	Included
Supervisor Referrals	Included	Included	Included	Included
Dedicated Account Manager	Included	Included	Included	Included
Work-Life Services (online or telephonic)				
Legal Assistance	Included	Included	60 minute initial Consult and discounted rates	Included
Financial Educations and Consultation	Included	Included	30 minute telephonic consult per issue	Included
Childcare Assistance	Included	Included	Included	Included
Eldercare Assistance	Included	Included	Included	Included
Adoption Assistance	Included	Included	Included	Included
Academic Resources/College Planning	Included	Included	Included	Included
Pet Care Services		Included	Not Included	Included
Concierge/Convenience Services		Included	Not Included	Included
Identity Theft Recovery Services		Included	Online information	Included
Smoking Cessation	Included	Included through Ubreathe	Online information	Online Information
Communications				
Member website	Included	Included	Included	Included
Brochures/flyers/posters/wallet cards	Included	Included	Included	Included
Email announcements/Mobile Push Messaging	Included	Included	Included	Included
Newsletters	Included	Included Quarterly	Included	Included Quarterly
Mobile App		Included	Included	Included
Open Enrollment Attendance		\$295 per hour, plus travel fees	N/A	\$400 per hour
Reporting				
Utilization Reports		Included	Quarterly & Annual	Included
Client Satisfaction Evaluation		Yes	N/A	Yes
General				
Rate Guarantee		3 Years	2 Years	3 Years
Total Annual Premium		\$2,740	\$3,750	\$3,900

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Universal Life

January 1, 2023

Texas Life							
Benefit Minimum	Ages 17-34 \$25,000; Ages 35-39 \$15,000; Ages 40-70 \$10,000						
Benefit Maximum							
Employee	Ages 17-49 \$100,000; Ages 50-65 \$50,000; Ages 66-70 \$10,000						
Spouse	Ages 17-49 \$50,000; Ages 50-60 \$25,000						
Child	\$25,000						
Employee Issue Age	Ages 17 to 70						
Express Issue*	Up to \$100,000						
Spouse Issue Age	Ages 17 to 60						
Express Issue	Up to \$50,000						
Child Issue Age	15 Days to Age 26; Grandchildren 15 Days to Age 18						
Express Issue	\$25,000						
Included Riders	Accelerated Death Benefit						
Optional Additional Riders	Children's Term Life (Employee Elected)						
Enroll via bswift?	No						
Participation Requirement	Greater of 5 Lives or 10% for Express Issue						
Sample Premiums		Employee Monthly Premium					
		Non-Tobacco			Tobacco		
		\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000
Issue Age							
25		\$13.00	\$23.75	\$45.25	\$19.25	\$36.25	\$70.25
35		\$17.25	\$32.25	\$62.25	\$26.00	\$49.75	\$97.25
45		\$30.75	\$59.25	\$116.25	\$46.75	\$91.25	\$180.25
55		\$55.00	\$107.75	N/A	\$76.50	\$150.75	N/A

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

*Express Issue (Contingent Guaranteed Issue) determines insurability based on the answers to three work- and health-related questions.



**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Consideration of Employee Insurance for Calendar Year 2023.

DATE: November 23, 2022

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: December 1, 2022

PURPOSE: To seek council approval of the insurance benefits offered to employees for the calendar year 2023.

HISTORY: Historically, the City of Flowery Branch has offered employee-only insurance at no charge to all employees. However, the insurance rates have not been affordable for all employees to be able to cover their dependents (the city has paid 30% of the cost for dependents). This year, the City of Flowery Branch issued a solicitation (a request for proposals (RFP)) for our third-party broker to find a company that would try to find better, affordable coverage for our employees. The third-party broker who was awarded the contract is NFP and they have worked closely with staff to ensure the needs of city staff are being met.

FACTS AND ISSUES: Currently the city's employees have insurance available through Alliant and the plan ends on 11/30/22. The recommendation is to stay with Alliant **through 12/31/22** so the plan will be on a "normal" plan year of January – December. Then, starting 1/1/23 the recommendation is to change insurance companies to Anthem for medical, dental and vision. This is a 6.2% (\$37,213) reduction in current costs to the city. To make it affordable for all, the recommendation is to spread that savings across the employees' medical plans. Historically the city has covered 100% of the employee only insurance costs and 30% of the "other" costs. "Other" here means employee + spouse

(spouse is in other), employee + child(ren) (child(ren) is(are) in other), and Family (all but employee are in other). If council chooses this, the monthly rates will decrease as follows:

	Current	Recommended
Employee	\$0.00	\$0.00
Employee + Spouse	\$584.70	\$563.81
Employee + Child(ren)	\$496.99	\$478.67
Family	\$1,081.70	\$631.70

If council chooses this recommendation, the **savings** would be approximately \$14,420 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On dental insurance, the city currently pays for employee only coverage – the recommendation is that this remains the same. With that being said, the rates would decrease as follows:

	Humana	Anthem (Low)	Anthem (High)
	Current	Recommended	Recommended
Employee	\$0.00	\$0.00	\$8.29
Employee + Spouse	\$36.55	\$33.15	\$51.46
Employee + Child(ren)	\$56.65	\$51.38	\$65.38
Family	\$93.19	\$84.53	\$111.50

The Low and High above are as follows (the main difference being orthodontia):

	Anthem	
	Low	High
Plan Name		
Deductible		
Individual	\$50	\$50
Family	\$150	\$150
Coinsurance		
Preventive Services	100%	100%
Basic Services	80%	80%
Major Services	50%	50%
Endodontics	50%	50%
Periodontics	50%	50%
Orthodontics	N/A	50%
Maximums		
Annual Per Member	\$1,500	\$2,000
Lifetime Orthodontia	N/A	\$2,000
Orthodontics (Child and/or Adult)	N/A	Child and Adult
UCR Percentage	90%	90%
Waiting Periods		
Current	None	None
Late Entrants	12 months Major	12 months Major
Participation Requirement	minimum 5 enrolled	minimum 5 enrolled
Rate Guarantee	2 Years	2 Years



This will **save** the city approximately \$3,180 (this would be the savings if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

On vision, the **increase** is approximately \$179 (this would be the annual increase if everyone on the plan now chose the same category (employee, employee + spouse, employee + child(ren), or family) that they are on now).

Short-term disability is available to employees who wish to purchase it. Long-term disability is currently paid by the city for its employees and the new rates for this benefit are approximately \$6,419 lower than last year.

In 2023, the recommendation is to offer a Flexible Spending Account (FSA) to employees. If they choose to put money aside (pretax), they can do so for medical benefits.

The planned schedule for our renewal of insurance is as follows:

12/1 Council meeting, decision confirmed
12/2 Signed proposals returned to Anthem and Hartford, begin build for enrollment portal and communications
12/7 Communications to City for review and approval
12/8 Testing of enrollment portal
12/9 Finalization of enrollment portal
12/12-12/14 Open Enrollment: enrollment portal open, onsite education, enrollment assistance
12/15- post enrollment data audits
12/16- enrollment data submitted to carriers
12/19-12/22- carrier enrollment processing
12/30- Anthem ID cards in the mail, PDF cards available
1/1/23- New plan effective date

OPTIONS:

- 1) Approve the recommendations as presented.
 - 2) Offer different recommendations.
-

RECOMMENDED SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2023.

DEPARTMENT: Administration

Prepared by: Tonya Parrish

City of Flowery Branch

Medical Marketing Analysis - Anthem Alternates

January 1, 2023

12/1/2022				RATES INCLUDING DENTAL AND VISION BUNDLING		
		Alliant		Anthem	Anthem	Anthem
		Current	Renewal		Alt 1	Alt 2
				72PF	72MR	72LY
Plan Name				POS OAP5 2000/0%/3000 AE GA T4	POS OAP5 1500/0%/2500 AE GA T4	POS OAP5 1000/0%/2500 AE GA T4
Provider Network			NO PHCS Network wrap	Open Access Plus	Open Access Plus	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)		\$20/\$40		\$30/\$60	\$30/\$60	\$30/\$60
Deductible	Single	\$2,250		\$2,000	\$1,500	\$1,000
	Family	\$4,500		\$6,000	\$4,500	\$3,000
Coinsurance		100%		100%	100%	100%
Out of Pocket Maximum	Single	\$2,250		\$3,000	\$2,500	\$2,500
	Family	\$4,500		\$9,000	\$7,500	\$7,500
Hospital and Emergency						
Inpatient Hospital		\$350		Deductible	Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible	Deductible
Outpatient Lab/X-ray		Deductible		Deductible	Deductible	Deductible
Outpatient Advanced Imaging		Ded + 20% coins		Deductible	Deductible	Deductible
Urgent Care		\$75		\$75	\$75	\$75
Emergency Room		\$150		\$350	\$350	\$350
Prescription Drugs						
Rx Deductible		None		None	None	None
Tier 1 (Preferred Value/Generic)		\$15		\$15	\$15	\$15
Tier 2 (Preferred Brand)		\$35		\$35	\$35	\$35
Tier 3 (Nonpreferred)		\$70		\$60	\$60	\$60
Tier 4 (Preferred Specialty)		25% up to \$400		25% to \$350	25% to \$350	25% to \$350
Tier 5 (Nonpreferred Specialty)						
Out of Network Benefits						
Deductible		\$2,000/\$4,000		\$6,000/\$18,000	\$4,500/\$13,500	\$3,000/\$9,000
Out of Pocket Maximum		N/A		\$9,000/\$27,000	\$7,500/\$22,500	\$7,500/\$22,500
Coinsurance		60%		50%	50%	50%
Commission		\$33		\$40	\$40	\$40
Rates	Census	Current	Renewal	Anthem	Anthem	Anthem
Employee	39	\$835.28	\$834.26	\$767.09	\$781.49	\$790.13
Employee + Spouse	3	\$1,670.57	\$1,668.51	\$1,610.89	\$1,641.12	\$1,659.27
Employee + Child(ren)	2	\$1,545.27	\$1,543.37	\$1,495.83	\$1,523.90	\$1,540.75
Family	4	\$2,380.56	\$2,377.63	\$2,339.62	\$2,383.54	\$2,409.89
Monthly Premium by Plan		\$50,200	\$50,139	\$47,099	\$47,983	\$48,514
Annual Premium by Plan		\$602,405	\$601,667	\$565,192	\$575,801	\$582,167
		Current	Renewal	Anthem	Anthem	Anthem
Annual Plan Totals		\$602,405	\$601,667	\$565,192	\$575,801	\$582,167
Annual Cost Difference (\$)		-	(\$738)	(\$37,213)	(\$26,604)	(\$20,238)
Annual Cost Difference (%)		-	-0.1%	-6.2%	-4.4%	-3.4%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Anthem will offer a \$2,500 Wellness/Technology fund.

If dental is sold, Anthem will allow 1.5% off medical rates.

If vision is sold, Anthem will allow .5% off medical rates.



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consideration of Conceptual Intersection Improvements at McEver Road and Gaines Ferry Road.

COUNCIL MEETING DATE: December 1, 2022

HISTORY:

City Council heard the results of the traffic study performed by Mr. Vern Wilburn of Maldino and Wilburn Traffic Engineering Consultants on November 3, 2022 which raised the prospect of some future intersection improvements at McEver Road and Gaines Ferry Road.

FACTS AND ISSUES:

The City of Flowery Branch City Council has expressed interest in future construction of intersection improvements at McEver Road and Gaines Ferry Road. There is funding in the “Roads, Streets and Bridges” category of SPLOST VIII for the intersection improvements (\$2,000,000) that was previously designated as improvements to Exit 12 (the diamond underneath the interstate). Since the I-985 improvements were deferred by the Georgia Department of Transportation, the funding is available for the same category and can be used for any intersection improvements at McEver Road and Gaines Ferry Road.

OPTIONS:

- 1) Direct staff to proceed with developing a conceptual traffic light improvement plan at the intersection and provide a cost estimate for design and construction.
- 2) Direct staff to proceed with developing a conceptual roundabout at the intersection and provide a cost estimate for design.
- 3) Direct staff to proceed with developing concepts and cost estimates both a traffic light and a roundabout.
- 4) Direct staff to provide more information regarding the two options.
- 5) Do nothing.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

SPLOST VIII

RECOMMENDATION:

This item is seeking direction from council.

SAMPLE MOTION:

I make a motion to direct staff to (insert desired option here).

COLLABORATING DEPARTMENT:

Administration

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Traffic Study Report 9-15-22.pdf](#)
- [ES - direction traffic improvements at Mcever and Gaines Ferry ERB Rev.pdf](#)

TRAFFIC STUDY

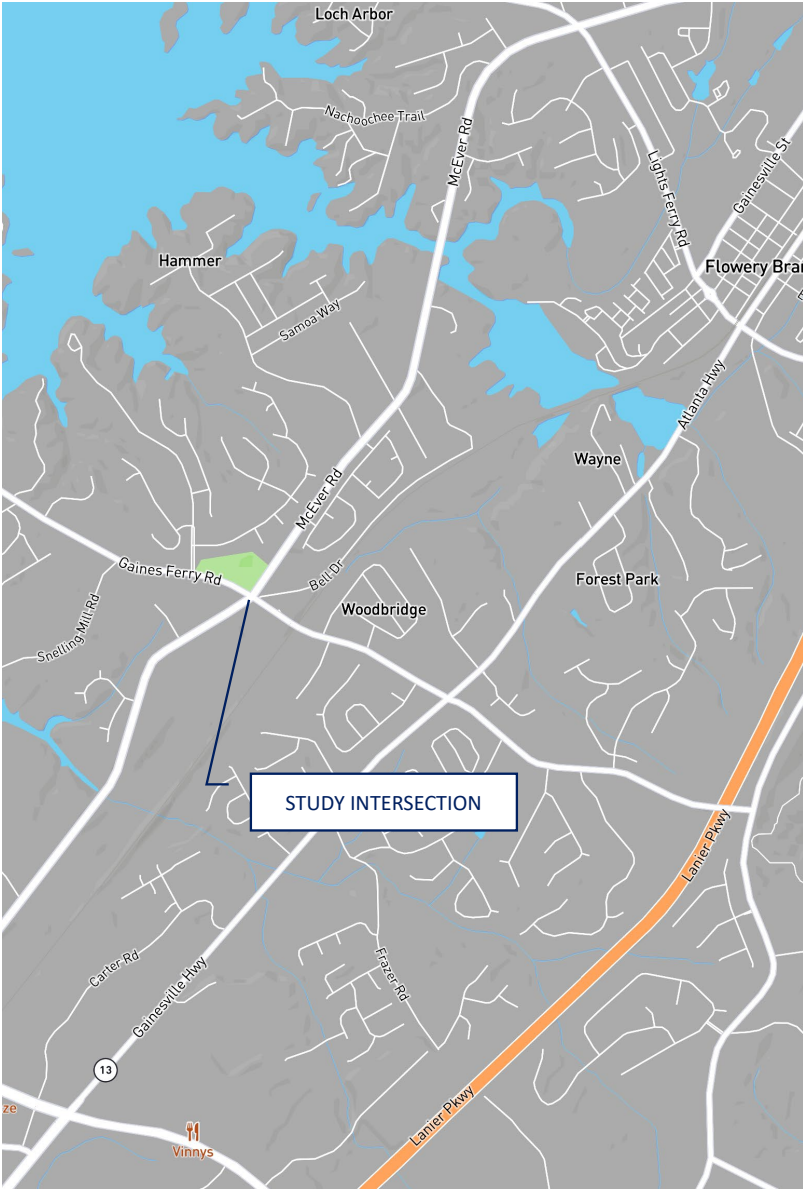
McEver Road and Gaines Ferry Rd

Flowery Branch, GA

15 September 2022



Maldino and Wilburn, LLC
Traffic Engineering Consultants



McEver Rd and Gaines Ferry Rd
Flowery Branch, GA

Prepared For:

The City of Flowery Branch

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
1864 Lower Fayetteville Rd
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770.362.6184
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Additional Investigation By:

Mallory Maldino, EIT

Maldino & Wilburn Project No.: 22-26

September 15, 2022

Table of Contents



1. Introduction	1
Methodology	2
Past Transportation Planning	2
2. Existing Conditions.....	3
McEver Road.....	3
Gaines Ferry Road.....	3
Bell Drive	3
Travel Lanes and Traffic Control	4
Peak Hour Traffic Volumes.....	5
24-Hour Speed, Class, Volume Data.....	6
Intersection Sight Distance	7
3. Historic Data.....	8
Crash History.....	8
GDOT Historic Traffic Data.....	8
4. Projected Traffic Volumes	12
Base and Design Year	12
Growth Rates	12
5. Capacity Analysis, No Build Conditions.....	14
Capacity Analysis Results	14
6. Improvement Alternative 1, Adding Turn Lanes	15
Capacity Analysis Results	15
Conceptual Design	15
Cost Estimate.....	16
7. Improvement Alternative 2, Roundabout.....	17
Capacity Analysis Results	17
Conceptual Design	17
Cost Estimate.....	18
8. Summary of Findings	19
Appendices	21
A. Traffic Count Data	
B. Crash Data	
C. Capacity Analysis Reports, No Build Condition	
D. Capacity Analysis Reports, Alternative 1, Turn Lanes	
E. Conceptual Design, Turn Lanes	
F. Capacity Analysis Reports, Alternative 2, Roundabout	
G. Conceptual Design, Roundabout	

List of Figures



Figure 1: Location Map	1
Figure 2: Existing Travel Lanes and Traffic Control.....	4
Figure 3: Existing Peak Traffic Volumes.....	5
Figure 4: GDOT Count Stations in Study Area	9
Figure 5: GDOT Reported Historic AADT Traffic Data	10
Figure 6: Projected Peak Traffic Volumes	13

List of Tables

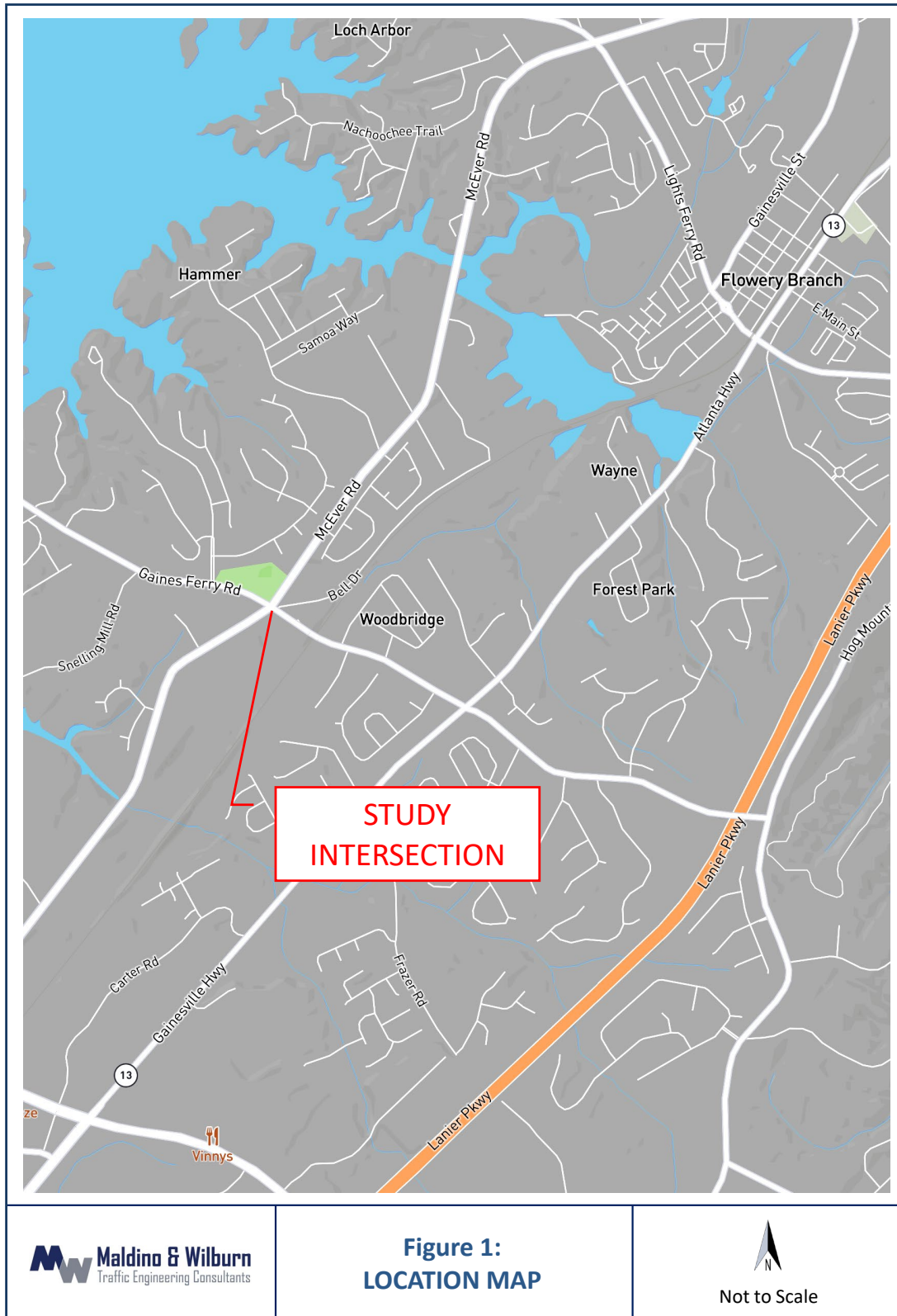


Table 1: Speed-Class-Volume Data, McEver Rd, North of Gaines Ferry Rd	6
Table 2: Crash History	8
Table 3: HCM Level of Service Scales	14
Table 4: Capacity Analysis Results, Existing Geometry	14
Table 5: Capacity Analysis Results, Alternative 1	15
Table 6: Cost Estimate, Alternative 1, Turn Lanes.....	16
Table 7: Capacity Analysis Results, Roundabout Alternative	17
Table 8: Cost Estimate, Alternative 2, Roundabout	18

1. Introduction



This study was conducted to evaluate traffic operations at the intersection of McEver Road and Gaines Ferry Road to determine if improvements are needed and to develop and evaluate improvement alternatives. Figure 1 shows the location of the study intersection.



Methodology

The following paragraphs describe our overall approach to evaluating the intersection. The methodology is essentially the systematic process outlined in the document *NCHRP 457, Evaluating Intersection Improvements*, published by the National Cooperative Research Program. The approach is summarized into the following areas:

Assessment Process

The assessment includes the identification of issues through the collection of roadway condition data, capacity analysis of existing and projected traffic volumes, and analysis of crash data.

Alternative Identification

Experienced traffic engineers will conduct field reviews of the intersections to identify viable and cost-effective improvement alternatives. As a minimum, alternatives evaluated will include signal control with auxiliary turn lanes and unconventional intersection alternatives such as roundabouts.

Evaluation of Alternatives

Alternative improvements will be evaluated primarily in terms of capacity analysis and intersection delay. Accident reduction potential will also be a factor.

Selection of Best Alternative

The benefits of the alternatives in terms of improved safety and capacity will be the primary basis for selection but cost and impact on adjacent property will also be factors. Benefit-cost analysis will be used when judgement alone is not enough to reduce viable mutually exclusive alternatives to a single candidate.

Past Transportation Planning

The Gainesville-Hall Regional Transportation Plan Update for 2020 (GH RTP) includes one planned project near the study intersection. GHMPO# GH-084 (GDOT PI 0001821) is the widening of McEver Road from SR 347/Lanier Islands Parkway to Gainesville Street. This project is listed on the GDOT GEOPI website as a long range project scheduled for 2032.

The GH RTP suggested that population increases between 2020 and 2050 would occur at a rate of 1.95 percent for Hall County as a whole.

This chapter provides a description of the existing roadways in the study area.

McEver Road

McEver Road is a minor arterial that runs generally north-south and parallel to I-985. It turns into SR 53 near Oakwood. McEver Road becomes Peachtree Industrial Boulevard south of SR 347.

McEver Road is generally a two-lane road north of SR 347.

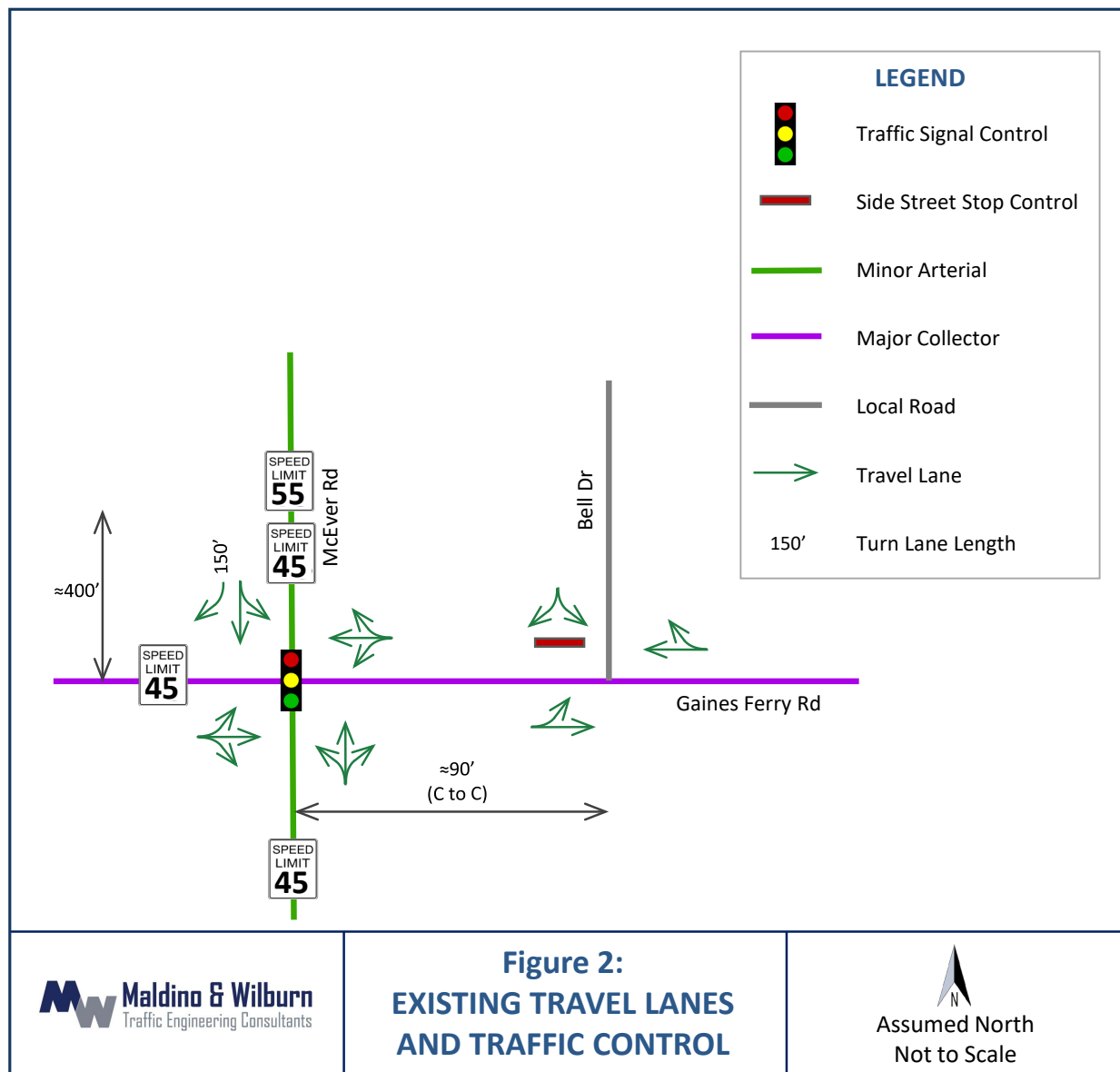
Gaines Ferry Road

Gaines Ferry Road runs between Lake Lanier on the west and SR 53 on the east. The road crosses I-985 but does not have an interchange. The nearest interchanges are Spout Springs Road to the north and SR 347 to the south.

Bell Drive

Bell Drive runs north from Gaines Ferry Road generally parallel to McEver Road, intersecting McEver Road. The road is mostly unpaved. The land along both sides is mostly undeveloped except for the portion at the north end.

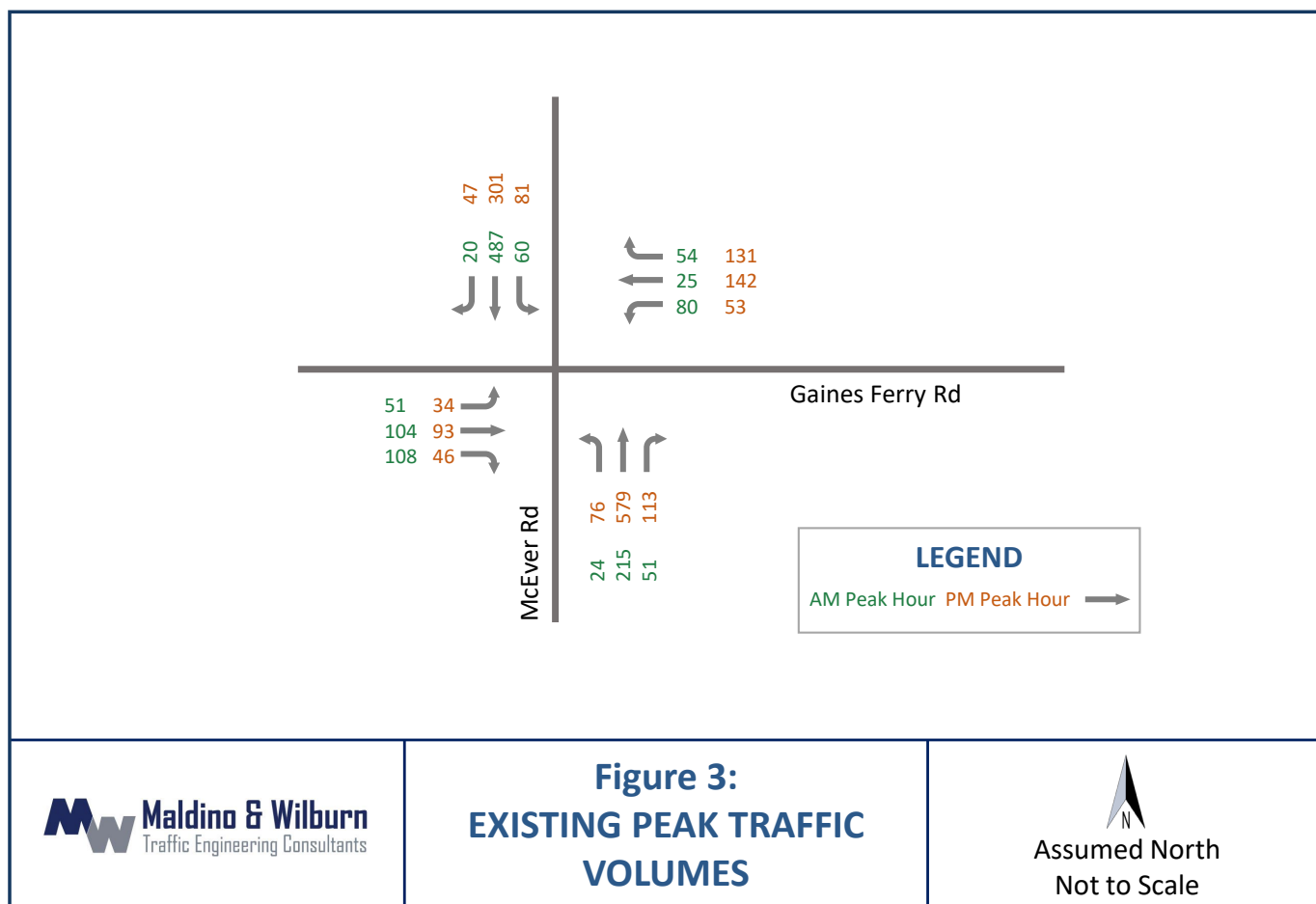
Figure 2 illustrates the existing travel lanes and traffic control in the study area.



During peak hour field reviews, the existing traffic signal appeared to be operating in a semi-actuated mode, with about 35 seconds of minimum green time for McEver Road. The maximum green time for Gaines Ferry Road is about 13 seconds. The maximum queues were observed to be about 12 vehicles. The queues on Gaines Ferry Road did not always clear at the end of the green. It appears that signal timing adjustments are needed.

Peak Hour Traffic Volumes

Turning movement counts (TMCs) were conducted at the study intersection on Wednesday, August 17, 2022. The TMCs were conducted during the AM and PM Peak Periods. Figure 3 summarizes the peak hourly volumes at the study intersection. Data reports from the turning movement counts are provided in Appendix A.



No traffic counts were performed at the intersection of Gaines Ferry Road and Bell Drive. However, during the field observations conducted during the peak hours, no more than five vehicles were observed using Bell Drive during any hour.

24-Hour Speed, Class, Volume Data

A 24-hour count was conducted on McEver Road just north of Gaines Ferry Road. This location coincides with GDOT Count Station 139-0467. The data collected at this location including speed, class, and volume, is included in Appendix A.

Table 1 summarizes the observed traffic data on McEver Road.

<i>Table 1- SPEED-CLASS-VOLUME DATA, McEVER RD, NORTH OF GAINES FERRY RD</i>			
DIRECTION	VOLUME	PERCENT TRUCKS & BUSES	85th PERCENTILE SPEED
Northbound	5907	29%	51 MPH
Southbound	5408	28.3%	50 MPH
Total	11,315		

Intersection Sight Distance

The only sight distance limitations at the study intersection were observed for permissive left turning vehicles. These included the southbound left turn movement from McEver Road to Gaines Ferry Road. The sight distance looking to the opposing northbound lane is limited by the horizontal alignment on McEver Road. The sight distance is approximately 650 feet.

The sight distance on eastbound Gaines Ferry Road to the approaching westbound traffic is about 600 feet.

The required intersection sight distance for permissive left turns considering the 45 MPH speed on both roads was calculated using a crossing time of 7 seconds. The required sight distance is as follows:

$$\begin{aligned}\text{SD} &= \text{Crossing Time} \times \text{Speed (FPS)} \\ &= 7 \times 1.47 \times \text{Speed (MPH)} \\ &= 463 \text{ feet}\end{aligned}$$

The sight distance is adequate for the posted speed limit.

Crash History

Crash data for the study intersection was obtained from the Georgia Electronic Accident Reporting System (GEARS). Data for the last full three-year period for which data is available (2018, 2019, and 2020) is summarized by crash type in Table 2. The actual data from GDOT is contained in Appendix B.

Table 2 – CRASH HISTORY						
YEAR	TOTAL CRASHES	RIGHT ANGLE	HEAD ON	REAR END	SIDESWIPE	OTHER
2018	14	4	0	7	1	2
2019	9	4	0	5	0	0
2020	10	5	0	4	1	0

GDOT Historic Traffic Data

GDOT maintains three traffic count stations near the study intersection. The locations of these count stations are illustrated in Figure 4 on the following page.

Traffic data from the GDOT TADA Website was examined to assist in the development of traffic growth rates.

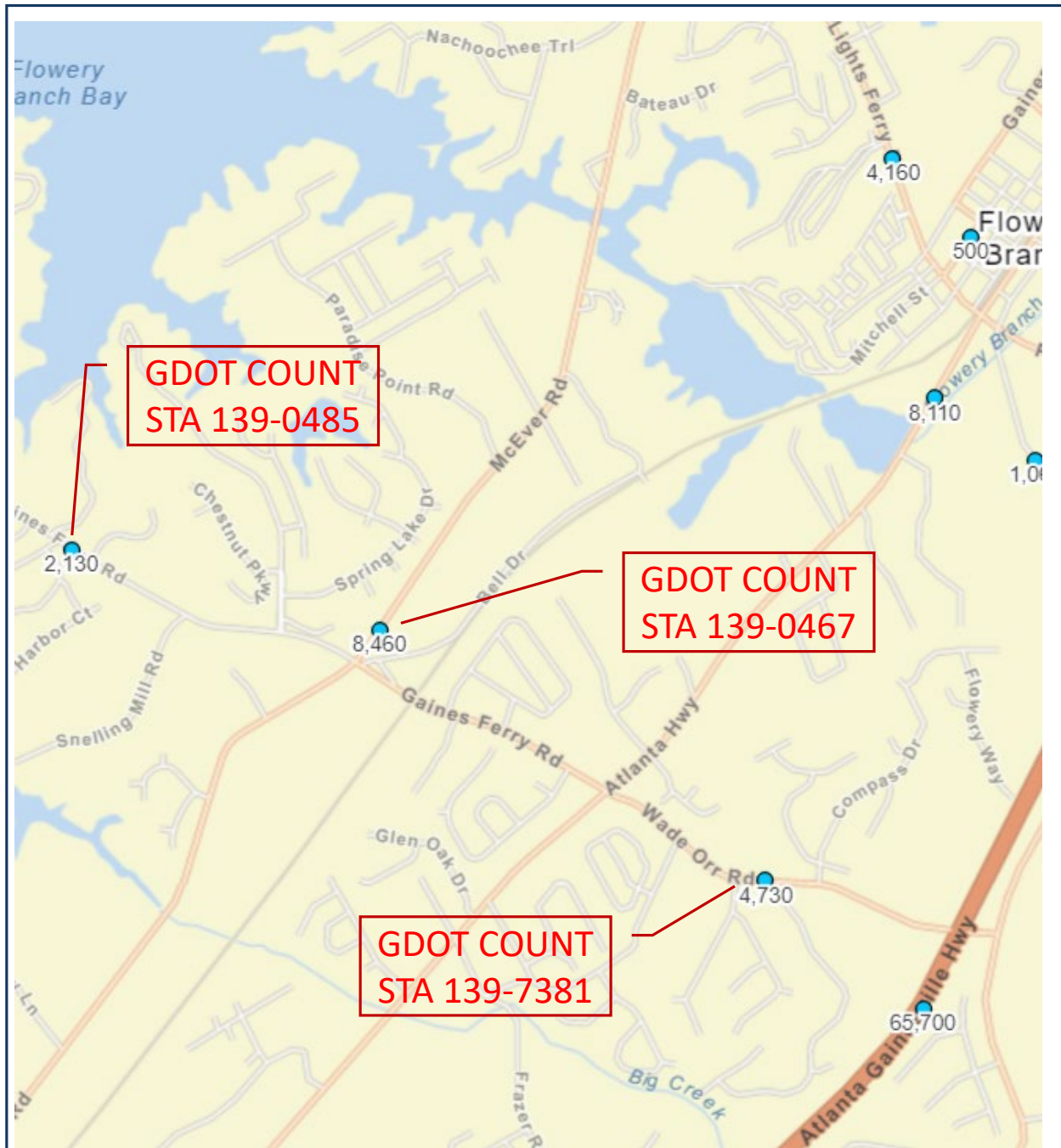


Figure 4:
GDOT COUNT STATIONS IN
STUDY AREA

The historic traffic data reported by DOT for the three count station near the study area are provided in Figure 5.

Station ID: 139-0467 (McEver Rd)									
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	Estimated	Estimated	Estimated	Actual	Estimated	Estimated
AADT	6940	6890	7280	7520	7740	7790	8660	8730	7890
K-Factor	-	-	0.113	0.113	0.113	-	0.114	0.114	0.114
D-Factor	-	-	0.500	0.500	0.500	-	0.590	0.590	0.590

Station ID: 139-0485 (Gaines Ferry Rd, West of McEver Rd)										
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Statistics type	-	-	-	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual
AADT	2050	2830	2830	2940	3010	2660	2700	2760	2560	2130
K-Factor	-	0.100	0.100	0.100	0.100	0.110	0.110	0.110	0.110	0.095
D-Factor	-	-	-	-	-	1.00	1.00	0.650	0.650	0.500

Station ID: 139-7381 (Wade Orr Rd, East of SR 9)									
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	-	-	Estimated	Estimated	Estimated	Estimated	Estimated	Actual
AADT	3430	4090	4090	4260	4360	4450	4520	4610	4460
K-Factor	-	0.120	0.120	0.120	0.120	-	-	-	0.118
D-Factor	-	0.700	0.700	0.700	0.700	-	-	-	0.580

Source: GDOT (TADA Website)



Figure 5:

GDOT REPORTED HISTORIC

AADT TRAFFIC DATA

A linear growth rate was calculated using the AADT for the first and last year of the GDOT data. However, since the COVID outbreak has generally resulted in decreases in traffic volumes, the data reported for 2020 and 2021 was ignored. The yearly compounded growth rate was calculated using the following formula:

$$F = P (1 + r)^n$$

where:

F = Last Value

P = First Value

r = Growth Rate

n = Number of Years

The calculated rates for each count station are as follows:

Station 139-0467 (McEver Rd)

$$8730 = (6940) \times (1 + r)^7$$

$$r = 3.3\%$$

Station 139-0485 (Gaines Ferry Rd)

$$2760 = (2050) \times (1 + r)^7$$

$$r = 4.3\%$$

Station 139-7381 (Wade Orr Rd)

$$4610 = (3430) \times (1 + r)^7$$

$$r = 4.3\%$$

The count stations on Gaines Ferry Road and Wade Orr Road have shown an average growth rate of 4.3% per year. The station on McEver Road has shown an average rate of 3.3% per year.

4. Projected Traffic Volumes



Transportation improvements are typically designed so that improvements can rectify current deficiencies but also satisfy future travel demand expected throughout the design life of the improvements (generally considered to be 20 years).

Base and Design Year

It is expected that improvements could be planned and implemented within the next three years. Therefore the base year is taken as 2025 and the design year would be 2045.

Growth Rates

Based on the analysis of the historic traffic volume trends and expected future population growth, a rate of 2.5 percent per year (compounded annually) was selected to project future traffic volumes. The historic growth rates in the area were found to be in the range of 3.3-4.3 percent per year. However, a future population growth rate for the county of 1.95 percent per year was suggested in the latest transportation plan update.

Projection factors were developed using the relationship between present and future conditions previously presented.

$$F/P = (1 + r)^n$$

where:

F = Last Value

P = First Value

r = Growth Rate

n = Number of Years

The factor applied to present volumes to derive Base Year Volumes (2025) is as follows:

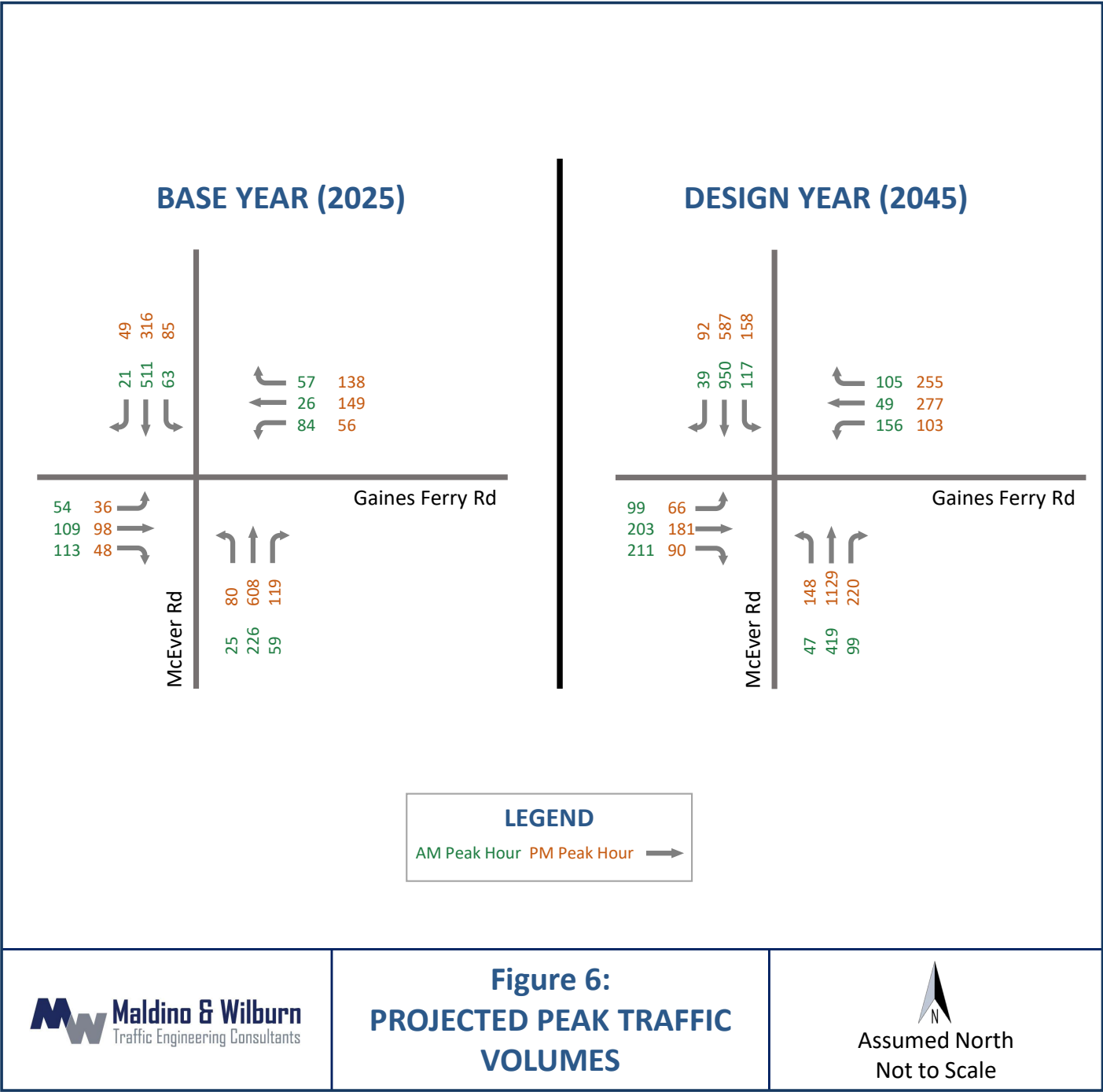
$$(1 + r)^n = (1 + 0.025)^2 = 1.05$$

The factor applied to present volumes to derive Design Year Volumes (2045) is as follows:

$$(1 + r)^n = (1 + 0.025)^{27} = 1.95$$

These factors were applied to derive future traffic volume projections as shown in Figure 6 on the following page.

These factors were applied to derive future traffic volume projections as shown in Figure 6.



5. Capacity Analysis, No Build Conditions



Capacity analysis was performed for the existing and projected conditions using *Synchro 10* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service (LOS), which is a function of average delay per vehicle, in seconds. The LOS scales according to the *Highway Capacity Manual* (HCM) are shown in Table 3.

Table 3 – HCM LEVEL OF SERVICE SCALES		
LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	WITH STOP CONTROL	WITH SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

Capacity Analysis Results

The capacity analysis results for the study intersection are summarized in Table 4. Capacity analysis reports from the Synchro Program for the current intersection geometric conditions are included in Appendix C.

Table 4 – CAPACITY ANALYSIS RESULTS, EXISTING GEOMETRY					
EXISTING VOLUMES		BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
B (15.5)	C (26.3)	B (16.9)	C (31.2)	F (260.1)	F (555.9)

The results shown above assume that optimum signal timing is in effect, which is not currently in operation. Therefore, the results shown for existing conditions are slightly better than what is occurring.

The results indicate that, although current conditions are acceptable, the intersection will operate with very poor operations by the design year if no improvements are made.

6. Improvement Alternative 1, Adding Turn Lanes



This chapter includes the development and evaluation of Alternative 1, which is the addition of separate left and right turn lanes on each leg of the intersection.

Capacity Analysis Results

The capacity analysis results for the study intersection with separate turn lanes are summarized in Table 5. Capacity analysis reports from the Synchro Program for Alternative 1 improvements are included in Appendix D.

Table 5 – CAPACITY ANALYSIS RESULTS, ALTERNATIVE 1			
BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
A (9.3)	C (31.2)	C (28.7)	D (48.3)

The results shown above assume that left turn phases are also added for the northbound and southbound approaches on McEver Road.

Conceptual Design

A conceptual layout of Alternative 1 was developed so that a rough cost estimate could be prepared. The conceptual layout is included in Appendix E.

Cost Estimate

Table 6 is a conceptual cost estimate for Alternative 1.

Table 6 – COST ESTIMATE, ALTERNATIVE 1, TURN LANES				
ITEM	QUANTITY	UNITS	UNIT COST	EXTENSION
TRAFFIC CONTROL AND MOBILIZATION	LS	LS	100,000	80,000
CLEARING/GRUBBING	LS	LS	100,000	100,000
GRADING	LS	LS	100,000	100,000
GR AGGR BASE, 8 IN, INCL MATL	11,000	SY	20	220,000
4 IN RECYCLED ASPH CONC	10,500	SY	35	367,500
STRIPING, 5 IN, WHITE	6000	LF	0.70	4,200
LANDSCAPING	LS	LS	10,000	10,000
CONSTRUCTION COST				881,700
CONTINGENCY (15% Of CONST COST)				132,255
ENGINEERING (15% Of CONST COST)				132,255
ROW ACQUISITION, 0.4 AC				2,000
UTILITY RELOCATION				50,000
TOTAL				\$1,198,210

7. Improvement Alternative 2, Roundabout



This chapter includes the development and evaluation of the Alternative 2, which is the construction of a roundabout.

Capacity Analysis Results

The capacity analysis results for the study intersection operating as a roundabout are summarized in Table 7. Capacity analysis reports from the Synchro Program for the Roundabout are included in Appendix F.

Table 7 – CAPACITY ANALYSIS RESULTS, ROUNDABOUT ALTERNATIVE			
BASE YEAR		DESIGN YEAR	
AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
A (2.7)	A (7.)	C (31.6)	E (58.3)

The results shown above indicate that a roundabout would operate very well (LOS A) with the base volumes but will begin to degrade to an LOS E near the design year.

Conceptual Design

A conceptual layout of Alternative 2 was developed so that a rough cost estimate could be prepared. The conceptual layout is included in Appendix G.

Cost Estimate

Table 8 is a conceptual cost estimate for the Roundabout Alternative.

Table 8 – COST ESTIMATE, ALTERNATIVE 2, ROUNDABOUT				
ITEM	QUANTITY	UNITS	UNIT COST	EXTENSION
TRAFFIC CONTROL AND MOBILIZATION	LS	LS	100,000	100,000
CLEARING/GRUBBING	LS	LS	200,000	200,000
GRADING	LS	LS	200,000	200,000
GR AGGR BASE, 8 IN, INCL MATL	10,000	SY	20	200,00
4 IN RECYCLED ASPH CONC	8100	SY	35	283,500
CONC MEDIAN, 6 IN	1300	SY	55	71,500
LIGHTING	LS	LS	60,000	60,000
STRIPING, 5 IN, WHITE	4500	LF	0.70	3,150
LANDSCAPING	LS	LS	50,000	50,000
CONSTRUCTION COST				1,168,150
CONTINGENCY (15% Of CONST COST)				175,222.50
ENGINEERING (15% Of CONST COST)				175,222.50
ROW ACQUISITION, 0.4 AC				50,000
UTILITY RELOCATION				150,000
TOTAL				\$1,718,595

8. Summary of Findings



The following summarizes the findings of the traffic study:

Existing Conditions

1. The intersection is currently signalized, and the signal timing should be optimized.
2. The existing operations provide for Level of Service (LOS) C or better. This assumes optimum signal timing.
3. The intersection currently has about 10 crashes per year. In 2018 there were 14 crashes.

Future, No Build Conditions

4. Based on historic traffic trends, it is expected that traffic will increase at the rate of 2.5 percent per year throughout the design life of the intersection improvement project (20 years).
5. With these future increases in traffic, the intersection is expected to continue to operate at LOS C or better at the base year (when intersection improvement could be completed by 2025).
6. At the design year (2045), the intersection is expected to operate at a very poor LOS F, without any improvements.

Improvement Alternative 1 – Adding Turn Lanes

7. If separate left and right turn lanes were added to each leg of the intersection, it would operate at LOS C or better in the base year and LOS D or better at the design year.
8. The cost of adding turn lanes is estimated to be \$1,198,210.

Improvement Alternative 2 – Converting to a Roundabout

9. If the intersection were to be converted to a roundabout, it would operate at LOS C or better in the base year and LOS E or better at the design year.
10. The cost of constructing a roundabout is estimated to be \$1,718,595.

Appendices



- A. Traffic Count Data
- B. Crash Data
- C. Capacity Analysis Reports, No Build Condition
- D. Capacity Analysis Reports, Alternative 1, Turn Lanes
- E. Conceptual Design, Turn Lanes
- F. Capacity Analysis Reports, Alternative 2, Roundabout
- G. Conceptual Design, Roundabout

Appendix A



Traffic Count Data



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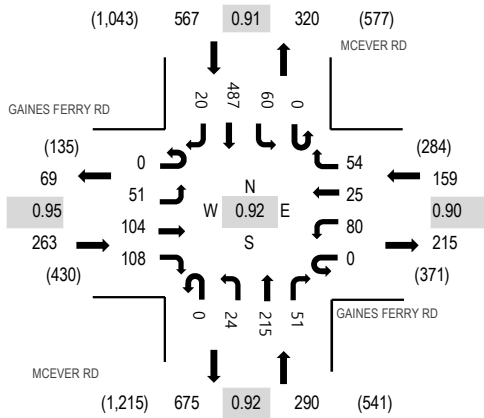
Location: 1 MCEVER RD & GAINES FERRY RD AM

Date: Wednesday, August 17, 2022

Peak Hour: 07:00 AM - 08:00 AM

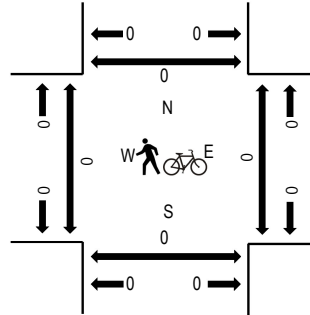
Peak 15-Minutes: 07:15 AM - 07:30 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	GAINES FERRY RD Eastbound				GAINES FERRY RD Westbound				MCEVER RD Northbound				MCEVER RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	3	12	14	0	16	2	8	0	1	46	4	0	8	87	1	202	1,089	0	0	0	0
6:45 AM	0	2	19	25	0	11	6	8	0	2	46	4	0	9	120	1	253	1,217	0	0	0	0
7:00 AM	0	15	18	31	0	16	1	16	0	6	45	8	0	10	119	2	287	1,279	0	0	0	0
7:15 AM	0	11	27	31	0	27	9	10	0	8	53	14	0	16	137	4	347	1,271	0	0	0	0
7:30 AM	0	11	29	22	0	18	6	15	0	6	52	15	0	19	131	6	330	1,209	0	0	0	0
7:45 AM	0	14	30	24	0	19	9	13	0	4	65	14	0	15	100	8	315		0	0	0	0
8:00 AM	0	6	21	16	0	14	10	15	0	10	51	12	0	13	106	5	279		0	0	0	0
8:15 AM	0	8	22	19	0	11	14	10	0	9	54	12	0	20	101	5	285		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Lights	0	49	104	104	0	78	24	52	0	19	209	48	0	58	484	19	1,248
Mediums	0	2	0	4	0	2	1	2	0	5	4	3	0	2	3	1	29
Total	0	51	104	108	0	80	25	54	0	24	215	51	0	60	487	20	1,279



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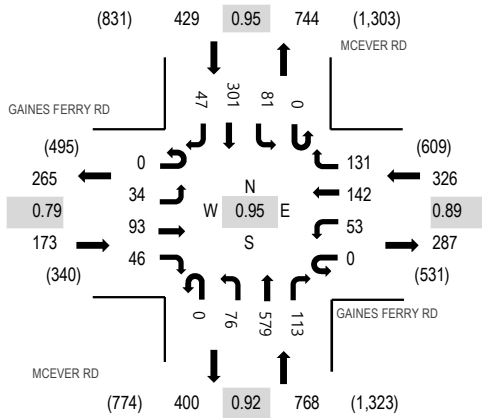
Location: 1 MCEVER RD & GAINES FERRY RD PM

Date: Wednesday, August 17, 2022

Peak Hour: 04:45 PM - 05:45 PM

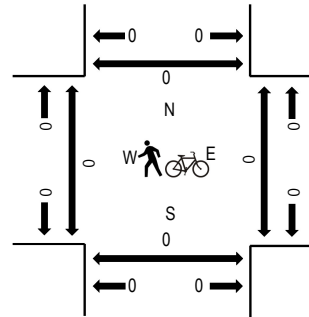
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	GAINES FERRY RD Eastbound				GAINES FERRY RD Westbound				MCEVER RD Northbound				MCEVER RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:30 PM	0	11	26	13	0	12	44	31	0	8	120	22	0	15	72	8	382	1,657	0	0	0	0
4:45 PM	0	10	12	12	0	11	30	35	0	25	139	33	0	17	77	15	416	1,696	0	0	0	0
5:00 PM	0	6	29	10	0	14	29	34	0	9	145	28	0	31	71	6	412	1,624	0	0	0	0
5:15 PM	0	12	33	15	0	17	43	34	0	20	132	28	0	15	85	13	447	1,546	0	0	0	0
5:30 PM	0	6	19	9	0	11	40	28	0	22	163	24	0	18	68	13	421	1,446	0	0	0	0
5:45 PM	0	9	20	11	0	15	29	26	0	14	99	17	0	18	78	8	344		0	0	0	0
6:00 PM	0	7	16	14	0	8	39	23	0	16	103	18	0	23	58	9	334		0	0	0	0
6:15 PM	0	5	25	10	0	6	33	17	0	14	108	16	0	28	77	8	347		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2
Lights	0	34	93	46	0	53	142	130	0	76	577	113	0	80	300	47	1,691
Mediums	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	0	3
Total	0	34	93	46	0	53	142	131	0	76	579	113	0	81	301	47	1,696

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Page 1

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
08/17/22	0	0	0	1	0	2	2	1	2	0	0	0	0	0	0	8
00:15	0	0	0	0	0	1	1	5	1	0	0	0	0	0	0	8
00:30	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	4
00:45	0	0	0	0	0	1	3	2	0	0	0	0	0	0	0	6
01:00	0	0	0	1	0	4	7	9	4	1	0	0	0	0	0	26
01:15	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	4
01:30	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
01:45	0	0	0	0	0	1	0	3	0	1	0	0	0	0	0	5
02:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:15	0	0	0	0	1	5	3	3	0	1	0	0	0	0	0	13
02:30	0	0	0	0	0	0	1	3	0	0	0	0	0	0	0	4
02:45	0	0	2	0	0	2	2	4	0	0	0	0	0	0	0	8
03:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
03:45	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	2	0	0	0	0	2	1	4	1	0	1	0	0	0	0	2
04:15	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	11
04:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
04:45	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0
05:00	0	0	0	0	0	2	1	3	2	2	0	0	0	0	1	4
05:15	0	0	0	0	0	0	2	2	2	1	0	0	0	0	0	7
05:30	1	0	0	0	0	0	0	2	4	2	1	0	0	0	0	10
05:45	0	0	0	0	0	0	5	4	3	1	2	1	0	0	0	16
06:00	1	0	0	0	1	0	3	3	6	1	2	0	0	0	0	16
06:15	0	0	0	0	2	1	4	5	4	2	0	0	0	0	0	49
06:30	2	0	1	0	0	2	12	7	1	0	0	0	0	0	0	18
06:45	3	0	0	0	1	1	16	16	13	3	1	0	0	0	0	25
07:00	5	0	0	0	1	2	17	21	11	4	0	0	0	0	0	54
07:15	10	0	1	0	4	6	49	49	29	9	1	0	0	0	0	61
07:30	4	1	0	2	0	1	28	19	11	5	0	0	0	0	0	158
07:45	7	0	0	0	0	4	28	30	8	2	0	1	0	0	0	71
08:00	2	0	0	0	2	11	21	29	12	3	0	0	0	0	0	80
08:15	3	0	2	1	6	14	32	26	6	0	1	0	0	0	0	80
08:30	16	1	2	3	8	30	109	104	37	10	1	1	0	0	0	91
08:45	3	0	0	0	0	11	22	23	14	2	0	0	0	0	0	322
09:00	2	0	1	0	5	8	17	22	13	2	1	0	0	0	0	75
09:15	1	3	0	2	1	4	12	30	9	5	0	0	0	0	0	71
09:30	1	0	0	1	1	7	19	22	14	0	1	0	0	0	0	67
09:45	7	3	1	3	7	30	70	97	50	9	2	0	0	0	0	66
10:00	1	0	0	0	8	4	10	16	6	1	1	0	0	0	0	279
10:15	2	0	0	4	4	9	28	30	14	4	3	0	0	0	0	47
10:30	4	0	0	2	2	2	25	20	9	3	0	0	0	0	0	98
10:45	4	0	0	0	2	3	29	18	8	3	0	0	0	0	0	67
11:00	11	0	0	6	16	18	92	84	37	11	4	0	0	0	0	279
11:15	5	0	0	1	1	8	20	17	5	1	1	0	0	0	0	59
11:30	0	0	0	0	1	3	21	21	5	0	0	0	0	0	0	51
11:45	2	0	2	1	4	6	13	21	4	6	0	0	0	0	0	59
12:00	3	0	1	1	1	10	13	20	11	0	0	0	0	0	0	60
12:15	10	0	3	3	7	27	67	79	25	7	1	0	0	0	0	229
12:30	3	0	1	0	4	3	17	23	14	5	0	0	0	0	0	70
12:45	5	0	0	1	3	4	21	27	12	4	0	0	0	0	0	77
13:00	2	0	0	0	0	1	8	32	7	4	0	0	0	0	0	54
13:15	2	0	0	2	7	12	11	16	10	2	0	0	0	0	0	62
13:30	12	0	1	3	14	20	57	98	43	15	0	0	0	0	0	263
Total	69	4	10	19	58	146	469	549	243	70	15	2	0	1	1655	

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	Total
	15	20	25	30	35	40	45	50	55	60	65	70	75	999	
12 PM	1	1	0	5	3	17	25	20	4	1	0	0	0	0	77
12:15	3	0	1	3	0	15	27	27	10	4	0	0	0	0	90
12:30	8	0	0	0	3	2	21	19	11	1	0	0	0	0	65
12:45	4	0	0	1	1	11	19	33	14	1	0	0	0	0	84
	16	1	1	9	7	45	92	99	39	7	0	0	0	0	316
13:00	2	0	0	3	3	5	25	26	13	1	0	0	0	0	78
13:15	1	0	0	1	1	1	11	31	19	4	1	1	0	0	71
13:30	4	0	1	2	2	13	22	31	8	3	0	0	1	0	87
13:45	3	0	0	1	0	5	14	22	12	6	2	0	0	0	65
	10	0	1	7	6	24	72	110	52	14	3	1	1	0	301
14:00	1	0	0	1	1	2	27	33	18	2	0	0	0	0	85
14:15	2	0	1	2	0	3	19	35	15	3	0	0	0	0	80
14:30	4	0	1	2	6	24	36	52	15	2	1	0	0	0	143
14:45	3	0	0	1	0	9	51	53	13	3	1	0	0	0	134
	10	0	2	6	7	38	133	173	61	10	2	0	0	0	442
15:00	5	0	0	0	1	17	42	28	21	7	0	0	0	0	121
15:15	3	7	1	7	6	22	35	44	13	3	0	0	0	0	141
15:30	5	2	13	4	6	22	38	30	13	5	0	0	0	0	138
15:45	6	0	0	2	15	12	37	53	14	4	0	0	0	0	143
	19	9	14	13	28	73	152	155	61	19	0	0	0	0	543
16:00	4	0	1	3	1	14	49	52	20	2	0	0	0	0	146
16:15	3	0	1	4	8	19	45	47	17	6	1	0	0	0	151
16:30	5	0	0	8	5	15	60	55	15	1	0	0	0	0	164
16:45	3	0	0	6	1	29	57	58	25	4	1	0	0	0	184
	15	0	2	21	15	77	211	212	77	13	2	0	0	0	645
17:00	6	0	0	2	3	22	65	52	15	4	2	0	0	0	171
17:15	7	0	1	3	1	9	58	60	28	11	1	0	0	0	179
17:30	7	0	1	11	8	31	58	64	14	4	0	1	0	0	199
17:45	1	0	0	1	1	12	50	36	21	3	0	1	0	0	126
	21	0	2	17	13	74	231	212	78	22	3	2	0	0	675
18:00	4	2	0	5	1	22	37	45	16	3	1	0	0	0	136
18:15	3	0	1	2	1	11	31	47	18	5	2	0	0	0	121
18:30	2	0	0	6	1	8	26	44	20	2	0	0	0	0	109
18:45	1	0	0	1	2	7	30	46	15	3	0	0	0	0	105
	10	2	1	14	5	48	124	182	69	13	3	0	0	0	471
19:00	0	0	0	2	2	4	20	31	18	1	1	0	0	0	79
19:15	3	0	0	1	3	9	19	24	7	5	1	0	0	0	72
19:30	1	0	0	4	0	1	10	38	9	3	0	1	0	0	67
19:45	0	0	0	3	1	2	37	34	13	2	0	0	0	0	92
	4	0	0	10	6	16	86	127	47	11	2	1	0	0	310
20:00	0	0	0	2	2	5	16	25	6	2	0	0	0	0	58
20:15	1	0	0	1	0	4	18	20	11	2	0	0	0	0	57
20:30	1	0	0	1	0	3	16	22	8	1	0	0	1	0	53
20:45	0	0	0	4	1	7	25	11	6	3	0	0	0	0	57
	2	0	0	8	3	19	75	78	31	8	0	0	1	0	225
21:00	0	0	2	1	0	1	2	20	7	4	0	0	0	0	37
21:15	0	2	3	1	1	4	13	20	5	1	0	0	0	0	50
21:30	1	0	1	3	0	3	10	10	9	2	2	0	0	0	41
21:45	1	0	0	0	0	0	4	11	5	4	1	0	0	0	26
	2	2	6	5	1	8	29	61	26	11	3	0	0	0	154
22:00	0	2	0	1	1	0	7	8	5	2	0	0	0	0	26
22:15	0	0	0	0	0	2	10	13	2	2	1	0	0	0	30
22:30	0	0	0	0	0	5	5	7	7	4	0	0	0	0	28
22:45	0	0	0	0	0	1	10	8	4	2	0	2	0	0	27
	0	2	0	1	1	8	32	36	18	10	1	2	0	0	111
23:00	0	0	0	0	0	0	7	8	6	1	0	0	0	0	22
23:15	0	0	0	1	0	0	3	6	1	0	0	0	0	0	11
23:30	0	0	0	0	2	0	4	5	4	0	1	0	0	0	16
23:45	0	0	0	0	0	0	2	2	4	1	1	0	0	0	10
	0	0	0	1	2	0	16	21	15	2	2	0	0	0	59
Total	109	16	29	112	94	430	1253	1466	574	140	21	6	2	0	4252
Grand Total	178	20	39	131	152	576	1722	2015	817	210	36	8	2	1	5907

15th Percentile : 38 MPH
 50th Percentile : 45 MPH
 85th Percentile : 51 MPH
 95th Percentile : 54 MPH

Stats Mean Speed(Average) : 44 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number in Pace : 3737

All Traffic Data Services

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total
08/17/22	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
00:30	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	3
00:45	0	0	0	0	0	0	2	1	1	0	0	0	0	0	0	4
01:00	0	0	0	1	0	0	6	2	2	0	0	0	0	0	0	11
01:15	0	0	0	0	0	1	2	1	2	1	0	0	0	0	0	7
01:30	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
01:45	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
02:00	0	0	0	0	0	1	5	1	4	1	0	0	0	0	0	12
02:15	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4
02:30	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	1
02:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3
03:00	0	0	0	1	0	0	1	6	1	0	0	0	0	0	0	1
03:15	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	9
03:30	1	0	0	2	0	1	2	0	1	0	0	0	0	0	0	7
03:45	0	0	0	0	0	0	1	2	1	0	1	0	0	0	0	5
04:00	0	0	0	1	0	0	1	1	1	1	0	0	0	0	0	5
04:15	2	0	0	4	0	1	5	3	3	1	1	0	0	0	0	20
04:30	0	0	0	0	0	1	1	1	4	0	0	0	0	0	0	7
04:45	0	0	0	0	0	0	1	1	4	2	1	0	0	0	0	9
05:00	0	0	0	0	0	0	0	4	5	2	1	0	0	0	0	12
05:15	0	0	0	0	0	0	1	6	7	0	1	0	0	0	0	15
05:30	0	0	0	0	0	1	3	12	20	4	3	0	0	0	0	43
05:45	0	0	0	1	0	0	3	4	5	2	1	0	0	0	0	16
06:00	3	0	0	0	2	1	3	10	12	0	1	0	0	0	0	32
06:15	1	0	0	0	0	0	10	24	13	4	0	0	0	0	0	52
06:30	0	0	0	1	0	0	7	29	16	1	0	0	0	0	0	54
06:45	4	0	0	2	2	1	23	67	46	7	2	0	0	0	0	154
07:00	1	0	1	1	3	1	18	28	14	1	1	0	0	0	0	69
07:15	2	0	1	1	3	0	16	37	13	5	0	0	0	0	0	78
07:30	4	0	0	1	1	1	29	47	16	1	1	0	0	0	0	101
07:45	5	0	0	0	2	16	46	45	15	2	0	0	0	0	0	131
08:00	12	0	2	3	9	18	109	157	58	9	2	0	0	0	0	379
08:15	3	1	1	3	12	5	36	52	9	0	0	0	0	0	0	122
08:30	9	0	0	2	1	15	67	52	8	0	0	0	0	0	0	154
08:45	7	0	0	2	0	16	57	71	3	0	0	0	0	0	0	156
09:00	2	0	0	3	3	15	41	42	12	5	0	0	0	0	0	123
09:15	21	1	1	10	16	51	201	217	32	5	0	0	0	0	0	555
09:30	3	0	0	1	8	19	40	48	6	1	0	0	0	0	0	126
09:45	1	1	0	0	1	15	35	49	12	1	0	0	0	0	0	115
10:00	4	1	1	1	0	6	16	43	15	3	0	0	0	0	0	90
10:15	3	0	1	6	1	1	27	40	21	0	0	0	0	0	0	100
10:30	11	2	2	8	10	41	118	180	54	5	0	0	0	0	0	431
10:45	1	1	0	2	1	1	10	47	17	5	0	0	0	0	0	85
11:00	3	0	0	1	0	4	40	45	23	4	0	0	0	0	0	120
11:15	3	0	0	0	0	1	28	32	10	3	0	0	0	0	0	77
11:30	0	0	0	3	2	2	17	31	8	0	0	0	0	0	0	63
11:45	7	1	0	6	3	8	95	155	58	12	0	0	0	0	0	345
12:00	3	0	0	0	2	1	16	31	15	2	0	0	0	0	0	70
12:15	5	0	0	2	1	2	28	33	8	1	0	0	0	0	0	80
12:30	1	1	0	0	3	1	16	44	15	2	0	0	0	0	0	83
12:45	3	0	0	3	1	1	24	18	15	1	0	0	0	0	0	66
13:00	12	1	0	5	7	5	84	126	53	6	0	0	0	0	0	299
13:15	0	0	0	1	0	0	6	34	20	2	1	0	0	0	0	64
13:30	3	0	0	0	0	1	12	30	13	2	0	0	0	0	0	61
13:45	4	0	0	1	1	7	20	17	12	0	0	0	0	0	0	62
14:00	2	0	0	2	0	1	22	14	3	0	0	0	0	0	0	44
14:15	9	0	0	4	1	9	60	95	48	4	1	0	0	0	0	231
Total	78	5	5	44	48	136	710	1021	379	54	9	0	0	0	0	2489

All Traffic Data Services

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	Total
	15	20	25	30	35	40	45	50	55	60	65	70	75	999	
12 PM	4	0	0	1	2	2	17	23	10	0	0	0	0	0	59
12:15	3	0	0	0	0	5	23	30	13	0	0	0	0	0	74
12:30	4	1	1	1	2	6	34	38	2	0	0	0	0	0	89
12:45	1	0	0	0	1	5	19	27	14	0	0	0	0	0	67
	12	1	1	2	5	18	93	118	39	0	0	0	0	0	289
13:00	4	0	0	0	7	10	19	30	8	0	0	0	0	0	78
13:15	2	0	0	1	0	0	16	33	19	4	0	0	0	0	75
13:30	4	0	0	2	2	8	15	33	15	2	0	0	0	0	81
13:45	7	0	0	1	0	0	13	31	17	2	0	0	0	0	71
	17	0	0	4	9	18	63	127	59	8	0	0	0	0	305
14:00	3	0	0	1	0	0	23	36	12	3	1	0	0	0	79
14:15	1	0	0	2	1	3	15	20	12	1	0	0	0	0	55
14:30	7	0	0	0	1	6	28	24	6	4	0	0	0	0	76
14:45	5	0	0	0	0	2	21	32	6	0	0	0	0	0	66
	16	0	0	3	2	11	87	112	36	8	1	0	0	0	276
15:00	5	0	0	1	2	5	32	20	15	1	0	0	0	0	81
15:15	3	0	0	4	6	10	17	20	7	0	0	0	0	0	67
15:30	7	0	0	0	4	9	20	16	7	3	0	0	0	0	66
15:45	5	0	0	0	1	3	18	26	16	2	0	0	0	0	71
	20	0	0	5	13	27	87	82	45	6	0	0	0	0	285
16:00	8	0	0	1	1	12	29	43	7	2	0	0	0	0	103
16:15	5	0	0	2	2	11	28	38	10	2	0	0	0	0	98
16:30	6	0	0	0	5	9	25	31	15	0	0	0	0	0	91
16:45	2	0	0	0	3	3	29	55	9	0	0	0	0	0	101
	21	0	0	3	11	35	111	167	41	4	0	0	0	0	393
17:00	9	0	0	2	0	12	39	29	7	0	0	0	0	0	98
17:15	8	0	0	0	5	6	31	41	21	2	0	0	0	0	114
17:30	9	0	0	2	1	10	26	34	11	1	0	0	0	0	94
17:45	4	0	0	1	0	6	36	42	7	0	0	0	0	0	96
	30	0	0	5	6	34	132	146	46	3	0	0	0	0	402
18:00	6	0	0	1	2	5	19	31	14	1	0	0	0	0	79
18:15	6	0	0	4	1	7	46	36	12	0	0	0	0	0	112
18:30	1	0	0	0	4	4	16	32	10	2	0	0	0	0	69
18:45	3	0	0	2	1	4	17	20	8	1	0	0	0	0	56
	16	0	0	7	8	20	98	119	44	4	0	0	0	0	316
19:00	2	0	0	1	2	2	11	30	4	0	0	0	0	0	52
19:15	1	0	0	1	1	2	11	18	9	1	0	0	0	0	44
19:30	4	0	0	4	1	1	17	28	5	1	0	0	0	0	61
19:45	1	0	0	0	0	1	4	25	9	1	0	0	0	0	41
	8	0	0	6	4	6	43	101	27	3	0	0	0	0	198
20:00	1	0	0	0	0	0	9	30	10	1	0	0	0	0	51
20:15	2	0	0	1	0	1	19	14	9	1	0	0	0	0	47
20:30	0	0	0	0	1	6	17	15	2	0	0	0	0	0	41
20:45	1	0	0	2	1	8	26	7	6	0	0	0	0	0	51
	4	0	0	3	2	15	71	66	27	2	0	0	0	0	190
21:00	0	0	0	0	0	9	12	22	3	0	0	0	0	0	46
21:15	0	0	0	0	2	4	10	17	3	1	0	0	0	0	37
21:30	2	0	1	0	0	3	13	10	3	1	0	0	0	0	33
21:45	2	0	0	1	0	1	3	17	7	0	0	0	0	0	31
	4	0	1	1	2	17	38	66	16	2	0	0	0	0	147
22:00	0	0	0	0	0	3	7	9	5	0	0	0	0	0	24
22:15	0	0	1	0	0	2	5	7	3	2	1	0	0	0	21
22:30	0	0	0	0	1	4	3	8	4	0	0	0	0	0	20
22:45	1	0	0	0	0	4	3	6	5	0	0	0	0	0	19
	1	0	1	0	1	13	18	30	17	2	1	0	0	0	84
23:00	0	0	0	1	0	1	7	0	1	1	0	0	0	0	11
23:15	0	0	0	0	0	1	1	7	2	1	0	0	0	0	12
23:30	0	0	0	0	0	1	0	1	2	1	0	0	0	0	5
23:45	0	0	0	0	0	0	3	1	1	1	0	0	0	0	6
	0	0	0	1	0	3	11	9	6	4	0	0	0	0	34
Total	149	1	3	40	63	217	852	1143	403	46	2	0	0	0	2919
Grand Total	227	6	8	84	111	353	1562	2164	782	100	11	0	0	0	5408

15th Percentile : 40 MPH
 50th Percentile : 45 MPH
 85th Percentile : 50 MPH
 95th Percentile : 53 MPH

Stats Mean Speed(Average) : 44 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number in Pace : 3726

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Page 1

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
08/17/22	0	7	1	0	0	0	0	0	0	0	0	0	0	8
00:15	1	5	2	0	0	0	0	0	0	0	0	0	0	8
00:30	0	4	0	0	0	0	0	0	0	0	0	0	0	4
00:45	0	5	1	0	0	0	0	0	0	0	0	0	0	6
	1	21	4	0	0	0	0	0	0	0	0	0	0	26
01:00	0	3	1	0	0	0	0	0	0	0	0	0	0	4
01:15	0	2	1	0	0	0	0	0	0	0	0	0	0	3
01:30	0	4	1	0	0	0	0	0	0	0	0	0	0	5
01:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1
	0	10	3	0	0	0	0	0	0	0	0	0	0	13
02:00	0	4	0	0	0	0	0	0	0	0	0	0	0	4
02:15	0	7	0	0	1	0	0	0	0	0	0	0	0	8
02:30	0	2	1	0	0	0	0	0	0	0	0	0	0	3
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	13	1	0	1	0	0	0	0	0	0	0	0	15
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
03:15	0	3	0	0	0	0	0	0	0	0	0	0	0	3
03:30	0	5	0	0	0	0	0	0	0	0	0	0	0	5
03:45	0	2	0	0	0	0	0	0	0	0	0	0	0	2
	0	11	0	0	0	0	0	0	0	0	0	0	0	11
04:00	0	3	0	0	0	0	0	0	0	0	0	0	0	3
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	0	3	1	0	0	0	0	0	0	0	0	0	0	4
04:45	0	3	1	0	0	0	0	0	0	0	0	0	0	4
	0	9	2	0	0	0	0	0	0	0	0	0	0	11
05:00	0	5	2	0	0	0	0	0	0	0	0	0	0	7
05:15	0	6	4	0	0	0	0	0	0	0	0	0	0	10
05:30	0	10	6	0	0	0	0	0	0	0	0	0	0	16
05:45	0	14	2	0	0	0	0	0	0	0	0	0	0	16
	0	35	14	0	0	0	0	0	0	0	0	0	0	49
06:00	0	13	3	0	0	1	0	1	0	0	0	0	0	18
06:15	0	18	6	1	0	0	0	0	0	0	0	0	0	25
06:30	0	33	19	0	2	0	0	0	0	0	0	0	0	54
06:45	0	50	8	0	1	1	0	0	1	0	0	0	0	61
	0	114	36	1	3	2	0	1	1	0	0	0	0	158
07:00	0	50	14	1	5	0	0	1	0	0	0	0	0	71
07:15	1	61	10	1	5	1	0	1	0	0	0	0	0	80
07:30	0	54	18	0	4	3	0	1	0	0	0	0	0	80
07:45	0	56	23	1	7	1	0	2	1	0	0	0	0	91
	1	221	65	3	21	5	0	5	1	0	0	0	0	322
08:00	0	48	21	0	2	2	0	1	1	0	0	0	0	75
08:15	0	44	17	0	4	3	0	2	1	0	0	0	0	71
08:30	5	43	16	0	1	1	0	1	0	0	0	0	0	67
08:45	0	43	17	0	3	1	0	1	1	0	0	0	0	66
	5	178	71	0	10	7	0	5	3	0	0	0	0	279
09:00	0	23	8	1	11	1	0	2	1	0	0	0	0	47
09:15	0	61	28	1	7	0	0	0	1	0	0	0	0	98
09:30	0	43	15	0	4	3	0	1	1	0	0	0	0	67
09:45	1	45	16	1	0	2	0	2	0	0	0	0	0	67
	1	172	67	3	22	6	0	5	3	0	0	0	0	279
10:00	0	32	16	1	2	3	0	5	0	0	0	0	0	59
10:15	1	30	14	0	3	0	0	2	1	0	0	0	0	51
10:30	0	42	12	1	1	2	0	1	0	0	0	0	0	59
10:45	1	30	17	2	5	2	0	1	2	0	0	0	0	60
	2	134	59	4	11	7	0	9	3	0	0	0	0	229
11:00	0	43	16	1	5	3	0	1	1	0	0	0	0	70
11:15	0	41	19	1	11	2	0	3	0	0	0	0	0	77
11:30	0	34	17	0	2	0	0	1	0	0	0	0	0	54
11:45	1	40	11	0	5	2	0	3	0	0	0	0	0	62
	1	158	63	2	23	7	0	8	1	0	0	0	0	263
Total	11	1076	385	13	91	34	0	33	12	0	0	0	0	1655
Percent	0.7%	65.0%	23.3%	0.8%	5.5%	2.1%	0.0%	2.0%	0.7%	0.0%	0.0%	0.0%	0.0%	

All Traffic Data Services

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
12 PM	1	50	18	0	5	2	0	1	0	0	0	0	0	77
12:15	0	54	24	0	5	4	0	3	0	0	0	0	0	90
12:30	0	46	12	2	2	1	0	0	2	0	0	0	0	65
12:45	1	57	14	1	6	0	0	3	2	0	0	0	0	84
	2	207	68	3	18	7	0	7	4	0	0	0	0	316
13:00	0	47	24	1	3	1	0	2	0	0	0	0	0	78
13:15	1	42	16	2	9	0	0	1	0	0	0	0	0	71
13:30	0	56	21	0	7	1	0	1	1	0	0	0	0	87
13:45	0	35	21	1	4	1	0	2	1	0	0	0	0	65
	1	180	82	4	23	3	0	6	2	0	0	0	0	301
14:00	1	54	18	0	8	0	0	4	0	0	0	0	0	85
14:15	0	56	20	0	3	0	0	1	0	0	0	0	0	80
14:30	1	93	37	4	5	1	0	2	0	0	0	0	0	143
14:45	1	97	28	0	3	2	0	3	0	0	0	0	0	134
	3	300	103	4	19	3	0	10	0	0	0	0	0	442
15:00	0	74	33	1	8	0	0	5	0	0	0	0	0	121
15:15	2	89	39	1	5	2	0	3	0	0	0	0	0	141
15:30	0	90	30	0	8	2	0	4	4	0	0	0	0	138
15:45	2	109	26	0	5	0	0	1	0	0	0	0	0	143
	4	362	128	2	26	4	0	13	4	0	0	0	0	543
16:00	0	94	37	1	13	1	0	0	0	0	0	0	0	146
16:15	1	105	35	0	6	0	0	3	1	0	0	0	0	151
16:30	1	110	43	2	2	2	0	4	0	0	0	0	0	164
16:45	0	145	31	0	7	0	0	1	0	0	0	0	0	184
	2	454	146	3	28	3	0	8	1	0	0	0	0	645
17:00	2	116	39	1	9	0	0	4	0	0	0	0	0	171
17:15	1	127	44	0	5	0	0	2	0	0	0	0	0	179
17:30	1	147	40	0	7	1	0	3	0	0	0	0	0	199
17:45	0	103	21	0	1	0	0	1	0	0	0	0	0	126
	4	493	144	1	22	1	0	10	0	0	0	0	0	675
18:00	1	103	23	0	6	1	0	2	0	0	0	0	0	136
18:15	0	92	23	0	5	0	0	1	0	0	0	0	0	121
18:30	1	83	19	0	4	1	0	1	0	0	0	0	0	109
18:45	1	73	23	0	6	0	0	1	1	0	0	0	0	105
	3	351	88	0	21	2	0	5	1	0	0	0	0	471
19:00	0	61	15	0	2	0	0	1	0	0	0	0	0	79
19:15	1	57	11	0	3	0	0	0	0	0	0	0	0	72
19:30	1	48	17	0	1	0	0	0	0	0	0	0	0	67
19:45	0	64	26	0	1	0	0	1	0	0	0	0	0	92
	2	230	69	0	7	0	0	2	0	0	0	0	0	310
20:00	0	40	13	0	5	0	0	0	0	0	0	0	0	58
20:15	0	37	19	0	1	0	0	0	0	0	0	0	0	57
20:30	0	39	13	0	0	0	0	1	0	0	0	0	0	53
20:45	0	45	11	0	1	0	0	0	0	0	0	0	0	57
	0	161	56	0	7	0	0	1	0	0	0	0	0	225
21:00	0	32	4	0	0	0	0	1	0	0	0	0	0	37
21:15	1	36	11	0	2	0	0	0	0	0	0	0	0	50
21:30	0	32	6	0	2	0	0	1	0	0	0	0	0	41
21:45	0	20	5	1	0	0	0	0	0	0	0	0	0	26
	1	120	26	1	4	0	0	2	0	0	0	0	0	154
22:00	1	18	5	0	2	0	0	0	0	0	0	0	0	26
22:15	0	26	4	0	0	0	0	0	0	0	0	0	0	30
22:30	0	24	4	0	0	0	0	0	0	0	0	0	0	28
22:45	0	22	3	0	2	0	0	0	0	0	0	0	0	27
	1	90	16	0	4	0	0	0	0	0	0	0	0	111
23:00	0	19	2	0	0	0	0	0	1	0	0	0	0	22
23:15	0	8	3	0	0	0	0	0	0	0	0	0	0	11
23:30	0	14	2	0	0	0	0	0	0	0	0	0	0	16
23:45	0	8	2	0	0	0	0	0	0	0	0	0	0	10
	0	49	9	0	0	0	0	0	1	0	0	0	0	59
Total	23	2997	935	18	179	23	0	64	13	0	0	0	0	4252
Percent	0.5%	70.5%	22.0%	0.4%	4.2%	0.5%	0.0%	1.5%	0.3%	0.0%	0.0%	0.0%	0.0%	
Grand Total	34	4073	1320	31	270	57	0	97	25	0	0	0	0	5907
Percent	0.6%	69.0%	22.3%	0.5%	4.6%	1.0%	0.0%	1.6%	0.4%	0.0%	0.0%	0.0%	0.0%	

All Traffic Data Services

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Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
08/17/22	0	1	1	0	0	0	0	0	0	0	0	0	0	2
00:15	0	2	0	0	0	0	0	0	0	0	0	0	0	2
00:30	0	1	1	0	0	1	0	0	0	0	0	0	0	3
00:45	0	4	0	0	0	0	0	0	0	0	0	0	0	4
	0	8	2	0	0	1	0	0	0	0	0	0	0	11
01:00	0	7	0	0	0	0	0	0	0	0	0	0	0	7
01:15	0	1	0	0	0	0	0	0	0	0	0	0	0	1
01:30	0	1	1	0	0	0	0	0	0	0	0	0	0	2
01:45	0	1	1	0	0	0	0	0	0	0	0	0	0	2
	0	10	2	0	0	0	0	0	0	0	0	0	0	12
02:00	1	3	0	0	0	0	0	0	0	0	0	0	0	4
02:15	0	1	0	0	0	0	0	0	0	0	0	0	0	1
02:30	0	3	0	0	0	0	0	0	0	0	0	0	0	3
02:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1
	1	8	0	0	0	0	0	0	0	0	0	0	0	9
03:00	0	2	0	0	0	0	0	1	0	0	0	0	0	3
03:15	0	6	0	0	1	0	0	0	0	0	0	0	0	7
03:30	0	4	1	0	0	0	0	0	0	0	0	0	0	5
03:45	0	3	2	0	0	0	0	0	0	0	0	0	0	5
	0	15	3	0	1	0	0	1	0	0	0	0	0	20
04:00	0	3	3	0	1	0	0	0	0	0	0	0	0	7
04:15	0	7	1	0	0	1	0	0	0	0	0	0	0	9
04:30	0	10	2	0	0	0	0	0	0	0	0	0	0	12
04:45	0	7	7	0	0	1	0	0	0	0	0	0	0	15
	0	27	13	0	1	2	0	0	0	0	0	0	0	43
05:00	0	14	2	0	0	0	0	0	0	0	0	0	0	16
05:15	1	24	4	0	3	0	0	0	0	0	0	0	0	32
05:30	1	35	13	0	3	0	0	0	0	0	0	0	0	52
05:45	0	46	8	0	0	0	0	0	0	0	0	0	0	54
	2	119	27	0	6	0	0	0	0	0	0	0	0	154
06:00	0	41	23	0	5	0	0	0	0	0	0	0	0	69
06:15	0	58	16	1	2	1	0	0	0	0	0	0	0	78
06:30	0	85	12	1	1	2	0	0	0	0	0	0	0	101
06:45	0	99	22	0	9	1	0	0	0	0	0	0	0	131
	0	283	73	2	17	4	0	0	0	0	0	0	0	379
07:00	0	89	26	0	3	0	0	3	1	0	0	0	0	122
07:15	2	109	37	0	1	2	0	3	0	0	0	0	0	154
07:30	0	115	33	0	7	1	0	0	0	0	0	0	0	156
07:45	0	79	38	0	2	1	0	3	0	0	0	0	0	123
	2	392	134	0	13	4	0	9	1	0	0	0	0	555
08:00	1	93	21	0	2	3	0	5	1	0	0	0	0	126
08:15	2	81	20	0	10	0	0	2	0	0	0	0	0	115
08:30	0	72	14	0	2	1	0	1	0	0	0	0	0	90
08:45	0	65	29	1	4	1	0	0	0	0	0	0	0	100
	3	311	84	1	18	5	0	8	1	0	0	0	0	431
09:00	0	54	18	2	8	1	0	2	0	0	0	0	0	85
09:15	0	91	21	0	7	0	0	1	0	0	0	0	0	120
09:30	0	49	17	1	8	1	0	0	1	0	0	0	0	77
09:45	1	43	12	0	2	2	0	3	0	0	0	0	0	63
	1	237	68	3	25	4	0	6	1	0	0	0	0	345
10:00	3	47	17	0	3	0	0	0	0	0	0	0	0	70
10:15	1	55	17	0	4	3	0	0	0	0	0	0	0	80
10:30	2	56	15	2	4	1	0	3	0	0	0	0	0	83
10:45	0	46	14	0	4	1	0	0	1	0	0	0	0	66
	6	204	63	2	15	5	0	3	1	0	0	0	0	299
11:00	0	39	20	1	2	1	0	1	0	0	0	0	0	64
11:15	0	35	18	1	4	0	0	2	1	0	0	0	0	61
11:30	0	39	13	0	6	3	0	1	0	0	0	0	0	62
11:45	0	27	9	1	2	3	0	1	1	0	0	0	0	44
	0	140	60	3	14	7	0	5	2	0	0	0	0	231
Total	15	1754	529	11	110	32	0	32	6	0	0	0	0	2489
Percent	0.6%	70.5%	21.3%	0.4%	4.4%	1.3%	0.0%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	

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Page 4

Site Code: 1

Station ID: 1

MCEVER ROAD NORTH OF GAINES BRIDGE ROAD

Latitude: 0' 0.0000 Undefined

Longitude: 0' 0.0000 Undefined

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
12 PM	0	39	17	0	1	0	0	1	1	0	0	0	0	59
12:15	0	45	16	2	6	2	0	3	0	0	0	0	0	74
12:30	0	56	23	2	5	0	0	3	0	0	0	0	0	89
12:45	1	43	15	0	3	0	1	4	0	0	0	0	0	67
13:00	1	183	71	4	15	2	1	11	1	0	0	0	0	289
13:15	1	43	23	0	5	5	0	1	0	0	0	0	0	78
13:30	1	45	18	0	10	1	0	0	0	0	0	0	0	75
13:45	1	50	19	1	8	0	0	1	1	0	0	0	0	81
14:00	0	47	14	0	8	0	0	1	0	1	0	0	0	71
14:15	3	185	74	1	31	6	0	3	1	1	0	0	0	305
14:30	1	49	22	0	4	0	1	2	0	0	0	0	0	79
14:45	0	39	10	0	4	1	0	1	0	0	0	0	0	55
15:00	2	55	13	0	5	0	0	0	1	0	0	0	0	76
15:15	0	45	14	0	4	1	0	1	1	0	0	0	0	66
15:30	3	188	59	0	17	2	1	4	2	0	0	0	0	276
15:45	0	53	22	1	4	0	0	1	0	0	0	0	0	81
16:00	0	48	17	0	1	0	0	1	0	0	0	0	0	67
16:15	0	53	6	0	4	2	0	1	0	0	0	0	0	66
16:30	0	49	17	0	4	1	0	0	0	0	0	0	0	71
16:45	0	203	62	1	13	3	0	3	0	0	0	0	0	285
17:00	0	72	23	2	3	1	0	1	1	0	0	0	0	103
17:15	0	76	16	1	4	1	0	0	0	0	0	0	0	98
17:30	0	66	15	1	5	1	0	3	0	0	0	0	0	91
17:45	1	67	25	0	6	1	0	1	0	0	0	0	0	101
18:00	1	281	79	4	18	4	0	5	1	0	0	0	0	393
18:15	0	71	21	0	4	1	0	1	0	0	0	0	0	98
18:30	0	86	24	0	3	0	0	1	0	0	0	0	0	114
18:45	1	68	18	0	3	1	0	3	0	0	0	0	0	94
19:00	0	78	15	0	1	0	0	2	0	0	0	0	0	96
19:15	1	303	78	0	11	2	0	7	0	0	0	0	0	402
19:30	0	55	22	0	1	0	0	1	0	0	0	0	0	79
19:45	1	88	21	0	1	0	0	1	0	0	0	0	0	112
20:00	1	48	17	0	2	0	0	1	0	0	0	0	0	69
20:15	0	41	13	0	1	1	0	0	0	0	0	0	0	56
20:30	2	232	73	0	5	1	0	3	0	0	0	0	0	316
20:45	0	34	13	0	4	1	0	0	0	0	0	0	0	52
21:00	0	31	10	0	3	0	0	0	0	0	0	0	0	44
21:15	0	47	9	0	4	0	0	0	1	0	0	0	0	61
21:30	0	27	12	0	2	0	0	0	0	0	0	0	0	41
21:45	0	139	44	0	13	1	0	0	1	0	0	0	0	198
22:00	1	37	12	0	1	0	0	0	0	0	0	0	0	51
22:15	1	36	6	0	3	0	0	1	0	0	0	0	0	47
22:30	0	27	13	0	0	1	0	0	0	0	0	0	0	41
22:45	2	39	9	0	1	0	0	0	0	0	0	0	0	51
23:00	4	139	40	0	5	1	0	1	0	0	0	0	0	190
23:15	0	38	7	0	1	0	0	0	0	0	0	0	0	46
23:30	0	34	2	0	1	0	0	0	0	0	0	0	0	37
23:45	1	25	6	0	1	0	0	0	0	0	0	0	0	33
24:00	0	25	6	0	0	0	0	0	0	0	0	0	0	31
24:15	1	122	21	0	3	0	0	0	0	0	0	0	0	147
24:30	0	18	6	0	0	0	0	0	0	0	0	0	0	24
24:45	0	19	2	0	0	0	0	0	0	0	0	0	0	21
25:00	0	17	3	0	0	0	0	0	0	0	0	0	0	20
25:15	0	16	3	0	0	0	0	0	0	0	0	0	0	19
25:30	0	70	14	0	0	0	0	0	0	0	0	0	0	84
25:45	1	10	0	0	0	0	0	0	0	0	0	0	0	11
26:00	1	10	1	0	0	0	0	0	0	0	0	0	0	12
26:15	0	5	0	0	0	0	0	0	0	0	0	0	0	5
26:30	0	4	2	0	0	0	0	0	0	0	0	0	0	6
26:45	2	29	3	0	0	0	0	0	0	0	0	0	0	34
Total	18	2074	618	10	131	22	2	37	6	1	0	0	0	2919
Percent	0.6%	71.1%	21.2%	0.3%	4.5%	0.8%	0.1%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	
Grand Total	33	3828	1147	21	241	54	2	69	12	1	0	0	0	5408
Percent	0.6%	70.8%	21.2%	0.4%	4.5%	1.0%	0.0%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	

Appendix B



Crash Data

Date, Time	Location	# of Injuries	# of Fatalities	Collision Type
1/23/2018 13:33	MCEVER RD at GAINES FEI	0	0	01
2/6/2018 7:43	MCEVER RD at GAINES FEI	0	0	03
3/14/2018 7:12	MCEVER RD at GAINES FEI	0	0	01
3/26/2018 17:38	MCEVER RD at GAINES FEI	0	0	03
4/14/2018	GAINES FERRY RD at MCE\	0	0	03
4/24/2018 10:05	MCEVER RD at GAINES FEI	0	0	01
5/11/2018 8:28	GAINES FERRY RD at MCE\	1	0	06
6/7/2018 6:41	GAINES FERRY RD at MCE\	0	0	03
7/26/2018 17:19	MCEVER RD at GAINES FEI	0	0	01
9/11/2018 15:02	MCEVER RD at GAINES FEI	0	0	03
1/17/2019 15:56	MCEVER RD at GAINES FEI	0	0	03
1/29/2019 18:30	MCEVER RD at GAINES FEI	0	0	03
11/9/2018 12:43	MCEVER RD at GAINES FEI	1	0	03
12/16/2018 16:52	MCEVER RD at GAINES FEI	0	0	00
9/17/2019 11:20	MCEVER RD at GAINES FEI	0	0	03
5/21/2019 7:17	GAINES FERRY RD at MCE\	0	0	03
11/19/2019 14:25	MCCCEVER RD at GAINES	0	0	01
8/3/2019 16:30	MCEVER RD at GAINESFER	0	0	01
12/12/2019 17:50	MCEVER RD at GAINES FEI	0	0	01
1/24/2020 15:30	MCEVER RD at GAINES FEI	1	0	01
8/28/2019 18:05	MCEVER RD at GAINES FEI	0	0	03
9/4/2020 16:16	MCEVER RD at GAINES FEI	0	0	01
7/7/2020 10:24	MCEVER RD at GAINES FEI	0	0	04
8/25/2020 16:18	MCEVER RD at GAINES FEI	0	0	01
11/7/2020 9:40	MCEVER RD at GAINES FEI	2	0	01
12/24/2020 15:10	MCEVER RD at GAINES FEI	0	0	03
1/2/2020 18:25	MCEVER RD at GAINES FEI	0	0	01
9/4/2020 10:26	MCEVER RD near GAINES	0	0	03
9/18/2020 15:55	MCEVER RD at GAINES FEI	0	0	03
8/6/2018 17:07	MCEVER RD at GAINES FEI	0	0	04
8/11/2018 20:55	GAINES FERRY RD at MCE\	1	0	03
12/31/2019 15:48	GAINES FERRY RD at MCE\	0	0	01
11/13/2020 14:04	MCEVER RD at GAINES FEI	2	0	03

Collision Type

1 Angle

2 Head On

3 Rear End

4 SS-Same Dir

5 SS-Opposite Dir

6 Not with Motor Veh

Appendix C



Capacity Analysis Reports, No Build Condition

Phasings
3: McEver Rd & Gaines Ferry Rd

Existing Volumes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	93	46	53	142	131	76	579	113	81	301	47
Future Volume (vph)	34	93	46	53	142	131	76	579	113	81	301	47
Satd. Flow (prot)	0	1813	0	0	1783	0	0	1853	0	0	1877	1615
Flt Permitted		0.743			0.887			0.920			0.757	
Satd. Flow (perm)	0	1361	0	0	1594	0	0	1713	0	0	1435	1615
Satd. Flow (RTOR)		28			51			25				55
Lane Group Flow (vph)	0	219	0	0	367	0	0	835	0	0	402	49
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		6
Total Split (s)	19.0	19.0		19.0	19.0		41.0	41.0		41.0	41.0	41.0
Total Lost Time (s)		6.0			6.0			6.0			6.0	6.0
Act Effct Green (s)		13.0			13.0			35.0			35.0	35.0
Actuated g/C Ratio		0.22			0.22			0.58			0.58	0.58
v/c Ratio		0.69			0.95			0.83			0.48	0.05
Control Delay		32.9			59.8			19.3			9.7	1.8
Queue Delay		0.0			0.0			0.0			0.0	0.0
Total Delay		32.9			59.8			19.3			9.7	1.8
LOS		C			E			B			A	A
Approach Delay		32.9			59.8			19.3			8.8	
Approach LOS		C			E			B			A	
Stops (vph)		130			233			545			208	7
Fuel Used(gal)		3			8			12			5	0
CO Emissions (g/hr)		236			557			870			318	18
NOx Emissions (g/hr)		46			108			169			62	3
VOC Emissions (g/hr)		55			129			202			74	4
Dilemma Vehicles (#)		13			24			62			32	0
Queue Length 50th (ft)		64			114			207			74	0
Queue Length 95th (ft)		#111			#261			#448			133	10
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)		316			385			1009			837	965
Starvation Cap Reductn		0			0			0			0	0
Spillback Cap Reductn		0			0			0			0	0
Storage Cap Reductn		0			0			0			0	0
Reduced v/c Ratio		0.69			0.95			0.83			0.48	0.05

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.95

Intersection Signal Delay: 26.3

Intersection LOS: C

Intersection Capacity Utilization 100.2%

ICU Level of Service G

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Phasings
 3: McEver Rd & Gaines Ferry Rd

Existing Volumes
 PM Peak Hour

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Appendix D



Capacity Analysis Reports, Alternative 1, Turn Lanes

Phasings

3: McEver Rd & Gaines Ferry Rd

Base Year Volumes, W/ Turn Lanes
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	109	113	84	26	57	25	226	59	63	511	21
Future Volume (vph)	54	109	113	84	26	57	25	226	59	63	511	21
Satd. Flow (prot)	1736	1900	1553	1752	1827	1553	1444	1845	1524	1752	1881	1538
Flt Permitted	0.738			0.683			0.401			0.606		
Satd. Flow (perm)	1348	1900	1553	1260	1827	1553	610	1845	1524	1118	1881	1538
Satd. Flow (RTOR)			119			73			73			73
Lane Group Flow (vph)	57	115	119	93	29	63	27	246	64	69	562	23
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	18.0	18.0	18.0	18.0	18.0	18.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Act Effect Green (s)	8.4	8.4	8.4	8.4	8.4	8.4	25.3	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.20	0.20	0.20	0.20	0.20	0.20	0.60	0.60	0.60	0.60	0.60	0.60
v/c Ratio	0.21	0.30	0.29	0.37	0.08	0.17	0.07	0.22	0.07	0.10	0.50	0.02
Control Delay	15.4	16.0	5.8	18.4	13.4	5.1	7.0	7.0	2.3	6.8	9.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.4	16.0	5.8	18.4	13.4	5.1	7.0	7.0	2.3	6.8	9.5	0.3
LOS	B	B	A	B	B	A	A	A	A	A	A	A
Approach Delay		11.7			13.1			6.1			8.9	
Approach LOS		B			B			A			A	
Stops (vph)	45	85	26	70	22	14	15	115	10	34	317	0
Fuel Used(gal)	1	2	1	1	0	0	0	3	0	1	7	0
CO Emissions (g/hr)	64	125	59	103	30	30	22	177	25	50	458	5
NOx Emissions (g/hr)	12	24	12	20	6	6	4	34	5	10	89	1
VOC Emissions (g/hr)	15	29	14	24	7	7	5	41	6	12	106	1
Dilemma Vehicles (#)	0	10	0	0	3	0	0	25	0	0	54	0
Queue Length 50th (ft)	11	23	0	19	6	0	3	28	0	7	80	0
Queue Length 95th (ft)	32	53	27	48	19	18	14	70	12	25	182	2
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	383	541	527	359	520	494	365	1104	941	669	1125	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.21	0.23	0.26	0.06	0.13	0.07	0.22	0.07	0.10	0.50	0.02

Intersection Summary

Cycle Length: 45

Actuated Cycle Length: 42.2

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.50

Intersection Signal Delay: 9.3

Intersection LOS: A

Intersection Capacity Utilization 57.4%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd

 Ø2	 Ø4
27 s	18 s
 Ø6	 Ø8
27 s	18 s

Phasings

3: McEver Rd & Gaines Ferry Rd

Base Year Volumes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	98	48	56	149	138	80	608	119	85	316	49
Future Volume (vph)	36	98	48	56	149	138	80	608	119	85	316	49
Satd. Flow (prot)	0	1813	0	0	1783	0	0	1853	0	0	1877	1615
Flt Permitted		0.716			0.878			0.916			0.745	
Satd. Flow (perm)	0	1311	0	0	1578	0	0	1706	0	0	1413	1615
Satd. Flow (RTOR)		27			52			25				55
Lane Group Flow (vph)	0	231	0	0	385	0	0	877	0	0	422	52
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		6
Total Split (s)	19.0	19.0		19.0	19.0		41.0	41.0		41.0	41.0	41.0
Total Lost Time (s)		6.0			6.0			6.0			6.0	6.0
Act Effct Green (s)		13.0			13.0			35.0			35.0	35.0
Actuated g/C Ratio		0.22			0.22			0.58			0.58	0.58
v/c Ratio		0.76			1.01			0.87			0.51	0.05
Control Delay		38.3			73.1			22.8			10.2	1.9
Queue Delay		0.0			0.0			0.0			0.0	0.0
Total Delay		38.3			73.1			22.8			10.2	1.9
LOS		D			E			C			B	A
Approach Delay		38.3			73.1			22.8			9.3	
Approach LOS		D			E			C			A	
Stops (vph)		137			243			591			226	7
Fuel Used(gal)		4			9			14			5	0
CO Emissions (g/hr)		263			648			970			344	18
NOx Emissions (g/hr)		51			126			189			67	4
VOC Emissions (g/hr)		61			150			225			80	4
Dilemma Vehicles (#)		13			24			65			33	0
Queue Length 50th (ft)		69			~124			229			80	0
Queue Length 95th (ft)		#135			#279			#487			144	10
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)		305			382			1005			824	965
Starvation Cap Reductn		0			0			0			0	0
Spillback Cap Reductn		0			0			0			0	0
Storage Cap Reductn		0			0			0			0	0
Reduced v/c Ratio		0.76			1.01			0.87			0.51	0.05
Intersection Summary												
Cycle Length: 60												
Actuated Cycle Length: 60												
Control Type: Semi Act-Uncoord												
Maximum v/c Ratio: 1.01												
Intersection Signal Delay: 31.2						Intersection LOS: C						
Intersection Capacity Utilization 104.5%						ICU Level of Service G						
Analysis Period (min) 15												
~ Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 95th percentile volume exceeds capacity, queue may be longer.												

Phasings
3: McEver Rd & Gaines Ferry Rd

Base Year Volumes
PM Peak Hour

Queue shown is maximum after two cycles.

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Phasings
3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Left Turn Lanes

AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	99	203	211	156	49	105	47	419	99	117	950	39
Future Volume (vph)	99	203	211	156	49	105	47	419	99	117	950	39
Satd. Flow (prot)	1736	1900	1553	1752	1827	1553	1444	1845	1524	1752	1881	1538
Flt Permitted	0.722			0.474			0.076			0.407		
Satd. Flow (perm)	1319	1900	1553	874	1827	1553	116	1845	1524	751	1881	1538
Satd. Flow (RTOR)			186			117			108			91
Lane Group Flow (vph)	104	214	222	173	54	117	51	455	108	129	1044	43
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	23.0	23.0	23.0	23.0	23.0	23.0	9.5	56.5	56.5	10.5	57.5	57.5
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	4.5	6.0	6.0	4.5	6.0	6.0
Act Effct Green (s)	17.0	17.0	17.0	17.0	17.0	17.0	57.0	50.5	50.5	60.4	55.3	55.3
Actuated g/C Ratio	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.56	0.56	0.67	0.61	0.61
v/c Ratio	0.42	0.60	0.50	1.05	0.16	0.30	0.35	0.44	0.12	0.23	0.90	0.04
Control Delay	38.1	41.2	12.1	122.2	32.0	8.6	12.3	13.2	2.3	5.6	29.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.1	41.2	12.1	122.2	32.0	8.6	12.3	13.2	2.3	5.6	29.5	0.3
LOS	D	D	B	F	C	A	B	B	A	A	C	A
Approach Delay		28.7			69.4			11.2			26.0	
Approach LOS		C			E			B			C	
Stops (vph)	87	184	48	124	42	19	17	232	9	37	706	0
Fuel Used(gal)	2	5	2	6	1	1	0	5	0	1	18	0
CO Emissions (g/hr)	153	328	129	416	70	54	34	381	35	68	1224	9
NOx Emissions (g/hr)	30	64	25	81	14	10	7	74	7	13	238	2
VOC Emissions (g/hr)	36	76	30	96	16	13	8	88	8	16	284	2
Dilemma Vehicles (#)	0	10	0	0	3	0	0	23	0	0	46	0
Queue Length 50th (ft)	53	112	17	~108	26	0	8	141	0	21	530	0
Queue Length 95th (ft)	103	185	82	#235	58	45	21	212	21	38	#841	2
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	249	358	444	165	345	388	147	1035	902	571	1155	980
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.42	0.60	0.50	1.05	0.16	0.30	0.35	0.44	0.12	0.23	0.90	0.04
Intersection Summary												
Cycle Length: 90												
Actuated Cycle Length: 90												
Control Type: Semi Act-Uncoord												
Maximum v/c Ratio: 1.05												
Intersection Signal Delay: 28.7						Intersection LOS: C						
Intersection Capacity Utilization 92.2%						ICU Level of Service F						
Analysis Period (min) 15												
~ Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 95th percentile volume exceeds capacity, queue may be longer.												

Phasings
 3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Left Turn Lanes
 AM Peak Hour

Queue shown is maximum after two cycles.

Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Phasings
3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Turn Lanes
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	181	90	103	277	255	148	1129	220	158	587	92
Future Volume (vph)	66	181	90	103	277	255	148	1129	220	158	587	92
Satd. Flow (prot)	1805	1900	1615	1805	1900	1615	1805	1900	1615	1787	1900	1615
Flt Permitted	0.217			0.398			0.317			0.055		
Satd. Flow (perm)	412	1900	1615	756	1900	1615	602	1900	1615	103	1900	1615
Satd. Flow (RTOR)			114			166			166			83
Lane Group Flow (vph)	84	229	114	116	311	287	161	1227	239	166	618	97
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	12.4	79.4	79.4	11.6	78.6	78.6
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	4.5	6.0	6.0	4.5	6.0	6.0
Act Effct Green (s)	23.0	23.0	23.0	23.0	23.0	23.0	82.6	73.4	73.4	81.4	72.8	72.8
Actuated g/C Ratio	0.19	0.19	0.19	0.19	0.19	0.19	0.69	0.61	0.61	0.68	0.61	0.61
v/c Ratio	1.08	0.63	0.28	0.81	0.85	0.65	0.33	1.06	0.23	0.98	0.54	0.10
Control Delay	171.5	53.3	9.4	84.4	69.3	26.0	7.1	66.7	3.8	93.8	15.9	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	171.5	53.3	9.4	84.4	69.3	26.0	7.1	66.7	3.8	93.8	15.9	3.0
LOS	F	D	A	F	E	C	A	E	A	F	B	A
Approach Delay		64.8			54.4			51.6			29.2	
Approach LOS		E			D			D			C	
Stops (vph)	50	165	14	90	251	104	43	941	31	76	331	10
Fuel Used(gal)	3	5	1	3	8	3	1	31	1	4	8	0
CO Emissions (g/hr)	221	325	46	226	556	244	88	2163	92	312	551	33
NOx Emissions (g/hr)	43	63	9	44	108	48	17	421	18	61	107	6
VOC Emissions (g/hr)	51	75	11	52	129	57	20	501	21	72	128	8
Dilemma Vehicles (#)	0	8	0	0	11	0	0	43	0	0	24	0
Queue Length 50th (ft)	~72	165	0	87	235	85	34	~1041	22	77	263	4
Queue Length 95th (ft)	#149	214	34	#190	#380	180	55	#1302	55	#222	363	25
Internal Link Dist (ft)		455			436			452			410	
Turn Bay Length (ft)												150
Base Capacity (vph)	78	364	401	144	364	443	494	1162	1052	169	1152	1012
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.08	0.63	0.28	0.81	0.85	0.65	0.33	1.06	0.23	0.98	0.54	0.10
Intersection Summary												
Cycle Length: 120												
Actuated Cycle Length: 120												
Control Type: Semi Act-Uncoord												
Maximum v/c Ratio: 1.08												
Intersection Signal Delay: 48.3						Intersection LOS: D						
Intersection Capacity Utilization 105.7%						ICU Level of Service G						
Analysis Period (min) 15												
~ Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 95th percentile volume exceeds capacity, queue may be longer.												

Phasings
3: McEver Rd & Gaines Ferry Rd

Design Year Volumes, W/Turn Lanes
PM Peak Hour

Queue shown is maximum after two cycles.

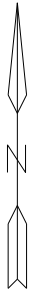
Splits and Phases: 3: McEver Rd & Gaines Ferry Rd



Appendix E

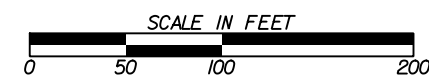


Conceptual Design, Turn Lanes



EXISTING RIGHT OF WAY LINE — — — — —
EDGE OF PAVEMENT AND STRIPING
EXISTING OH ELECTRIC/PH CABLE - - - - -

REQUIRED RIGHT OF WAY LINE _____
 PROPOSED EDGE OF PAVEMENT _____
 PROPOSED OH ELECTRIC/PH CABLE —W—E-T—W—E-T—W—

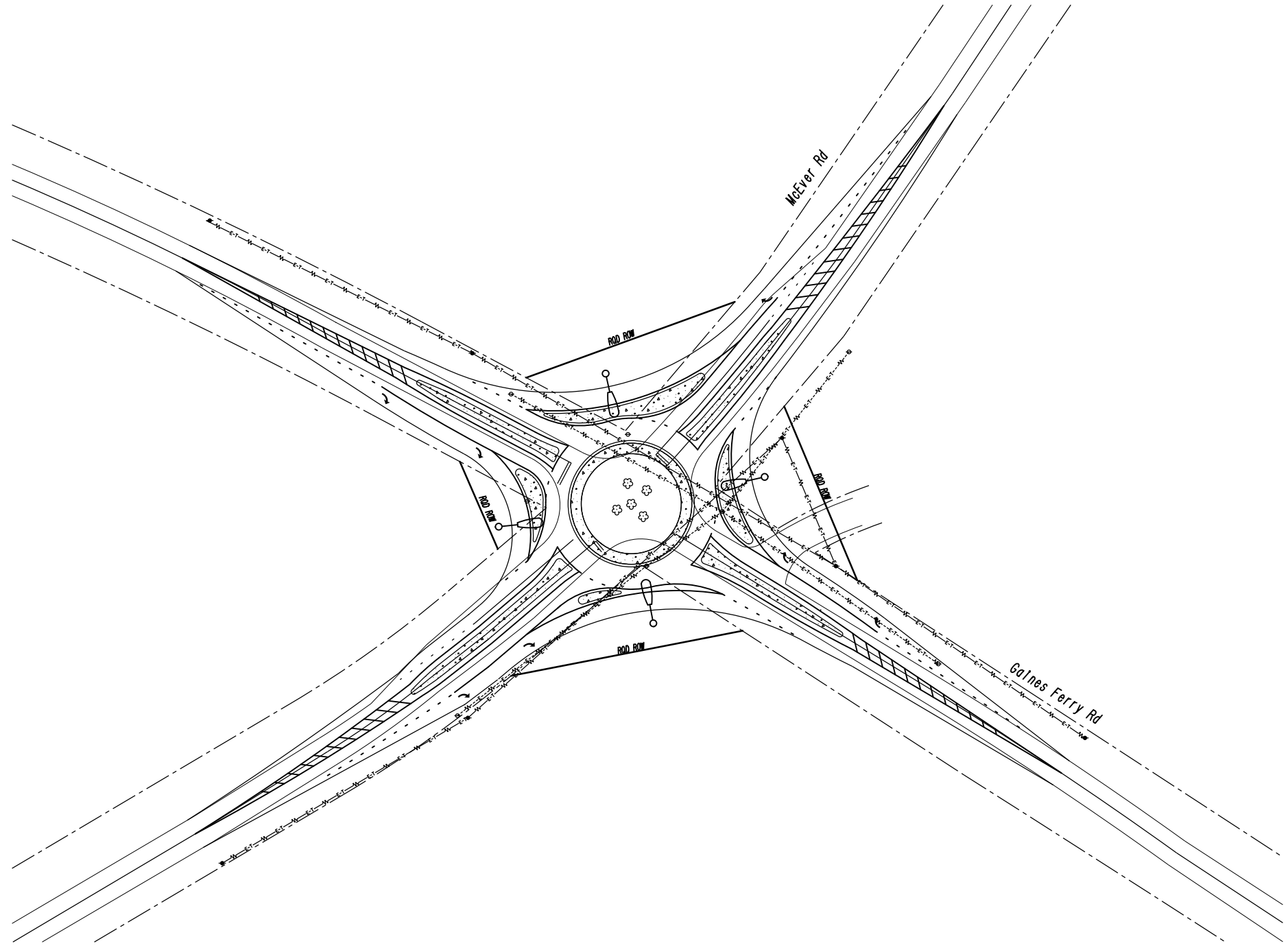
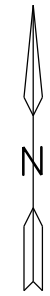
[illegible]

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE: 9/13/22	

Appendix F



Capacity Analysis Reports, Alternative 2, Roundabout



REF 104
REF 105
REF 106
REF 107

REF 108
REF 109
REF 110
REF 111

Appendix G



Conceptual Design, Roundabout

MOVEMENT SUMMARY

 Site: 1 [McEver Rd at Gaines Ferry Rd - AM, 2025]

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	27	21.0	0.229	5.6	LOS A	1.4	37.1	0.48	0.31	0.48	34.4
8	T1	246	3.0	0.229	5.0	LOS A	1.4	37.1	0.48	0.31	0.48	35.0
18	R2	64	6.0	0.052	3.3	LOS A	0.3	7.2	0.36	0.19	0.36	34.9
Approach		337	5.0	0.229	4.7	LOS A	1.4	37.1	0.45	0.29	0.45	34.9
East: Gaines Ferry Rd												
1	L2	91	3.0	0.105	4.1	LOS A	0.6	15.1	0.49	0.33	0.49	33.6
6	T1	28	4.0	0.105	4.1	LOS A	0.6	15.1	0.49	0.33	0.49	33.5
16	R2	62	4.0	0.053	3.6	LOS A	0.3	7.4	0.45	0.27	0.45	34.9
Approach		182	3.5	0.105	3.9	LOS A	0.6	15.1	0.48	0.31	0.48	34.0
North: McEver Rd												
7	L2	68	3.0	0.464	7.4	LOS A	3.6	91.5	0.46	0.28	0.46	33.8
4	T1	555	1.0	0.464	7.3	LOS A	3.6	91.5	0.46	0.28	0.46	33.8
14	R2	23	5.0	0.016	2.7	LOS A	0.1	2.1	0.18	0.06	0.18	35.3
Approach		647	1.4	0.464	7.1	LOS A	3.6	91.5	0.45	0.27	0.45	33.8
West: Gaines Ferry Rd												
5	L2	59	4.0	0.206	6.5	LOS A	1.4	35.1	0.76	0.63	0.76	33.6
2	T1	118	0.0	0.206	6.2	LOS A	1.4	35.1	0.76	0.63	0.76	33.7
12	R2	123	4.0	0.139	5.4	LOS A	0.9	22.5	0.69	0.55	0.69	33.9
Approach		300	2.4	0.206	6.0	LOS A	1.4	35.1	0.73	0.60	0.73	33.7
All Vehicles		1465	2.7	0.464	5.9	LOS A	3.6	91.5	0.51	0.35	0.51	34.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: MALDINO & WILBURN | Processed: Tuesday, September 13, 2022 5:55:27 PM

Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8

MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - PM, 2025]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	84	0.0	0.562	9.1	LOS A	4.8	119.2	0.60	0.41	0.60	33.0
8	T1	640	0.0	0.562	9.1	LOS A	4.8	119.2	0.60	0.41	0.60	32.9
18	R2	125	0.0	0.094	3.5	LOS A	0.5	12.6	0.35	0.19	0.35	35.0
Approach		849	0.0	0.562	8.3	LOS A	4.8	119.2	0.56	0.38	0.56	33.2
East: Gaines Ferry Rd												
1	L2	59	0.0	0.268	7.5	LOS A	2.0	49.2	0.83	0.72	0.83	33.3
6	T1	157	0.0	0.268	7.5	LOS A	2.0	49.2	0.83	0.72	0.83	33.2
16	R2	145	1.0	0.168	5.9	LOS A	1.1	28.6	0.74	0.60	0.74	33.7
Approach		361	0.4	0.268	6.8	LOS A	2.0	49.2	0.79	0.67	0.79	33.4
North: McEver Rd												
7	L2	89	1.0	0.351	6.4	LOS A	2.5	62.1	0.57	0.40	0.57	34.0
4	T1	333	0.0	0.351	6.3	LOS A	2.5	62.1	0.57	0.40	0.57	34.0
14	R2	52	0.0	0.041	3.2	LOS A	0.2	5.6	0.40	0.22	0.40	35.2
Approach		474	0.2	0.351	6.0	LOS A	2.5	62.1	0.55	0.38	0.55	34.1
West: Gaines Ferry Rd												
5	L2	38	0.0	0.133	4.6	LOS A	0.8	20.5	0.60	0.44	0.60	34.8
2	T1	103	0.0	0.133	4.6	LOS A	0.8	20.5	0.60	0.44	0.60	34.7
12	R2	51	0.0	0.044	3.5	LOS A	0.3	6.3	0.51	0.32	0.51	35.0
Approach		192	0.0	0.133	4.3	LOS A	0.8	20.5	0.58	0.41	0.58	34.8
All Vehicles		1876	0.1	0.562	7.0	LOS A	4.8	119.2	0.61	0.44	0.61	33.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: P:\22-26 Flowery Branch, McEver Rd & Gaines Ferry\Roundabout Analysis\Project1.sip8

MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - AM, 2050]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	51	21.0	0.474	9.4	LOS A	3.7	97.1	0.74	0.60	0.74	32.6
8	T1	455	3.0	0.474	8.6	LOS A	3.7	97.1	0.74	0.60	0.74	33.1
18	R2	108	6.0	0.093	3.9	LOS A	0.5	14.1	0.50	0.32	0.50	34.6
Approach		614	5.0	0.474	7.9	LOS A	3.7	97.1	0.70	0.55	0.70	33.3
East: Gaines Ferry Rd												
1	L2	170	3.0	0.241	6.3	LOS A	1.7	43.6	0.75	0.62	0.75	32.5
6	T1	53	4.0	0.241	6.4	LOS A	1.7	43.6	0.75	0.62	0.75	32.4
16	R2	114	4.0	0.117	4.8	LOS A	0.8	19.5	0.67	0.50	0.67	34.2
Approach		337	3.5	0.241	5.8	LOS A	1.7	43.6	0.72	0.58	0.72	33.0
North: McEver Rd												
7	L2	127	3.0	0.915	27.5	LOS C	37.4	943.1	1.00	1.35	2.10	26.0
4	T1	1033	1.0	0.915	27.4	LOS C	37.4	943.1	1.00	1.35	2.10	26.0
14	R2	42	5.0	0.030	2.8	LOS A	0.2	4.1	0.27	0.11	0.27	35.3
Approach		1202	1.4	0.915	26.6	LOS C	37.4	943.1	0.97	1.30	2.04	26.3
West: Gaines Ferry Rd												
5	L2	108	4.0	1.111	124.6	LOS F	30.3	766.0	1.00	1.89	3.34	12.3
2	T1	221	0.0	1.111	123.9	LOS F	30.3	766.0	1.00	1.89	3.34	12.3
12	R2	229	4.0	0.616	27.1	LOS C	7.1	182.8	1.00	1.17	1.45	25.5
Approach		558	2.4	1.111	84.2	LOS F	30.3	766.0	1.00	1.60	2.56	15.6
All Vehicles		2711	2.7	1.111	31.6	LOS C	37.4	943.1	0.89	1.10	1.68	24.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 **Site: 1 [McEver Rd at Gaines Ferry Rd - PM, 2050]**

Site Category: -
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: McEver Rd												
3	L2	156	0.0	1.156	96.6	LOS F	94.9	2371.3	1.00	2.95	5.41	14.6
8	T1	1188	0.0	1.156	96.6	LOS F	94.9	2371.3	1.00	2.95	5.41	14.5
18	R2	232	0.0	0.188	4.5	LOS A	1.2	29.5	0.53	0.37	0.53	34.4
Approach		1576	0.0	1.156	83.1	LOS F	94.9	2371.3	0.93	2.57	4.69	15.9
East: Gaines Ferry Rd												
1	L2	108	0.0	1.140	126.0	LOS F	36.4	909.5	1.00	2.07	3.77	12.2
6	T1	292	0.0	1.140	126.0	LOS F	36.4	909.5	1.00	2.07	3.77	12.2
16	R2	268	1.0	0.602	22.6	LOS C	7.0	177.1	1.00	1.14	1.41	26.9
Approach		668	0.4	1.140	84.5	LOS F	36.4	909.5	1.00	1.69	2.82	15.6
North: McEver Rd												
7	L2	166	1.0	0.723	15.1	LOS B	12.4	311.4	0.93	1.02	1.43	30.1
4	T1	618	0.0	0.723	15.1	LOS B	12.4	311.4	0.93	1.02	1.43	30.1
14	R2	97	0.0	0.082	3.7	LOS A	0.5	12.4	0.53	0.35	0.53	34.9
Approach		881	0.2	0.723	13.8	LOS B	12.4	311.4	0.89	0.95	1.34	30.5
West: Gaines Ferry Rd												
5	L2	69	0.0	0.382	10.5	LOS B	3.3	82.4	0.98	0.88	0.98	32.0
2	T1	191	0.0	0.382	10.5	LOS B	3.3	82.4	0.98	0.88	0.98	31.9
12	R2	95	0.0	0.111	5.3	LOS A	0.8	20.4	0.79	0.61	0.79	34.0
Approach		355	0.0	0.382	9.1	LOS A	3.3	82.4	0.93	0.81	0.93	32.4
All Vehicles		3480	0.1	1.156	58.3	LOS E	94.9	2371.3	0.93	1.81	3.10	19.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Consideration of Conceptual Intersection Improvements at McEver Road and Gaines Ferry Road.

DATE: November 23, 2022

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

☐ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☒ **OTHER**

COUNCIL ACTION REQUESTED ON: December 1, 2022

PURPOSE: To gain direction from council regarding whether to proceed with the development of conceptual intersection improvements at McEver Road and Gaines Ferry Road.

HISTORY: City Council heard the results of the traffic study performed by Mr. Vern Wilburn of Maldino and Wilburn Traffic Engineering Consultants on November 3, 2022 which raised the prospect of some future intersection improvements at McEver Road and Gaines Ferry Road.

FACTS AND ISSUES: The City of Flowery Branch City Council has expressed interest in future construction of intersection improvements at McEver Road and Gaines Ferry Road. There is funding in the “Roads, Streets and Bridges” category of SPLOST VIII for the intersection improvements (\$2,000,000) that was previously designated as improvements to Exit 12 (the diamond underneath the interstate). Since the I-985 improvements were deferred by the Georgia Department of Transportation, the funding is available for the same category and can be used for any intersection improvements at McEver Road and Gaines Ferry Road.

OPTIONS:

- 1) Direct staff to proceed with developing a conceptual traffic light improvement plan and construction at the intersection and provide a cost estimate for design and construction.
- 2) Direct staff to proceed with developing a conceptual roundabout and construction at the intersection and provide a cost estimate for design and construction.
- 3) Direct staff to proceed with developing concepts and cost estimates for both a traffic light and a roundabout.
- 4) Direct staff to provide more information regarding the two options.
- 5) Do nothing.

DEPARTMENT: Administration

Prepared by: Tonya Parrish
