City of Dunwoody Georgia
Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: August 24, 2026

Subject: RZ 26-05 –
1200 Ashwood Parkway, 1240 Ashwood Parkway, & 4754 Ashford Dunwoody Road;
Parcel ID# 18 349 01 039, 18 349 01 038, & 18 350 04 002

REQUEST

Ashwood Grove LLC requests a rezoning from the O-I (Office-Institution) district to the PD (Planned Development) district to allow the development of 122 attached homes.

APPLICANT

Property Owner:	Petitioner:
Ashwood Grove LLC	Ken Wood, Planners and Engineers Collaborative

CITY COUNCIL, 8.10.2026

At the August 10, 2026 City Council meeting, the Council requested that the entire ODP be updated to reflect the current site plan and for more clarity in the Development Standards text (i.e. driveway length and dark skies compliance). Council also requested that the applicant find a solution to make units elevator-ready. Additional items of discussion included clarifying the % of units that can be rented and the enforcement mechanism to ensure compliance, how the stormwater pipes impact future road development, and ensuring that the maintenance of the pond is the responsibility of the property owner and/or HOA.

The applicant updated the ODP drawings accordingly, updated the Development Standards text, and the conditions have been updated to reflect the requests of Council.

PLANNING COMMISSION, 7.14.2026

At the July 14, 2026 Planning Commission public hearing, there were 7 comments in opposition and 2 comments in support. The Planning Commission discussed the pond restoration and design, traffic and traffic signal timing, the HOA structure and maintenance of the property, and the proposed zoning designation. Following discussion, the Planning Commission unanimously recommended approval, with subject to staff conditions and the following additional condition:

1. The applicant must provide a GDOT ICE (Intersection Control Evaluation) Analysis and include signal timing review as part of this analysis.

Staff incorporated this into the recommended conditions.

BACKGROUND & PROPOSED DEVELOPMENT

Existing Development

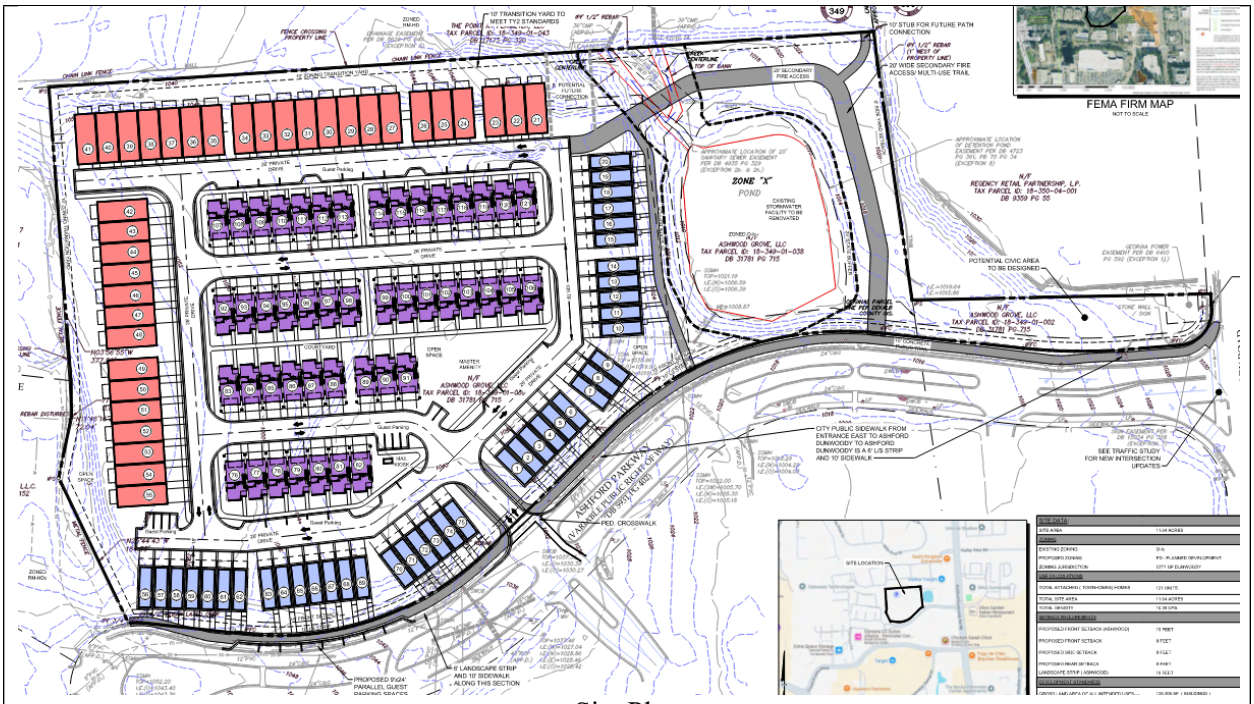
Zoning Map

The combined subject properties total 11.64 acres located along Ashwood Parkway, across the street from the recently developed Perimeter Marketplace. It is zoned O-I and is currently developed with a 232,000 SF, 5-story office building and a 582-space surface parking lot.

Planners and Engineers Collaborative seeks permission to rezone from the O-I (Office-Institution) district to the PD (Planned Development) district to redevelop the site with 122 for-sale attached homes (townhomes). The current O-I zoning category does not allow residential uses, necessitating the rezoning application to the PD district. As part of the PD zoning requirements, the applicant has provided an Overall Development Plan, which creates unique and specific zoning requirements for the subject property.

SITE PLAN ANALYSIS

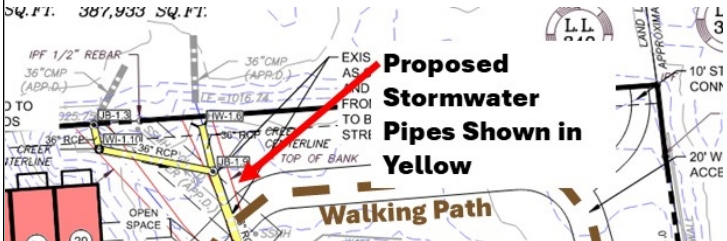
The applicant proposes to demolish the existing 5-story office building and 582-space surface parking lot and redevelop the site with 122 townhomes.



Site Plan

The vehicular access to the site will remain the same, with one entrance in alignment with Perimeter Center Place, and no additional general vehicular access point is proposed by the applicant. Staff recommends that a strategic location along the northern property line be designated for a future street connection, as contemplated in the Perimeter Center Overlay Street Type Map (Sec. 27-98, Figure 27-98-2); a "stub-out" and associated easement connecting Ashwood Parkway to the northern property line should be required for a future street connection that will help establish a street grid in the Perimeter Center that can be filled in and completed as surrounding properties redevelop. Establishing a grid system in the Perimeter Center compliments the park and trail investments made by the City of Dunwoody; increasing connectivity helps alleviate local traffic and improves walkability and bike ability.

Future Street Grid Map (Based on Figure 27-98-2)



A proposed 20-foot path around the existing pond will be constructed by the applicant to accommodate emergency vehicle access and will provide a second access point into the development for emergency vehicles. The path around the pond will be open to the public as a walking trail. Staff recommends a ten-foot sidepath and 6-ft street buffer will be constructed along the entire length of the subject properties' frontage to connect to the future continuation of the Ashford Dunwoody Path. Currently, the site plan does not show the required streetscape on the western side of the property.

The existing pond will be upgraded with improved landscaping and necessary interventions to the existing stormwater management system on-site. There are currently two open channels that feed the pond along the northern property line; these open channels are currently eroding the area and also cut directly Proposed Stormwater Pond Improvements

across the path of the proposed walking trail/emergency access. The applicant proposes to rectify the condition by piping the open channels for a distance of ~150 feet. These channels are deemed state waters and the applicant will be required to obtain the appropriate permits from the Georgia EPD and the U.S. Army Corps of Engineers.

In the 6-foot street buffer and within the medians adjacent to the subject properties' street frontage, the applicant will plant overstory street trees, according to the City's streetscaping standards and street trees list (Sec. 16-116).

The interior of the site will be landscaped with a mix of understory and overstory trees. The applicant will also provide 10-foot vegetated buffer along the northern and western property lines. This vegetated buffer will be planted according to the transition yard standards (TY2) in Sec. 27-230.

The applicant proposes a mix of three townhome models within the site: 46 24-foot rear loaded homes, 37 24-foot front loaded homes, and 39 18-foot rear loaded homes. Each model will have a ground-floor garage and all units, except the units along the northern border, have a minimum 18-foot driveway; guest parking is provided along the interior streets.

The townhomes will be three-stories, with a maximum height of 45 feet, and street facing units will be clad in high quality materials, such as brick, stone, and glass.

Rendering of Proposed Townhome Model

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	RM-HD	Perimeter (Transition)	Multi-family
S	O-I/C-1	Perimeter (Transition)	Office / Retail (Perimeter Marketplace)
E	NS	Perimeter (Transition)	Retail (Ashford Place)
W	RM-HD	Perimeter (Transition)	Single-family attached

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

(1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
(6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
(7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The existing office building is largely vacant and surrounded by a large surface parking lot. The Perimeter office vacancy rate is at 27.9 % (per current CoStar analytics) and the building no longer has a viable path forward as an office property. The property is considered part of the Village Node, as designated in Edge City 2.0; the vision for the Village Node is mainly residential with “Main Street” type retail while office uses are not listed as part of this vision.

The current zoning district is O-I (Office-Institution). The proposed zoning district is PD (Planned Development). PD districts are not subject to specific zoning district regulations; instead, the uses and lot and building regulations are dictated by the Overall Development Plan (ODP).

The ODP limits the subject property to 122 townhomes. Townhomes are not a permitted use within the O-I zoning district, prompting this rezoning request. No other uses are proposed. No other uses would be allowed without future City Council approval.

The 2045 Comprehensive Plan identifies several "Priority Strategies" for the Perimeter Center, where the subject properties are located. These strategies include: being ready for redevelopment opportunities, encouraging and enabling the construction of a broader range of housing products, and having functional greenspace that manages stormwater.

The proposed townhouse development is considered an appropriate land use within the Transition zone of the Perimeter Character Area. The vision for this character areas includes a "drop in intensity" from the Perimeter Core and development that will "include a walkable mix of uses, but lean towards residential with a preference toward townhouses and missing middle types". This project would introduce additional owner-occupied housing stock into the Perimeter market, with only 10%, or 12 units, allowed as rentals; this provision will be enforced by the development's HOA. Also included in the project is a new walking path around the existing stormwater pond, which will be improved and re-landscaped as a usable amenity for the surrounding community. Both walkability and providing additional park and green space are listed as priorities in the Comprehensive Plan.

Ashwood Parkway includes a mix of uses, including: retail, office, multifamily housing, and townhomes. The proposed project transitions a "zombie" office space into an attractive housing community in a key location in the Perimeter Center that is walkable to several grocery stores, retail options, and job centers.

To the staff's knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets or transportation facilities. The peak hour trip generation for residential use, ~85 trips/hour, is a fraction of the trip generation for an office use, 230 trips/hour. The additional street connectivity through the site also has the potential to reduce the impact on major roads in the Perimeter Center as the street grid is filled in.
Townhome developments typically add an amount of students to school enrollment, though it is less impactful than detached single-family development due to the broader range of interested buyers, including young professionals and downsizers.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee provides a staff recommendation. At the May 14th meeting, the committee voted to recommend approval of the request RZ 26-05.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-335. Therefore, staff recommends the application RZ 26-05, to rezone the subject site from O-I to PD, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Overall Development Plan, submitted August 19, 2026
Exhibit B: Elevations and Renderings, submitted August 19, 2026
Exhibit C: Future Connection, submitted August 19, 2026
Exhibit D: Stormwater Pond Landscaping, submitted August 19, 2026
Exhibit E: Traffic Impact Study, dated August 6, 2026

1. Development of the site shall be incompliance with the Overall Development Plan, referenced as Exhibit A.
2. Architectural design and massing of all buildings shall be substantially consistent with the Elevations and Renderings, referenced as Exhibit B.
3. The maximum allowed height of an attached home is 45 feet, as measured from the finished floor elevation to the top of the highest point of the roof.
4. The interior streets shall be privately maintained and open to the public. Along the northern property line an easement and "stub-out" for a future street connection, in a similar location as shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home. The final easement location and stormwater infrastructure shall be coordinated so that stormwater facilities do not obstruct or otherwise prevent construction of the future street connection.
5. The applicant shall remove the monument sign at the corner of Ashwood Parkway and Ashford Dunwoody Road, subject to approval by the applicable property owner's association (POA). Removal shall be completed prior to issuance of a Certificate of Occupancy for any attached home. If the POA denies approval for removal of the monument sign, the applicant shall provide written documentation of the POA's denial to the City prior to issuance of a Certificate of Occupancy for any attached home.
6. Gating the interior streets and sidewalks is not permitted.
7. All Bradford Pears and Loblolly Pines shall be removed from the medians on Ashwood Parkway, adjacent to the subject development, and replaced with approved large canopy trees from the City's approved street trees list (Sec. 16-116).
8. Along the entire Ashwood Parkway street frontage of the subject properties, the applicant shall install a 10-foot sidepath and 6-foot street buffer. The street buffer shall be planted with large canopy trees from the City's approved street trees list (Sec. 16-116). Final streetscape design is subject to the approval of the Community Development Director.
9. The perimeter of the stormwater pond shall be heavily relandscaped, as shown in Exhibit D.
10. The maximum width of all internal streets shall be 26 feet or less, measured from curb face-to curb face.
11. Prior to issuance of a Land Disturbance Permit, the applicant shall coordinate with the Public Works Director regarding the redesign of the intersection of Ashwood Parkway and Ashford Dunwoody Road to improve traffic flow and overall operational performance, as recommended by the Traffic Impact Study (Exhibit E). The redesign may include, but is not limited to, revised turn lanes, signal timing, intersection realignment, and other traffic-management measures. Final design of the affected intersection is subject to the approval of the Public Works Director and construction of the approved changes shall be completed by the Developer prior to the approval of the Final Plat.
12. Maintenance of the stormwater pond, see Exhibit D, shall be the responsibility of the applicable Property Owner's Association (POA) or Homeowner's Association (HOA).
13. A maximum of ten percent (10%) of the attached housing units may be rental units. The Homeowner's Association (HOA) Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
14. A minimum of 12 units shall be constructed as "elevator-ready" units. At 50% build-out, 6 units shall be constructed as "elevator-ready" units. For purposes of this condition, "elevator-ready" means each designated unit shall be designed and built to accommodate the future installation of an elevator (for example, the unit contains stacked closets designed in a manner that will accommodate the later installation of an elevator).

ATTACHMENTS
• Exhibit A • Exhibit B • Exhibit C • Exhibit D • Exhibit E • Application

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 349 01 039, LOT PARCEL NUMBER 18 349 01 038, & LOT PARCEL NUMBER 18 350 04 002 IN CONSIDERATION OF ZONING CASE RZ 26-05 (1200 ASHWOOD PARKWAY, 1240 ASHWOOD PARKWAY, AND 4754 ASHFORD DUNWOODY ROAD) FROM O-I (OFFICE-INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PD (PLANNED DEVELOPMENT) DISTRICT.

WHEREAS: Ashwood Grove LLC seeks a rezoning to allow the development of 122 townhomes and a new civic area; and

WHEREAS: The Property—consisting of Tax Parcel Numbers 18 349 01 039, 18 349 01 038 and 18 350 04 002—is located on the northern side of Ashwood Parkway, at the northwestern corner of Ashwood Parkway and Ashford Dunwoody Road intersection, and consists of approximately 11.64 acres; and

WHEREAS: The Property is currently developed with a 232,000 SF, 5-story office building and a 582-space surface parking lot; and

WHEREAS: The existing office building is largely vacant and does not have a viable path forward as an office building; and

WHEREAS: The current zoning district does not allow for residential development; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Perimeter—Transition Character Area of the 2045 Comprehensive Plan, which encourages the redevelopment of existing vacancies and enabling the construction of a broader range of housing types; and

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning for the subject property to the following exhibits and conditions:

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Exhibit B: Elevations and Renderings, submitted August 19, 2026
Exhibit C: Future Connection, submitted August 19, 2026
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3. The maximum allowed height of an attached home is 45 feet, as measured from the finished floor elevation to the top of the highest point of the roof.

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

4. The interior streets shall be privately maintained and open to the public. Along the northern property line an easement and "stub-out" for a future street connection, in a similar location as shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home. The final easement location and stormwater infrastructure shall be coordinated so that stormwater facilities do not obstruct or otherwise prevent construction of the future street connection.
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6. Gating the interior streets and sidewalks is not permitted.
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13. A maximum of ten percent (10%) of the attached housing units may be rental units. The Homeowner's Association (HOA) Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
14. A minimum of 12 units shall be constructed as "elevator-ready" units. At 50% build-out, 6 units shall be constructed as "elevator-ready" units. For purposes of this condition, "elevator-ready" means each designated unit shall be designed and built to accommodate the future installation of an elevator (for example, the unit contains stacked closets designed in a manner that will accommodate the later installation of an elevator).

SO ORDAINED AND EFFECTIVE this _____ day of _____ 2026.

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

Approved by:

_____
Lynn P. Deutsch, Mayor

Approved as to Form and Content

_____
City Attorney

Attest:

_____
Sharon Lowery, City Clerk

SEAL

Exhibit A
Overall Development Plan

Pg. 1-3 : Site Plan and Development Standards
Pg. 4 : Townhome Models Plan
Pg. 5 : Circulation Plan
Pg. 6 : Future Connections
Pg. 7 : Pond Landscaping and Path
Pg. 8 : Impervious Surfaces
Pg. 9 : Streetscape Section
Pg. 10 : Landscape Plan
Pg. 11-12 : Concept Tree Plan
Pg. 13-22 : Elevations and Renderings
Pg. 23-29 : Existing Tree Survey
Pg. 30-33 : Site Survey

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TRACT 1
2.730 ACRES
118,907 SQ.FT.

TRACT 2
8.906 ACRES
387,933 SQ.FT.

10' TRANSITION YARD TO MEET TY2 STANDARDS

THE POINT AT PERIMETER, LLC
TAX PARCEL ID: 18-349-01-043
DB 27173 PG 320

FENCE CROSSING PROPERTY LINE

ZONED RM-HD

DRAINAGE EASEMENT PER DB 5828-PG 643 (EXCEPTION 3)

IPF 1/2" REBAR

36"CMP (APP.D.)

I.E.=1016.74

I.E.=1025.75

CHAIN LINK FENCE

WALL

10' ZONING TRANSITION YARD

CREEK CENTERLINE

CREEK CENTERLINE TOP OF BANK

POTENTIAL FUTURE CONNECTION

SSMH

SANITARY SEWER EASEMENT

L.L. 349

L.L. 350

APPROXIMATE LOT LINE

10' STUB FOR FUTURE PATH CONNECTION

IPF 1/2" REBAR (1' WEST OF PROPERTY LINE)

20' WIDE SECONDARY FIRE ACCESS/ MULTI-USE TRAIL

20' SECONDARY FIRE ACCESS

0' SIDE YARD SETBACK

APPROXIMATE LOCATION OF 20' SANITARY SEWER EASEMENT PER DB 4935 PG 329 (EXCEPTION 2b. & 2h.)

ZONE "X"

POND

EXISTING STORMWATER FACILITY TO BE RENOVATED

ZONED O-I

ASHWOOD GROVE, LLC
TAX PARCEL ID: 18-349-01-038
DB 31781 PG 715

SSMH
TOP=1021.19
I.E.(N)=1006.59
I.E.(O)=1006.39

W.S.=1008.87

25' STATE BUFFER

APPROXIMATE LOCATION OF DETENTION POND EASEMENT PER DB 4723 PG 361, PB 75 PG 34 (EXCEPTION 8)

N/F
REGENCY RETAIL PARTNERSHIP, L.P.
TAX PARCEL ID: 18-350-04-001
DB 9359 PG 55

GEORGIA POWER EASEMENT PER DB 6410 PG 592 (EXCEPTION 1.)

POTENTIAL CIVIC AREA TO BE DESIGNED

I.E.=1019.64
I.E.=1015.86

ORIGINAL PARCEL LINE PER DEKALB COUNTY GIS

N/F
ASHWOOD GROVE, LLC
TAX PARCEL ID: 18-349-01-002
DB 31781 PG 715

STONE WALL / SIGN

10' CONCRETE PUBLIC TRAIL

P.O.T.
P.O.T.

ASHFORD DUNWOODY ROAD
(107' PUBLIC RIGHT OF WAY)

CITY PUBLIC SIDEWALK FROM ENTRANCE EAST TO ASHFORD DUNWOODY TO ASHFORD DUNWOODY IS A 6' L/S STRIP AND 10' SIDEWALK

SEE TRAFFIC STUDY FOR NEW INTERSECTION UPDATES

SIGN EASEMENT PER DB 15034 PG 308 (EXCEPTION 7)

N/F
GRAMERCY, PHASE 7 CONDOMINIUM
CONDO, PLAT 236 PG 1
DB 23666 PG 456

ZONED RM-HDc

FENCE CROSSING PROPERTY LINE

N03°36'55"W 372.04'

METAL FENCE

LDER AVENUE
PRIVATE ROAD)

IPF 1/2" REBAR DISTURBED

N11°46'16"E 72.04'

N/F
ATLANTA RESIDENTIAL, L.L.C.
PARCEL ID: 18-349-12-152
PB 206 PG 21
PB 202 PG 37

OPEN SPACE

N26°44'43"W 18.55'

ZONED RM-HDc

IPF 3/4" REBAR LAGGED OVER

IPF 1/2" REBAR LAGGED OVER

10' FRONT SETBACK

10' L/S STRIP

PROPOSED 9'x24' PARALLEL GUEST PARKING SPACES SIDEWALK BEHIND CURB ALONG PARKING

6' LANDSCAPE STRIP AND 10' SIDEWALK ALONG THIS SECTION

IPF 1/2" REBAR DISTURBED

26' PRIVATE DRIVE

Guest Parking

COURTYARD

OPEN SPACE

MASTER AMENITY

MAIL KIOSK

ASHFORD PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(DB 5931 PG 402)

PED. CROSSWALK

SSMH
TOP=1052.20
I.E.(O)=1043.40
I.E.(I)=1043.36
I.E.(O)=1042.76

SSMH
TOP=1044.43
I.E.(I)=1036.99
I.E.(O)=1036.91

SSMH
TOP=1038.53
I.E.(W)=1023.03
I.E.(SW)=1024.19
I.E.(N)=1024.43
I.E.(O)=1022.87

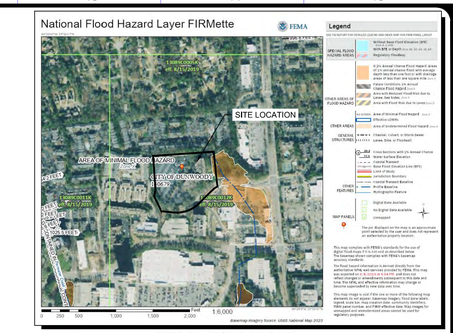
CB
TOP=1037.35
I.E.(I)=1030.45
I.E.(I)=1030.43
I.E.(Q)=1030.35

SSMH
TOP=1018.29
I.E.(N)=1004.29
I.E.(O)=1004.03

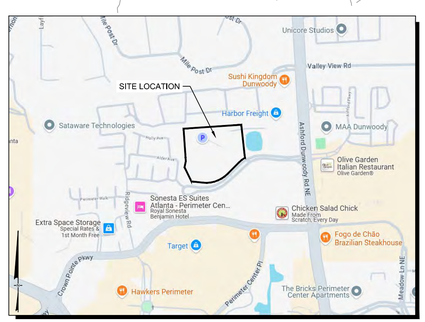
SSMH
TOP=1022.00
I.E.(SW)=1005.70
I.E.(N)=1005.30
I.E.(O)=1005.18

SWCB
TOP=1037.46
I.E.(I)=1030.39
I.E.(O)=1030.27

JB
TOP=1037.46
I.E.(W)=1027.04
I.E.(N)=1028.86
I.E.(E)=1028.46
I.E.(O)=1028.42



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 10 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 34 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 1,000 SF
5. MIN. LOT WIDTH = 18 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

SITE DATA:	
SITE AREA	11.64 ACRES
ZONING	
EXISTING ZONING	O-Ic
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	121 UNITS
TOTAL SITE AREA	11.64 ACRES
TOTAL DENSITY	10.39 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (ASHWOOD)	15 FEET
PROPOSED FRONT SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (ASHWOOD)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	135,305 SF (BUILDINGS)
---	78,860 SF (ROADS INTERNAL)
---	261,856 SF (GREEN SPACE, SIDEWALKS, DRIVEWAYS)
18' REAR LOADED ATTACHED HOMES	40 UNITS
24' REAR LOADED ATTACHED HOMES	46 UNITS
24' FRONT LOADED ATTACHED HOMES	35 UNITS
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	304,400 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MAX: 45 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	2.3 ACRES (20% OF TOTAL SITE AREA)
MIN. OPEN SPACE PROVIDED	4.86 ACRES
PARKING REQUIREMENTS	
ALLOWABLE MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	242 SPACES (2 SP/ DWELLING)
GUEST PARKING PROVIDED	40 SPACES (8 OF 40 IN ASHWOOD R/W)
TOTAL SPACES PROVIDED	282 SPACES

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PEACHTREE CORNERS, GA 30092

PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	06.17.2026	JP	CITY COMMENTS
02	07.02.2026	JP	S/W CHANGES
03	07.28.2026	JP	UPDATE NOTES
04	08.12.2026	JP	Council Comments

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 05/05/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2025\25002.01A\Dsn\Concepts & Exhibits\Zoning\25002.01A-Site Zone-3.dwg - KWood - 8/13/2026 1:49 PM

Overall Development Plan and PD Standards

Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated May 5, 2026, and last revised August 12, 2026 (the "Zoning Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house
    b. Detached House
    c. Parking, Non-accessory
3. Maximum building floor area square footage on the property shall not exceed 390,000 square feet.
4. The number of dwelling units on the property shall not exceed 121 dwelling units. Attached or Detached housing units shall not exceed 121 units.
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached or detached houses;
6. Minimum parking shall be provided as follows:
    a. Attached house use shall have a minimum two (2) car garage and provide a minimum of one guest parking space per four (4) attached units; (Either Driveway or guest space) As shown on the zoning plan.
7. A minimum of 4 outdoor, short-term bike parking spaces shall be provided within 200 feet of the frontage of Ashwood Parkway.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 80 square feet of shared courtyard area;
    b. The entire project shall have an aggregate minimum of 4.0 Acres which includes the green space around pond and the pond. The open space without the civic area and the lake is 1.55 acres.
10. Minimum building setbacks shall be as follows:
    a. Ashwood Parkway= 15 feet;
    b. Side yard setback = 0 feet;
    c. Rear yard setback = 0 feet;
    d. Zoning Transition Yard Rear and Side = 10 feet (As shown)
11. Minimum landscape strips shall be provided as follows:
    a. Ashwood Parkway = 15 feet
    b. Future Connector Road = 0 feet
12. Minimum building spacing shall be as provided on the Master Plan.
13. Garages for the attached or detached house units shall not be accessed directly from Ashwood Parkway. Garages for attached or detached homes may be accessible from future connector road.
14. Pedestrian and vehicular circulation shall be constructed only as shown on the Master Plan.

15. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
16. All streets shall be publicly accessible even if they are private drives.
17. Parking in front of buildings shall only be permitted in the location identified on the Master Plan as surface parking or garage parking as shown.
18. A maximum of ten percent (10%) of the attached housing units may be rental units. The HOA Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
19. Setbacks shall be utilized in lieu of build-to zones along all exterior road frontages.
20. Garages shall be located a maximum of five feet from back of curb or back of sidewalk, or a minimum of 18 feet from back of curb or back of sidewalk.
21. All outdoor lighting fixtures shall be full cutoff with a max of .5 footcandles along the northern and western property lines and 1 footcandles along all other property lines (including r/w).
22. The maximum color temperature of all outdoor lighting fixtures must not exceed 3,000K at the light source.
23. All outdoor lighting shall be dark skies compliant.
24. 14. A minimum of 12 units shall be constructed as “elevator-ready” units. At 50% build-out, 6 units shall be constructed as “elevator-ready” units. For purposes of this condition, “elevator-ready” means each designated unit shall be designed and built to accommodate the future installation of an elevator (for example, the unit contains stacked closets designed in a manner that will accommodate the later installation of an elevator).

LEGEND:

- 24’ REAR LOADED ATTACHED HOMES ***(46 HOMES)***
- 24’ FRONT LOADED ATTACHED HOMES ***(35 HOMES)***
- 18’ REAR LOADED ATTACHED HOMES ***(40 HOMES)***

TOTAL ATTACHED HOMES - 121 HOMES

EXISTING STORMWATER FACILITY TO BE RENOVATED

COURTYARD

MASTER AMENITY

ASHFORD DUNWOODY ROAD

ASHWOOD PARKWAY

PLANNED TRAILS

ASHWOOD PARKWAY

ASHFORD DUNWOODY ROAD NE

PERIMETER VILLAGE

Walmart

Publix.

RIDGEVIEW ROAD

MEADOW LANE ROAD

PERIMETER CENTER PLACE

target

Michaels

PLANNED TRAILS

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FUTURE NORTH ROAD CONNECTIONS

PLANNED TRAILS

ASHWOOD PARKWAY

ASHFORD DUNWOODY ROAD NE

PERIMETER VILLAGE

Walmart

Publix.

RIDGEVIEW ROAD

MEADOW LANE ROAD

PERIMETER CENTER PLACE

target

Michaels

PLANNED TRAILS

360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ 60 YEARS

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ASHWOOD PARKWAY

1200 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA

GRID NORTH

0 50 100 200 300

SCALE: 1" = 100'
DATE: 05/16/2026
PROJECT: 25002.01A

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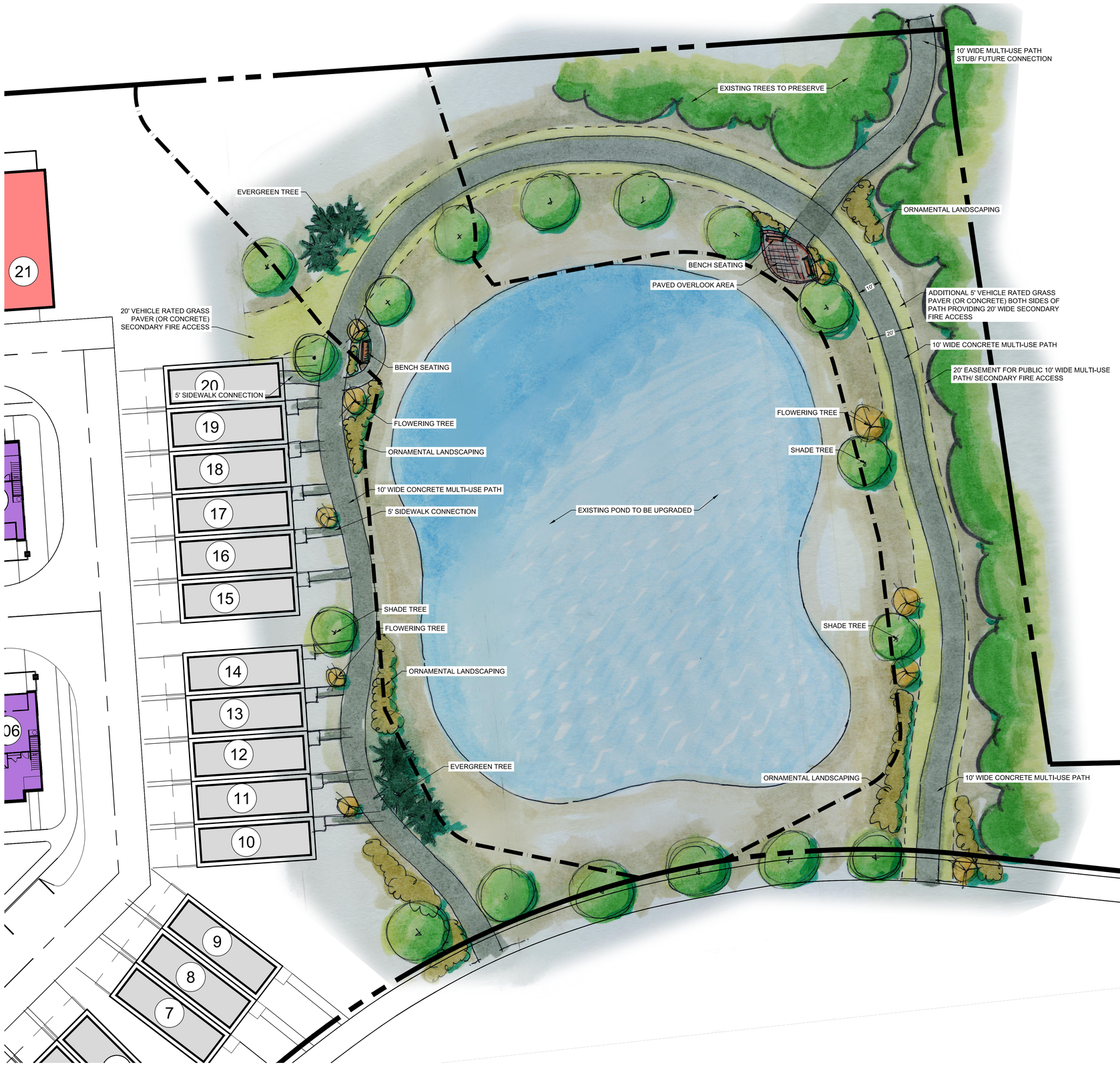

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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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PATH EXHIBIT

0 10 20 40 60

SCALE: 1" = 20'
DATE: 06/17/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

EX.3
SHEET

J:\2025\25002\01A\Dwl\Concepts & Exhibits\Exhibits\3 Path & Civic Exhibit\25002.01A - Path Exhibit.dwg - HTodd - 9/17/2026 10:04 AM

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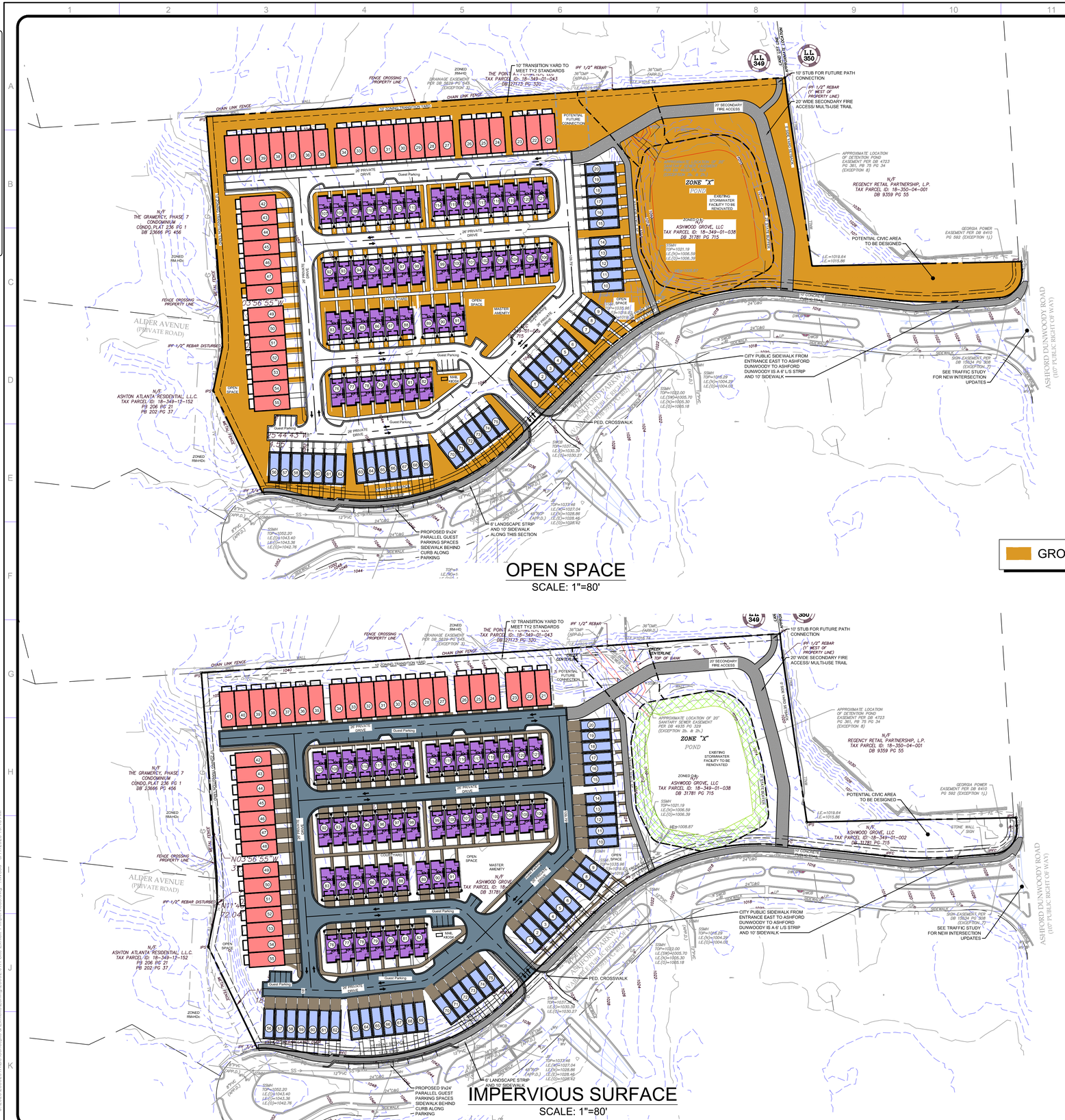
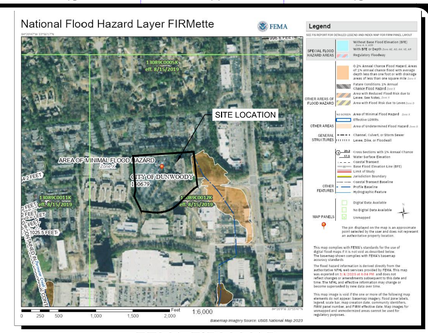


OPEN SPACE

SCALE: 1"=80'

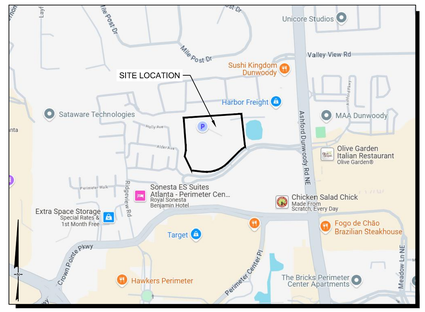
IMPERVIOUS SURFACE

SCALE: 1"=80'



FEMA FIRM MAP

NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE

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CITY OF DUNWOODY JURISDICTION

FOR

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MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
04	08.12.2026	JP	Council Comments

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

IMPERVIOUS SURFACES EXHIBIT

0 40 80 160 240

SCALE: 1" = 80'
DATE: 05/05/2026
PROJECT: 25002.01A

GEORGIA WEST ZONE

EX1
SHEET

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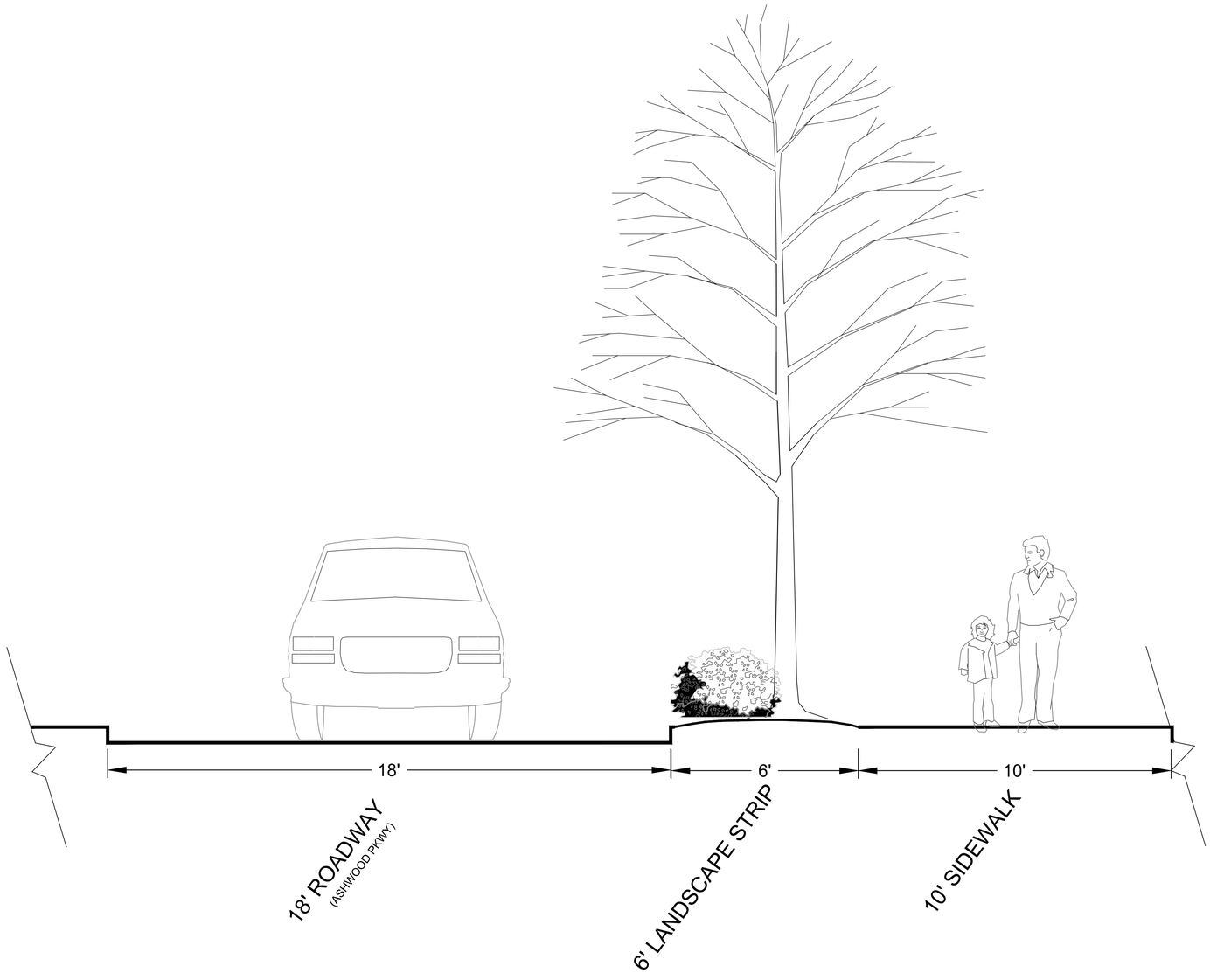

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TYPICAL STREET SECTION EXHIBIT

0 1' 2' 4' 6'

SCALE: 1" = 2'
DATE: 0/8/14/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

EX.4
SHEET

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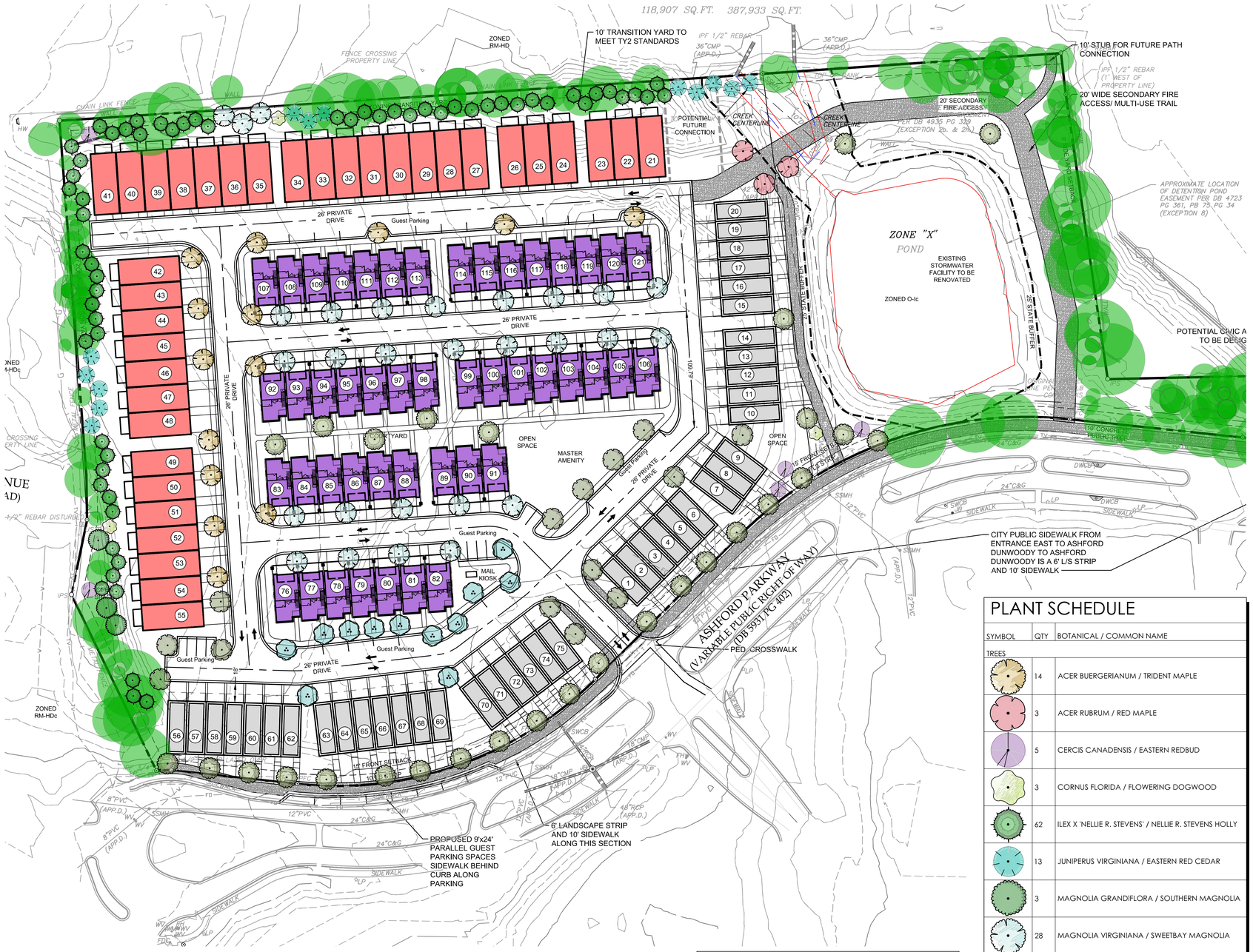

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	14	ACER BUERGERIANUM / TRIDENT MAPLE
	3	ACER RUBRUM / RED MAPLE
	5	CERCIS CANADENSIS / EASTERN REDBUD
	3	CORNUS FLORIDA / FLOWERING DOGWOOD
	62	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	13	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	28	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	14	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	29	QUERCUS NUTTALLII / NUTTALL OAK
	12	ULMUS PARVIFOLIA / CHINESE ELM

LEGEND

EXISTING SAVED TREES

EASTERN DOGWOOD

SWEETBAY MAGNOLIA

SOUTHERN MAGNOLIA

RED MAPLE

NUTTAL OAK

NELLIE R STEVENS HOLLY

LACEBARK ELM

EASTERN REDBUD

EASTERN RED CEDAR

AMERICAN SYCAMORE

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LANDSCAPE EXHIBIT

0 25 50 100 150

SCALE: 1" = 50'
DATE: 08/14/2026
PROJECT: 25002.01A

EX.1
SHEET

J:\2025\25002.01A\Dwl\Concepts & Exhibits\Exhibits\1 Zoning Landscape Exhibit\25002.01A - Zoning Landscape Exhibit.dwg - JPrice - 8/14/2026 1:08 PM

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TRACT 1
2.730 ACRES
118,907 SQ.FT.
TRACT 2
8.906 ACRES
387,933 SQ.FT.
10' TRANSITION YARD TO MEET TY2 STANDARDS
ZONED RM-HD
ZONED RM-HD
ALDER AVENUE
(PRIVATE ROAD)
26' PRIVATE DRIVE
COURTYARD
OPEN SPACE
MASTER AMENITY
Guest Parking
FENCE CROSSING PROPERTY LINE
IRF 1/2" REBAR DISTURBED
IPS
CREEK CENTERLINE
ZONE "X"
POND
#302 9" DOGWOOD POOR
FACILITY TO BE RENOVATED
POTENTIAL COMMERCIAL AREA TO BE DESIGNED
ASHFORD PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(DB 5951, PG 402)
CITY PUBLIC SIDEWALK FROM ENTRANCE EAST TO ASHFORD DUNWOODY TO ASHFORD DUNWOODY IS A 6' L/S STRIP AND 10' SIDEWALK
SEE TRAFFIC STUDY FOR NEW INTERSECTION UPDATES
PED CROSSWALK
PROPOSED 9'x24' PARALLEL GUEST PARKING SPACES SIDEWALK BEHIND CURB ALONG PARKING
6' LANDSCAPE STRIP AND 10' SIDEWALK ALONG THIS SECTION
#2386 32" SOUTHERN RED OAK GOOD
#2387 28" SOUTHERN RED OAK GOOD
#2389 25" WHITE OAK GOOD
#2388 21" SOUTHERN RED OAK GOOD
#2416 41" SWEETGUM POOR
#2411 26" SWEETGUM POOR
#2412 25" POPLAR GOOD
#2414 33" POPLAR GOOD
#2384 26" RED MAPLE POOR
#2385 24" SHUMARD OAK GOOD
#2397 28" SHUMARD OAK GOOD
#2398 30" RED MAPLE POOR
#2401 32" RED MAPLE POOR
#2382 25" SHUMARD OAK GOOD
#2394 38" SHUMARD OAK GOOD
#2395 36" SHUMARD OAK GOOD
#2396 27" SHUMARD OAK GOOD
#2390 24" RED MAPLE GOOD
#2391 28" RED MAPLE GOOD
#2392 36" RED MAPLE GOOD
#2399 24" SHUMARD OAK GOOD
#2400 24" RED MAPLE POOR
#2402 30" SHUMARD OAK GOOD
#2403 28" SHUMARD OAK GOOD
#2404 27" SHUMARD OAK GOOD
#2405 25" SHUMARD OAK GOOD
#2415 36" PINE GOOD
#305 12" DOGWOOD POOR
#306 36" PINE GOOD
#308 8" DOGWOOD POOR
#307 25" RED MAPLE GOOD
#309 23" DOGWOOD POOR
#310 30" POPLAR GOOD
#311 26" POPLAR GOOD
#312 30" POPLAR GOOD
#313 25" POPLAR GOOD
#308 30" PINE GOOD
#406 32" PINE GOOD
#24" RIVER BIRCH GOOD
#307 24" RED MAPLE GOOD
#308 24" RED MAPLE GOOD
#309 24" RED MAPLE GOOD
#310 24" RED MAPLE GOOD
#311 24" RED MAPLE GOOD
#312 24" RED MAPLE GOOD
#313 24" RED MAPLE GOOD
#314 24" RED MAPLE GOOD

Ashwood Elevations

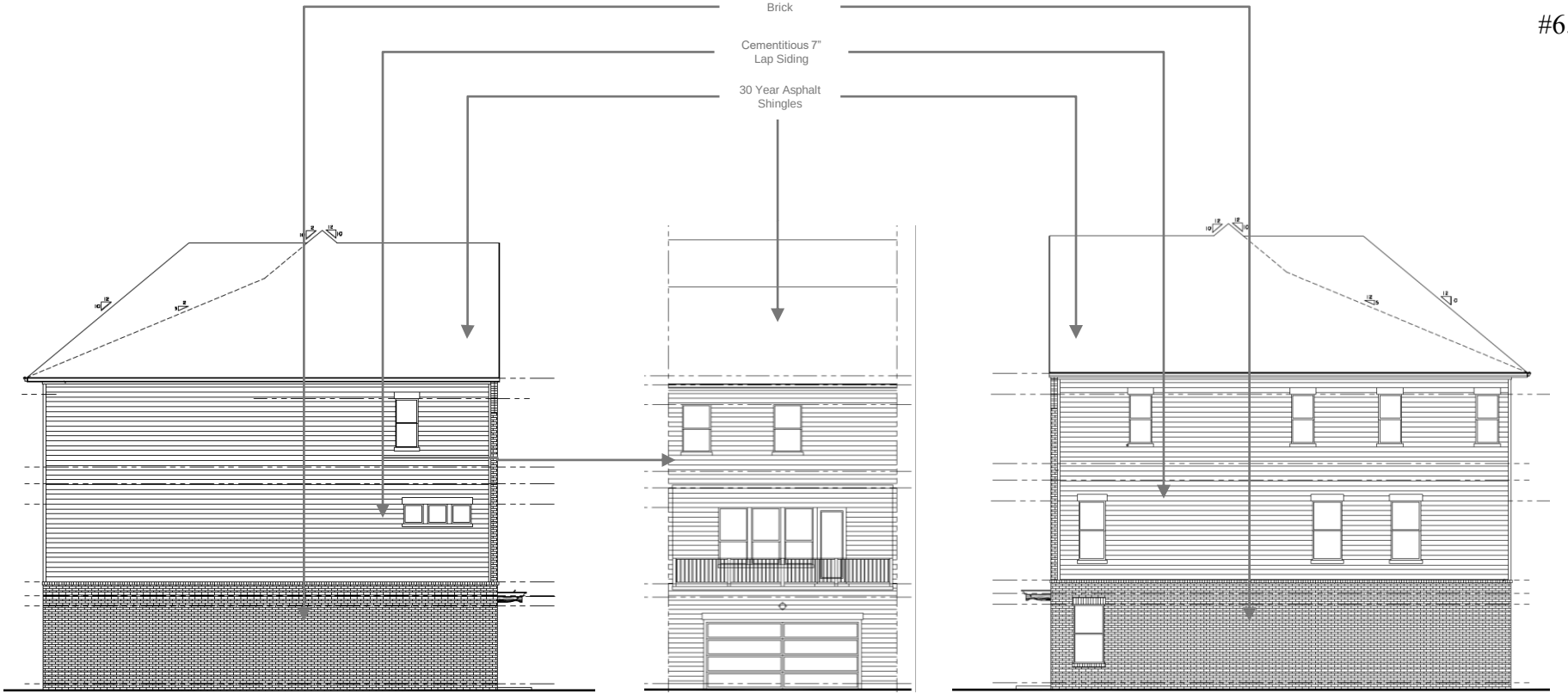
ASHTON WOODS.
HOME TO INSPIRATION.

ASHTON WOODS.
HOME TO INSPIRATION.

Cooper - Proposed

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Cooper - Proposed

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

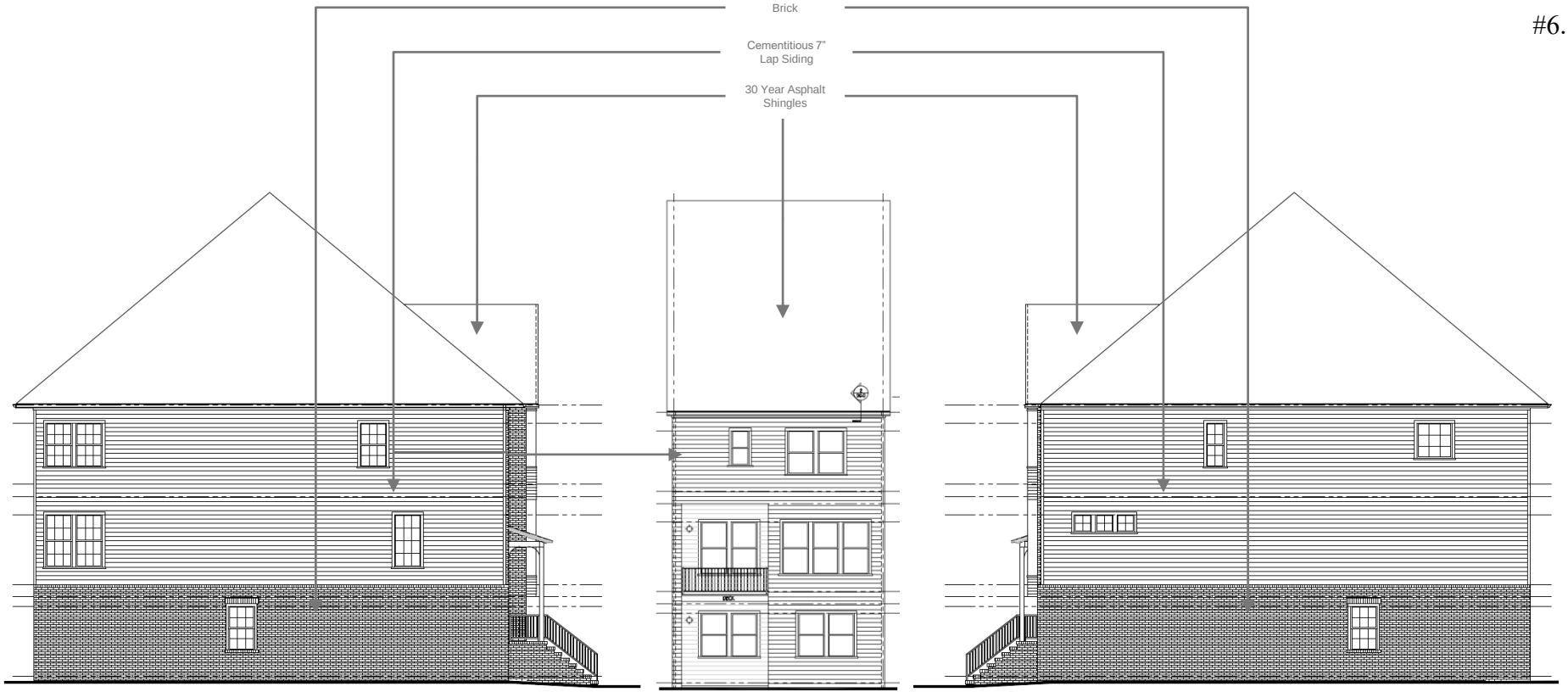
DATE: _____

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

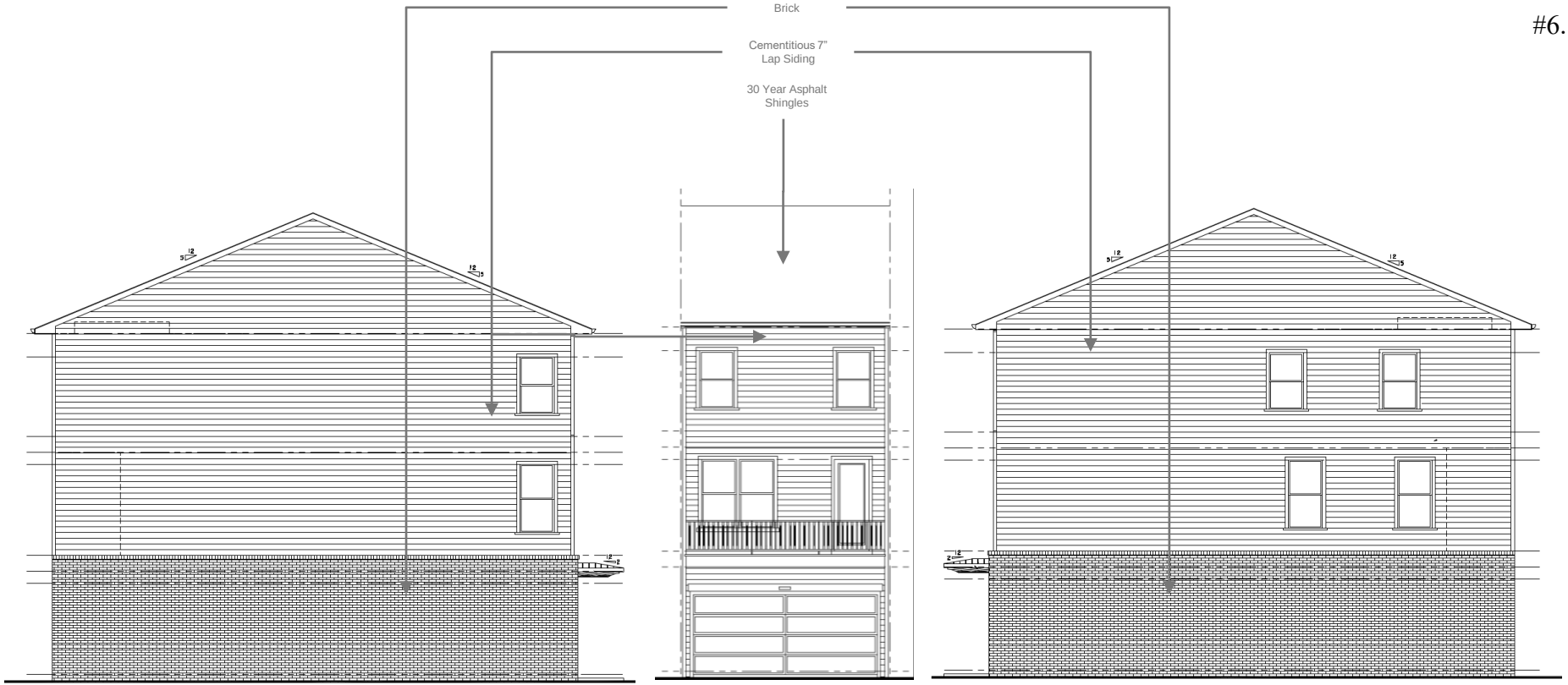
DATE: _____

Archer - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Archer - Proposed

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

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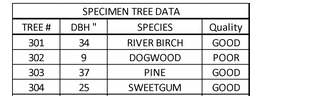
SPECIMEN TREE DATA			
TREE #	DBH "	SPECIES	Quality
301	34	RIVER BIRCH	GOOD
302	9	DOGWOOD	POOR
303	37	PINE	GOOD
304	25	SWEETGUM	GOOD
305	12	DOGWOOD	POOR
306	36	PINE	GOOD
307	25	RED MAPLE	GOOD
308	8	DOGWOOD	POOR
309	23	DOGWOOD	POOR
310	30	POPLAR	GOOD
311	26	POPLAR	GOOD
312	30	POPLAR	GOOD
313	25	POPLAR	GOOD
2382	25	SHUMARD OAK	GOOD
2383	24	POPLAR	GOOD
2384	26	RED MAPLE	POOR
2385	24	SHUMARD OAK	GOOD
2386	32	SOUTHERN RED OAK	GOOD
2387	28	SOUTHERN RED OAK	GOOD
2388	21	SOUTHERN RED OAK	GOOD
2389	25	WHITE OAK	GOOD
2390	24	RED MAPLE	POOR
2391	28	RED MAPLE	GOOD
2392	26	RED MAPLE	GOOD
2393	24	RED MAPLE	GOOD
2394	38	SHUMARD OAK	GOOD
2395	36	SHUMARD OAK	GOOD
2396	27	SHUMARD OAK	GOOD
2397	28	SHUMARD OAK	GOOD
2398	30	RED MAPLE	POOR
2399	24	SWEETGUM	GOOD
2400	29	RED MAPLE	POOR
2401	32	RED MAPLE	POOR
2402	30	SHUMARD OAK	GOOD
2403	28	SHUMARD OAK	GOOD
2404	27	SHUMARD OAK	GOOD
2405	25	SHUMARD OAK	GOOD
2406	32	PINE	GOOD
2407	34	WILLOW OAK	GOOD
2408	30	PINE	GOOD
2409	30	PINE	GOOD
2410	35	RED MAPLE	POOR
2411	26	SWEETGUM	POOR
2412	25	POPLAR	GOOD
2413	54	ASH	POOR
2414	33	POPLAR	GOOD
2415	32	PINE	GOOD
2416	41	SWEETGUM	POOR



SPECIMEN TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

SPECIMEN TREE SIZE:

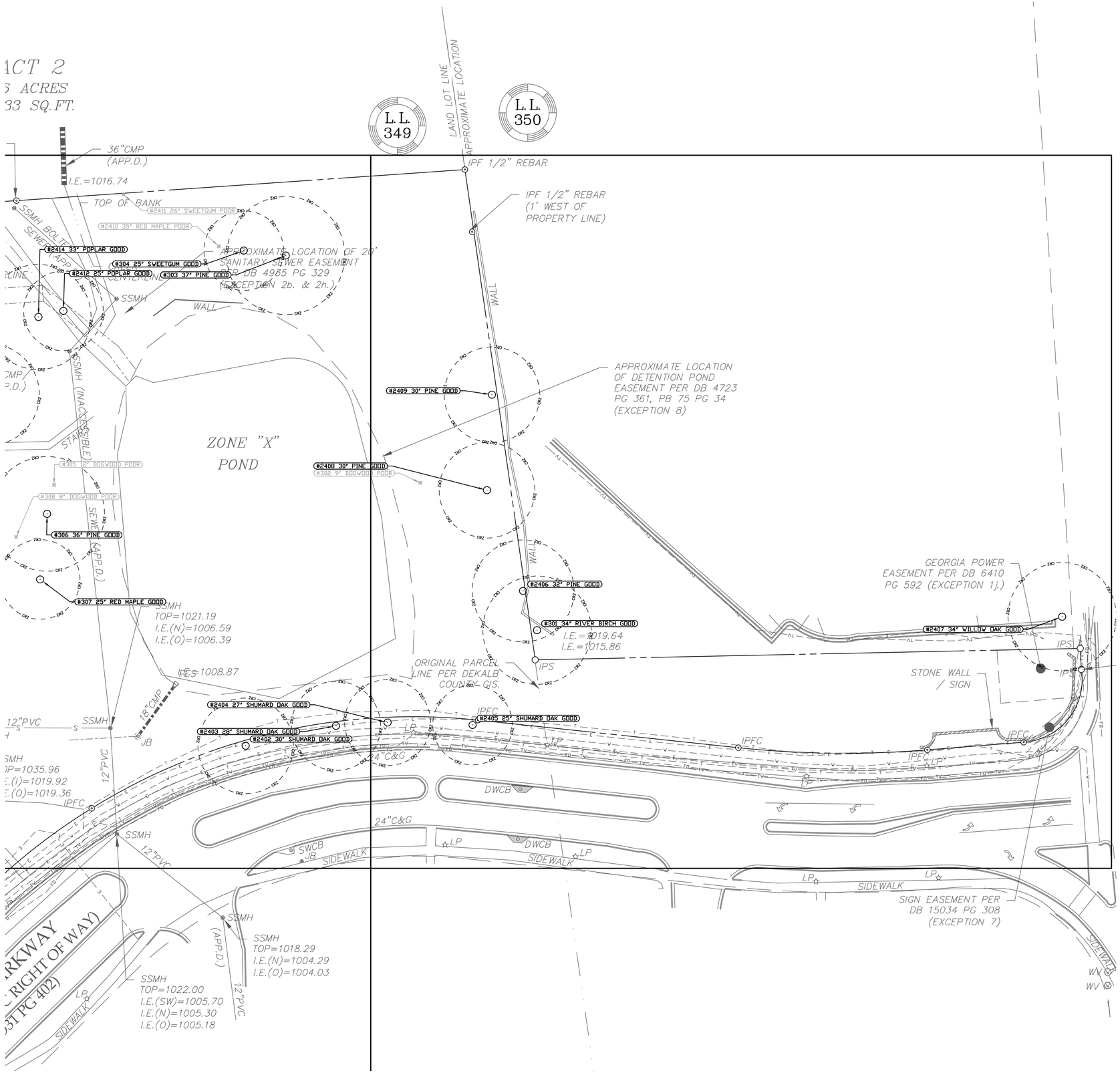
OVERSTORY HARDWOOD TREES	24 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
UNDERSTORY TREES	8 INCHES

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 5-4-2026 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES



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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

S1
SHEET

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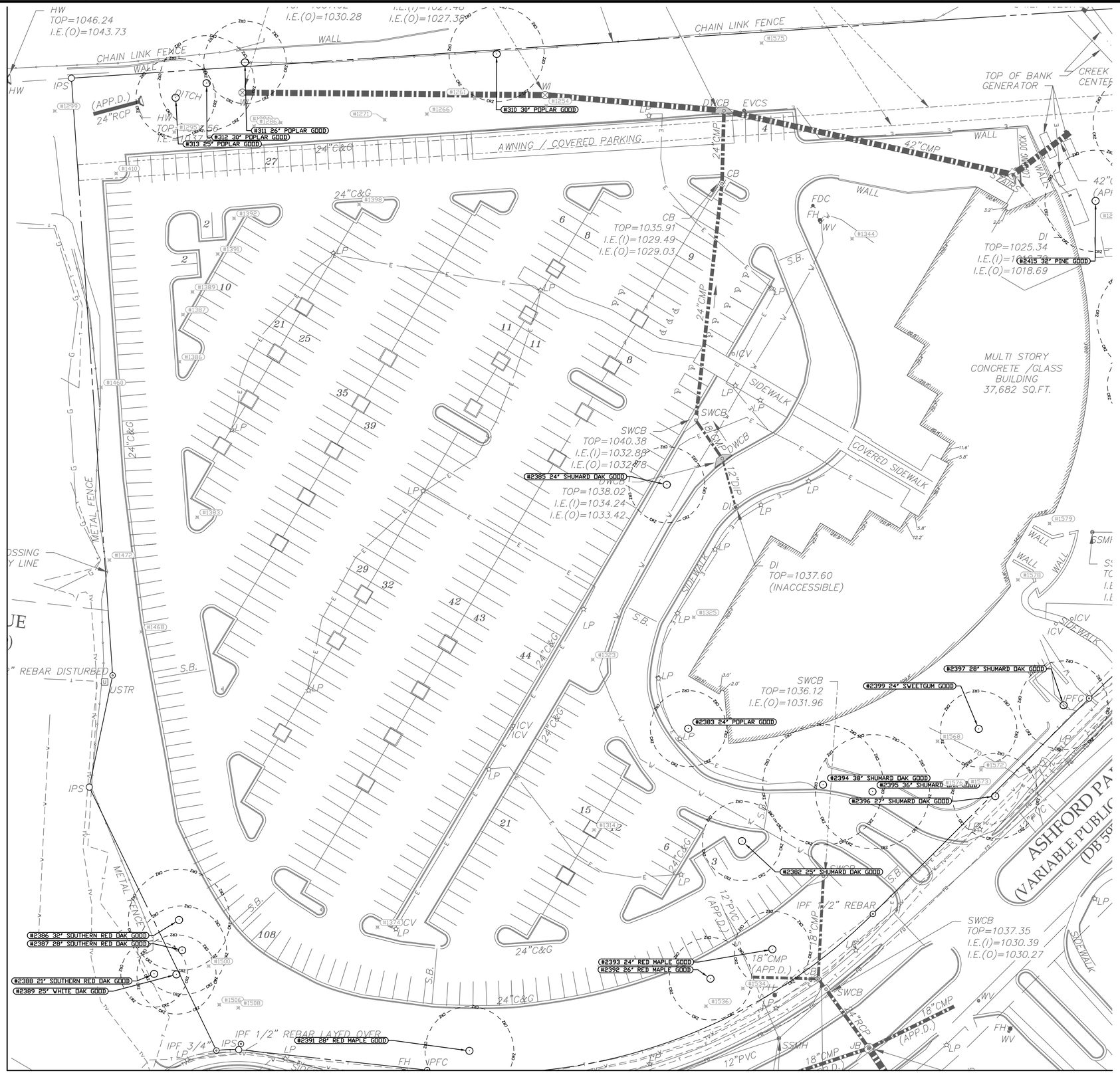

0 30 60 90

1" = 30'

SPECIMEN TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

SPECIMEN TREE SIZE:

OVERSTORY HARDWOOD TREES	24 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
UNDERSTORY TREES	8 INCHES

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 5-4-2026 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
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SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S2
SHEET

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0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
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3. EQUIPMENT USED:
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PROJECT

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A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S3
SHEET

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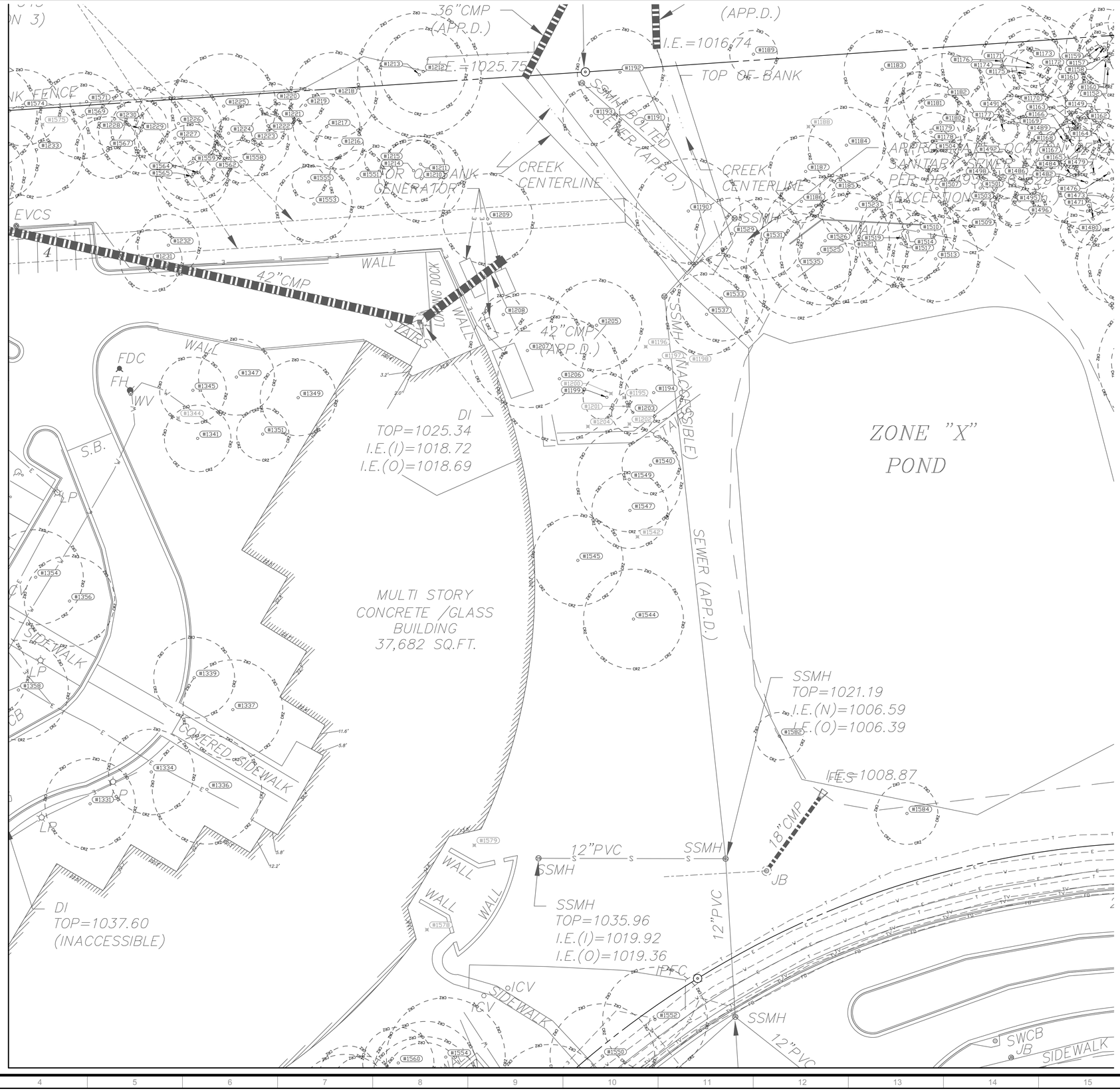

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S4
SHEET

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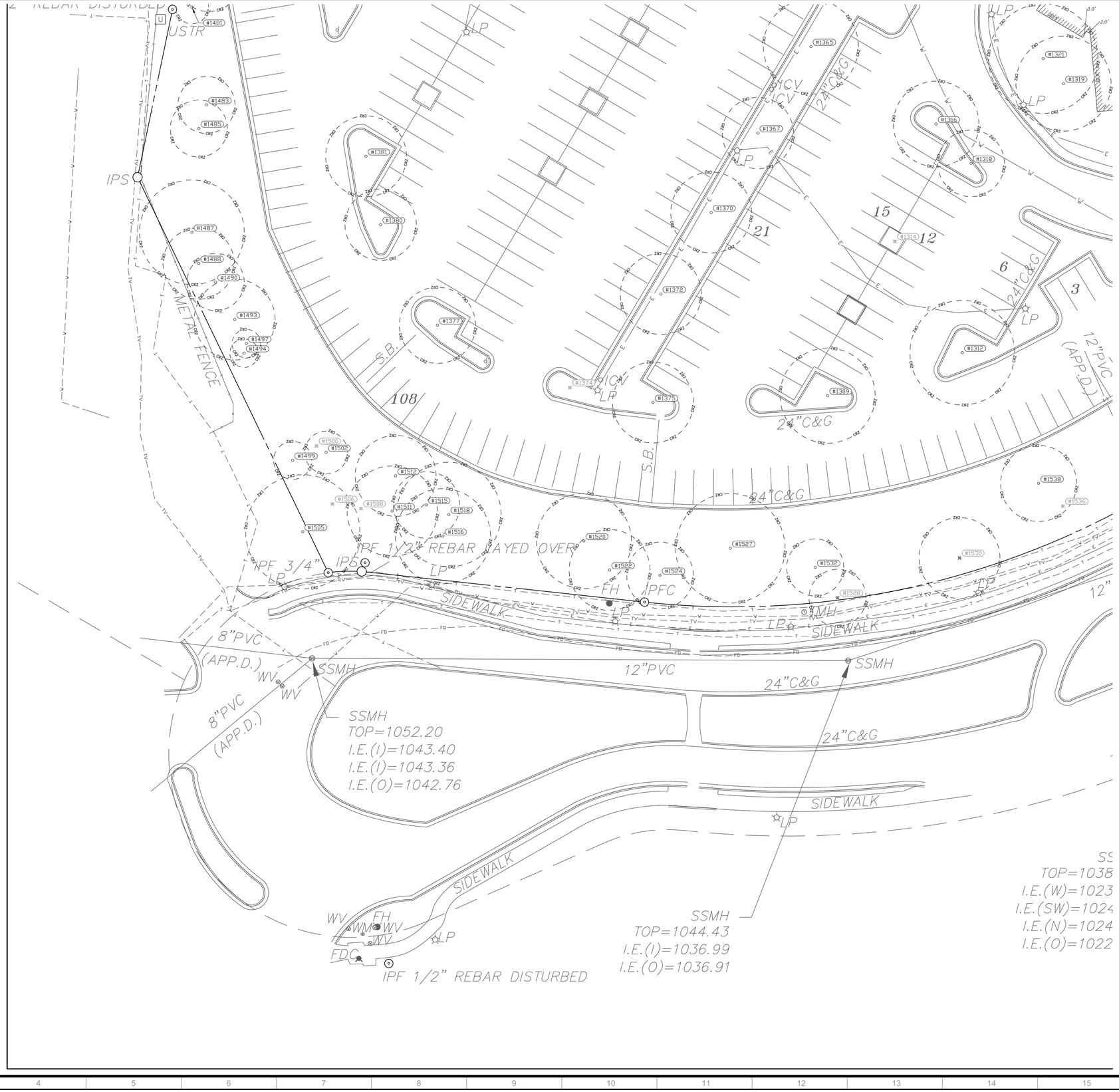

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

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CITY OF DUNWOODY JURISDICTION

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S5
SHEET

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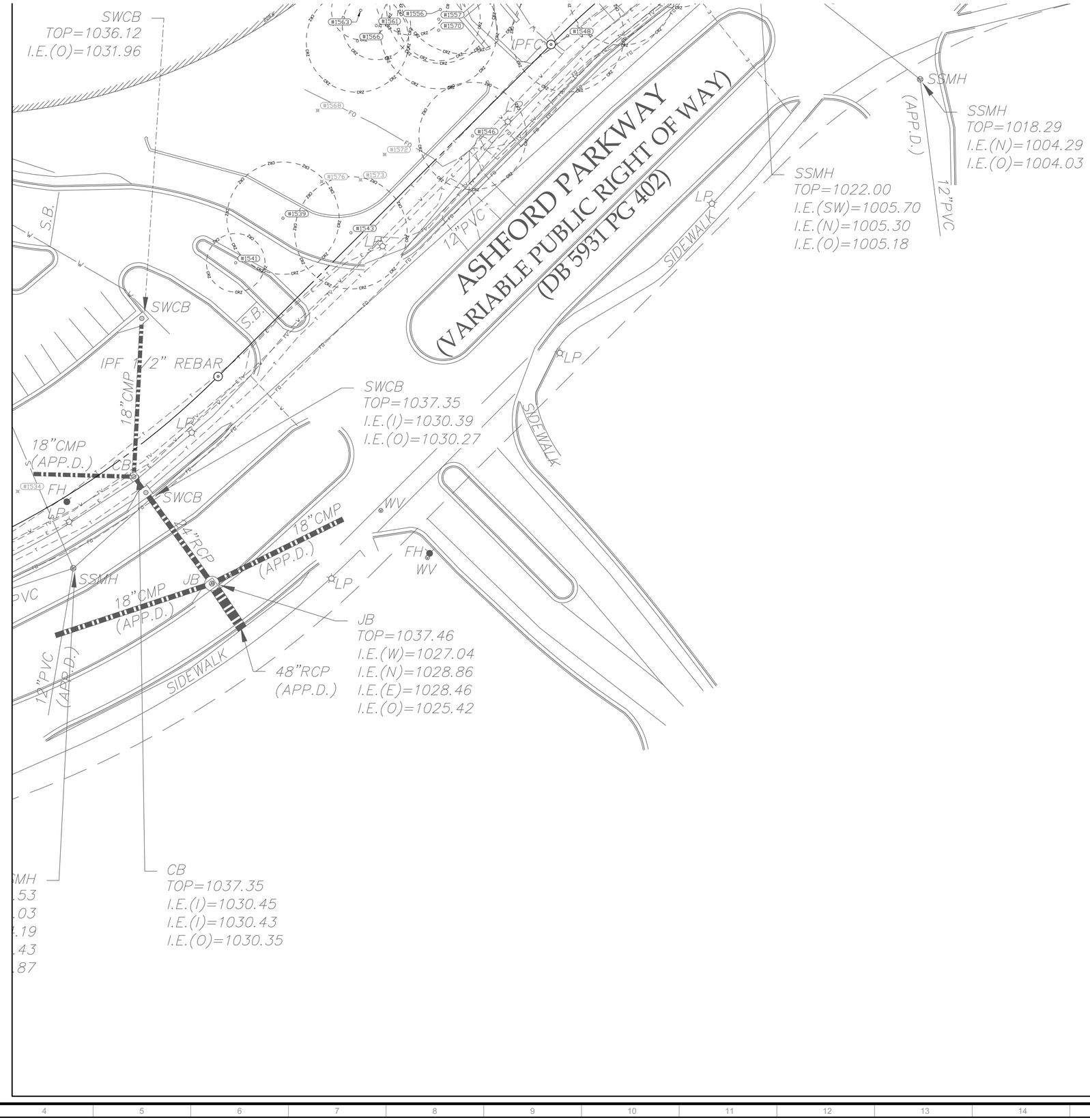

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

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SOFTWOOD TREES	12 INCHES

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S6
SHEET

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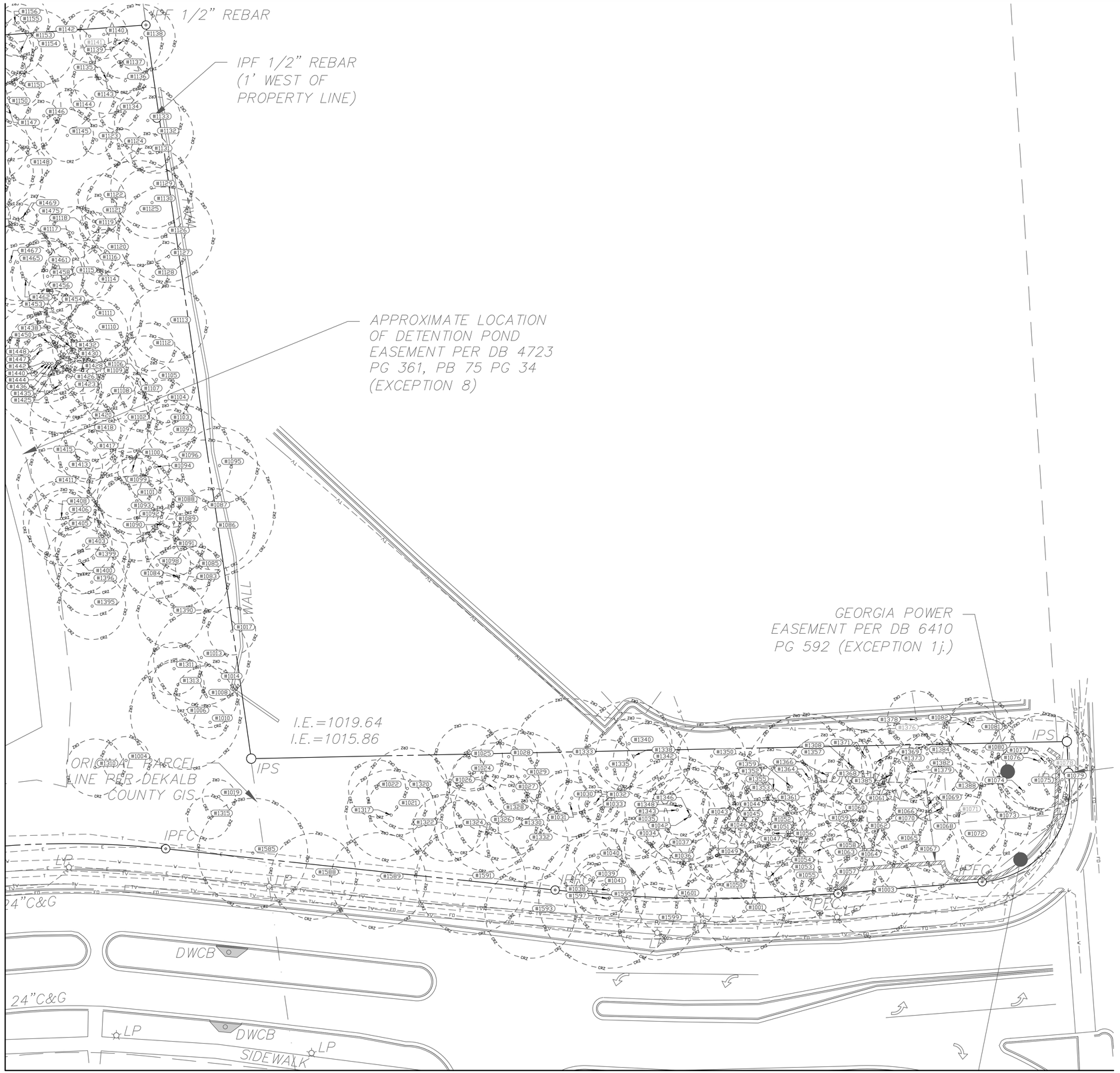

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S7
SHEET

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Know what's **below.** **Call** before you dig.

ALTA/NSPS LAND TITLE SURVEY FOR ASHTON WOODS

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 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. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0012K, PANEL 12 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JULY 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 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 PROPERTY DESCRIBED HERE ON (THE PROPERTY) IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 34220.11 WITH AN EFFECTIVE DATE OF MARCH 5, 2025, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO ASHWOOD PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. NO ABOVE-GROUND UTILITIES WERE OBSERVED WHICH ARE NOT REFLECTED ON THE SURVEY.

11. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.

12. NO GAPS OR GORES EXIST BETWEEN TRACT 1 AND TRACT 2 OR BETWEEN THE PROPERTY AND ASHWOOD PARKWAY.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY OF 1200 ASHWOOD PARKWAY, DATED 7/22/2024, LAST REVISED 7/22/2024, SURVEY COORDINATED BY GRS GROUP, AN NV5 COMPANY, SURVEY PREPARED BY EARTHPRO LAND SURVEYING, SIGNED AND SEALED BY GARY S. HARVIN, JR., REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3105.
2. WETLANDS AND STATE WATERS INSPECTION REPORT, DATED AUGUST 27, 2025, PREPARED BY SAILORS ENGINEERING ASSOCIATES, INC., PREPARED FOR MR. NATE WELCH, EAH ACQUISITIONS, LLC.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS OF THE SURVEYED PROPERTY: 1200 ASHWOOD PARKWAY, DUNWOODY, GEORGIA 30338

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 11.635 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS: .

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

Date of Map or Plat: 04/07/2026

LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 88.00 feet, having a radius of 378.34 feet, being subtended by a chord bearing of S51°43'23"W, and a chord length of 87.80 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 506,840 square feet or 11.635 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; thence leaving said northerly right of way and proceed N07°03'08"W a distance of 384.30 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 118,907 square feet or 2.730 acres.

SITE MAP (NTS)

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 349 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way); thence along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence continue along said northerly right of way the following courses and distances: along a curve turning to the left with an arc length of 88.00 feet, having a radius of 378.34 feet, being subtended by a chord bearing of S51°43'23"W, and a chord length of 87.80 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence S07°03'08"E a distance of 384.30 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 387,933 square feet or 8.906 acres.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,804 FEET.

To ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 9, 10, 11b, 13, 14, 16 & 17 of Table A thereof. The field work was completed on: 04/07/2026

Date of Map or Plat: 04/07/2026

_____
Surveyor's Signature

MICHAEL C. SANFORD
Printed name

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REVISIONS

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4			
3			
2			
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ALTA/NSPS LAND TITLE SURVEY
FOR
ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH
DEKALB COUNTY GEORGIA

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25
0 25 50 100

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TITLE EXCEPTIONS

First American Title Insurance Company's Commitment number 34200.11 with an effective date of March 5, 2025, 2025 was used in the preparation of this survey and the listed exceptions are as follows:

11. Matters shown on that Survey for Laing Properties, Inc., et al., Prepared by Watts & Bowning, dated February 23, 1983, and recorded at Plat Book 75, Page 34, Dekalb County, Georgia Records.
Comment: Affects subject property, as easements shown on survey.
12. Easement from H.J. Wilson dated October 12, 1934, and recorded at Deed Book 408, Page 407, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
13. Easement from S.T. Spruill dated February 1, 1946, and recorded at Deed Book 646, Page 271, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 350.
14. Easement from Grace E. Morris dated September 9, 1948, and recorded at Deed Book 743, Page 368, Dekalb County, Georgia Records.
Comment: Does not affect subject property, said property located in Land Lots 349 and 350.
15. Easement from H.J. Wilson dated December 20, 1949, and recorded at Deed Book 800, Page 134, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
16. Easement from E.N. O'Beirne dated July 17, 1961, and recorded at Deed Book 1600, Page 330, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
17. Sewer Easement from S.T. Spruill dated March 10, 1963, and recorded at Deed Book 1753, Page 568, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague and not plottable. Said sewer easement to DeKalb affects land in Land Lot 350, which is only a small portion of the subject Property, blanket in nature.
18. Easement from James B. Williams to Garrick McGaughey, dated October 2, 1963, recorded in Deed Book 1814, page 304, aforesaid records; as corrected at Deed Book 1840, page 329, aforesaid records.

Comment: Does not affect subject property, the easement has expired.
19. Easements contained in that Judgment of Court, styled Georgia Power Company vs S.T. Spruill, et al., filed for record May 5, 1971, and recorded at Deed Book 2640, Page 680, and in Deed Book 2640, Page 686 Dekalb County, Georgia Records
Comment: Does not affect subject property.
20. Sewer Easement between Jim Cowart & Associates, Inc., dated January 10, 1979 and recorded at Deed Book 3971, Page 82, Dekalb County, Georgia Records.
Comment: Does not affect the subject property.
21. Sewer Easement from Blue Cross and Blue Shield of Georgia to DeKalb County, dated March 12, 1979, recorded in Deed Book 4014, page 388, aforesaid records.
Comment: Does not affect the subject property.
22. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 1, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
23. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 4, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
24. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 9, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take
25. Declaration of Easements by Laing Properties, Inc., dated March 1, 1983, and recorded at Deed Book 4723, Page 361, Dekalb County, Georgia Records; as amended by that Amended and Restated Declaration of Protective Covenants for Ashwood – DeKalb County by and among Mony Life Insurance Company, a New York Corporation f/k/a The Mutual Life Insurance Company of New York, et al., dated February 17, 2004, and recorded in Deed Book 15821, Page 733, Dekalb County, Georgia Records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among APG 1200, LLC, et al., dated April 30, 2015, and recorded at Deed Book 25009, Page 53, aforesaid records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road Ashwood LLC, et al., dated June 5, 2017, and recorded at Deed Book 26303, Page 621, aforesaid records; as amended by First Amendment to Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, and recorded at Deed Book 28860, Page 503, aforesaid records.
Comment: Affects subject property. Other easements are blanket in nature
26. Easement Agreement by and between Laing Properties, Inc., and Marcasco Company Incorporated, dated March 1, 1983, and recorded at Deed Book 4723, Page 375, Dekalb County, Georgia Records; as affected by that Quitclaim Deed from Marcasco Company Incorporated to The Mutual Life Insurance Company of New York dated October 21, 1986, and recorded at Deed Book 5629, Page 543, aforesaid records.
NOTE: The instrument terminates the temporary access easement established in Section 1 of the former instrument.
Comment: Affects subject property and the Drainage Easement is shown on survey.

TITLE EXCEPTIONS – cont.

27. Dekalb County Sewer Easement between Laing Properties, Inc., and said county dated March 7, 1984, and recorded at Deed Book 4935, Page 329, Dekalb County, Georgia Records.
Comment: Affects subject property and is shown on survey.
28. Easement from The Mutual Life Insurance Company of New York dated March 21, 1984, and recorded at Deed Book 5001, Page 199, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
29. Easement from Ashwood Joint Venture dated September 13, 1984, and recorded at Deed Book 5285, Page 447, Dekalb County, Georgia Records.
Comment: Affects the subject property and the easement described on page 448 is shown hereon. The easement described on page 449 is vague and the affect on the subject property is uncertain.
30. Declaration of Driveway Easement by The Mutual Life Insurance Company of New York, dated January 25, 1986, recorded in Deed Book 5536, page 235, aforesaid records; as affected by that certain First Amendment to Declaration of Driveway Easement by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, recorded in Deed Book 28860, page 486, aforesaid records.
Comment: Does not affect subject property. Easement located on the south side of Ashwood Parkway.
31. Right of Way Deed from The Mutual Life Insurance Company of New York dated August 24, 1987, and recorded at Deed Book 5931, Page 402, Dekalb County, Georgia Records.
Comment: Affects subject property, as current right of way is shown on a survey.
32. Easement from The Mutual Life Insurance Company of New York dated April 3, 1989, and recorded at Deed Book 6410, Page 592, Dekalb County, Georgia Records.
Comment: Affects subject property, as shown on survey.
33. Easement from The Mutual Life Insurance Company of New York to Georgia Power Company, dated May 15, 1989, recorded in Deed Book 6446, page 606, aforesaid records.

Comment: Does not affect the subject property.

34. Right of Way Deed from The Mutual Life Insurance Company of New York dated December 12, 1997, and recorded at Deed Book 9974, Page 351, Dekalb County, Georgia Records.
Comment: Affects subject property, blanket in nature.
35. Sign Easement Agreement by and between The Mutual Life Insurance Company of New York and Centre Acquisitions, LLC, dated November 12, 1998, and recorded at Deed Book 10309, Page 46, Dekalb County, Georgia Records; as amended by First Amendment to Sign Easement Agreement by and between Mony Life Insurance Company, and HPT IHG Properties Trust dated as of September 16, 2003, and recorded at Deed Book 15034, Page 288, aforesaid records.
Comment: Does not affect subject property.
36. Signage Easement between Transwestern/Mony Ashwood 900, LLC, and Mony Life Insurance Company dated September 16, 2003, and recorded at Deed Book 15034, Page 308, Dekalb County, Georgia Records.
Comment: Affects subject property. Approximate location is shown on survey.
37. Easement from APG 1200, LLC to BellSouth Telecommunications, LLC d/b/a AT&T Georgia, dated August 28, 2013, and recorded at Deed Book 24014, Page 312, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Easement located west of subject property.

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REVISIONS

REV	DATE	DESCRIPTION	BY
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ALTA/NSPS LAND TITLE SURVEY

FOR

ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH

DEKALB COUNTY
GEORGIA

SHEET 2 OF 4

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25

0 25 50 100

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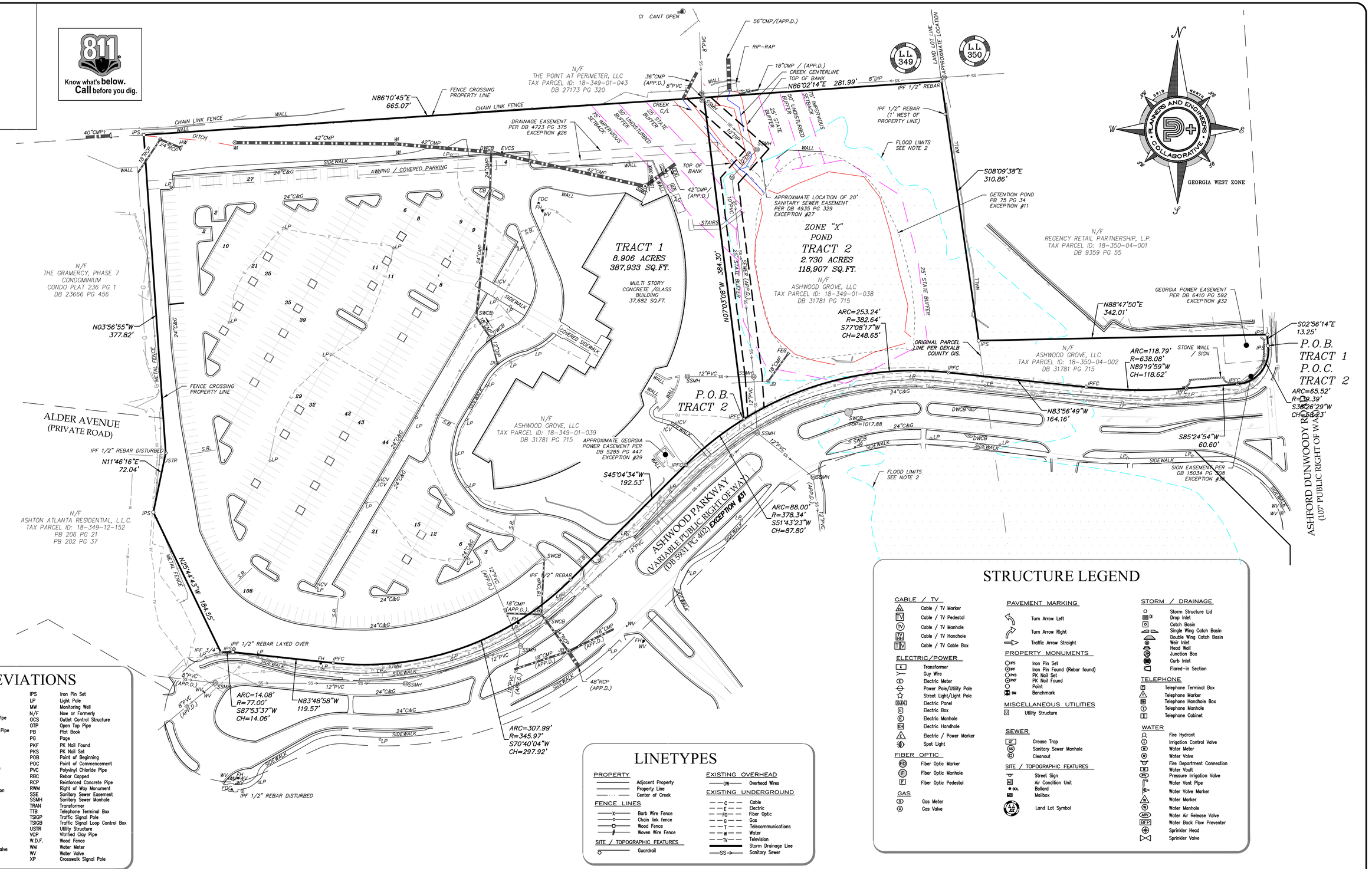

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
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
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS → Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve

PAVEMENT MARKING
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight

PROPERTY MONUMENTS
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

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FOR

ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH

DEKALB COUNTY GEORGIA

SHEET 3 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
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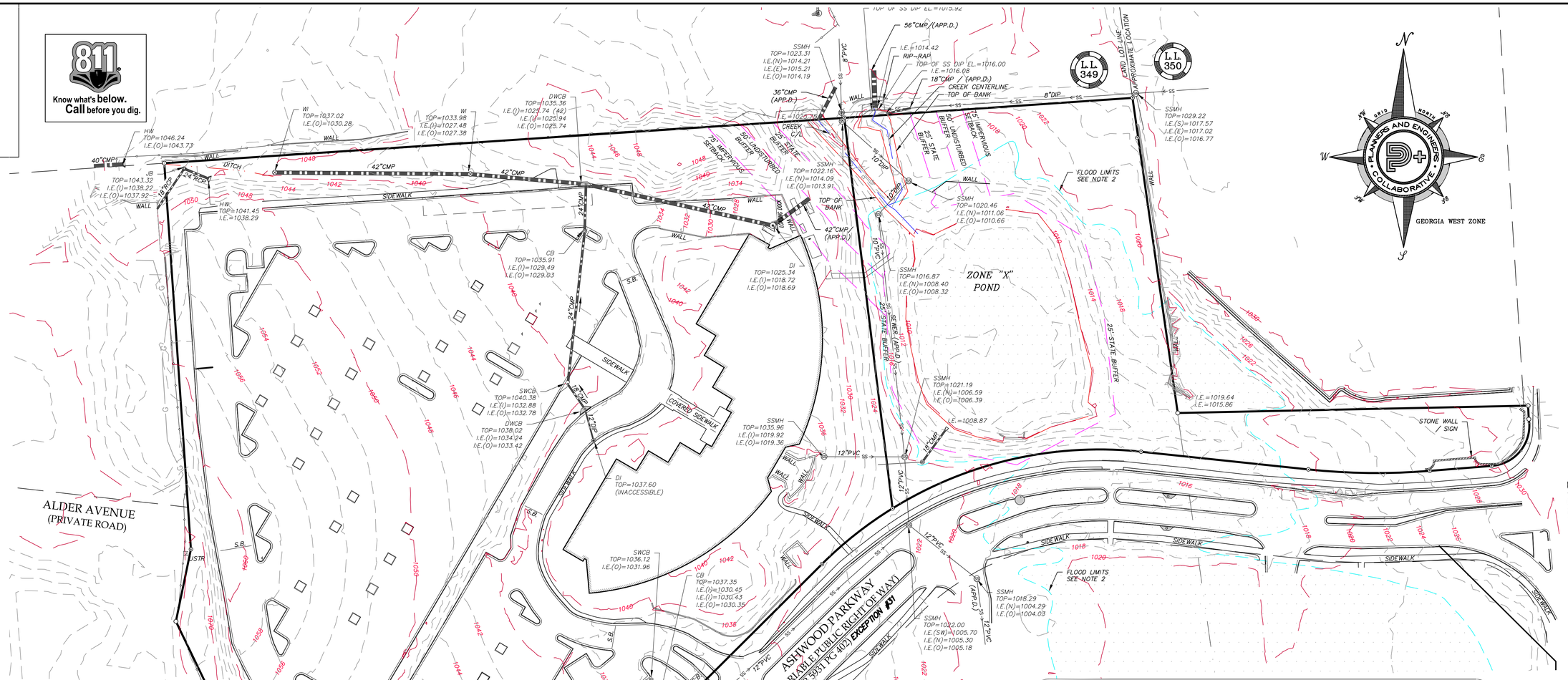

ABBREVIATIONS

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LINETYPES

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- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve

PAVEMENT MARKING
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight

PROPERTY MONUMENTS
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

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2			
1			

ALTA/NSPS LAND TITLE SURVEY

FOR

ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH

DEKALB COUNTY
GEORGIA

SHEET 4 OF 4

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25

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Ashwood Elevations

ASHTON WOODS.
HOME TO INSPIRATION.

ASHTON WOODS.
HOME TO INSPIRATION.

Cooper - Proposed

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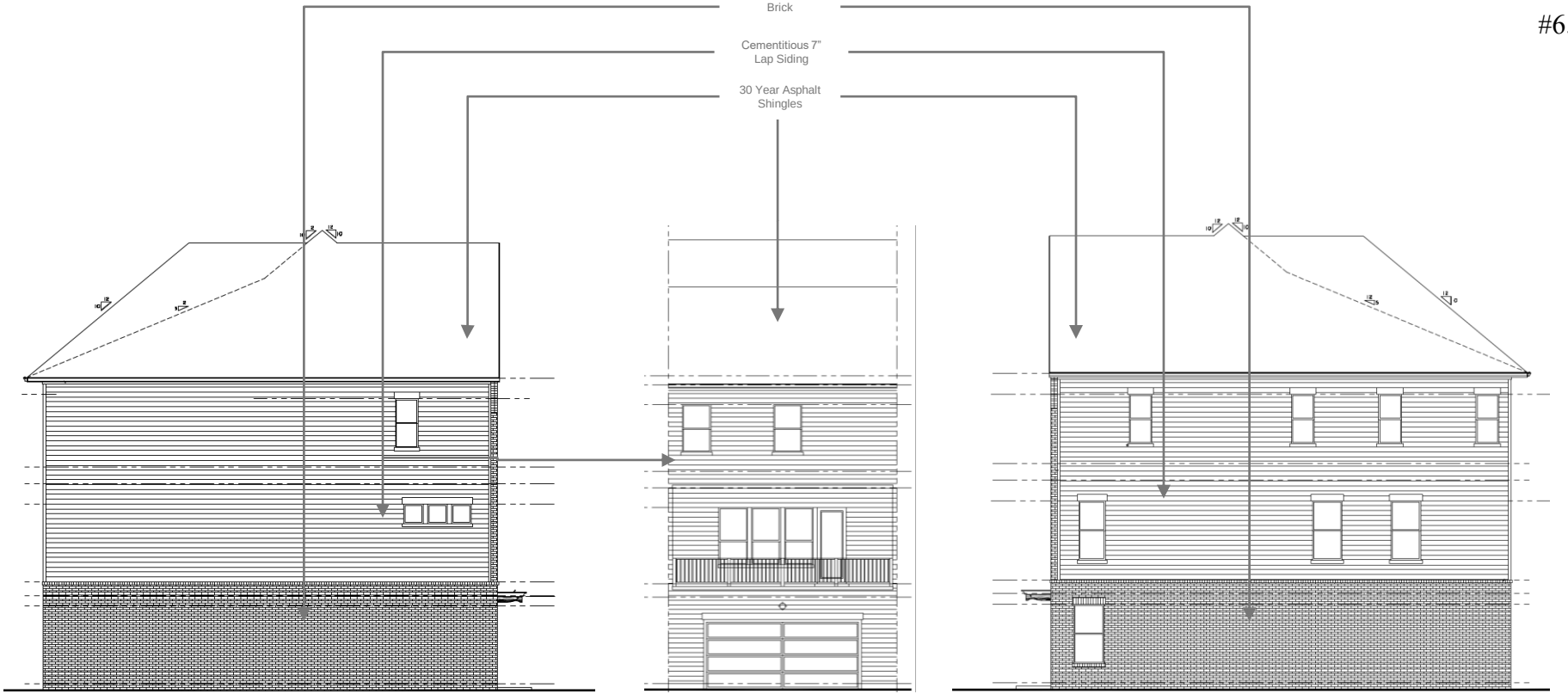
DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Cooper - Proposed

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

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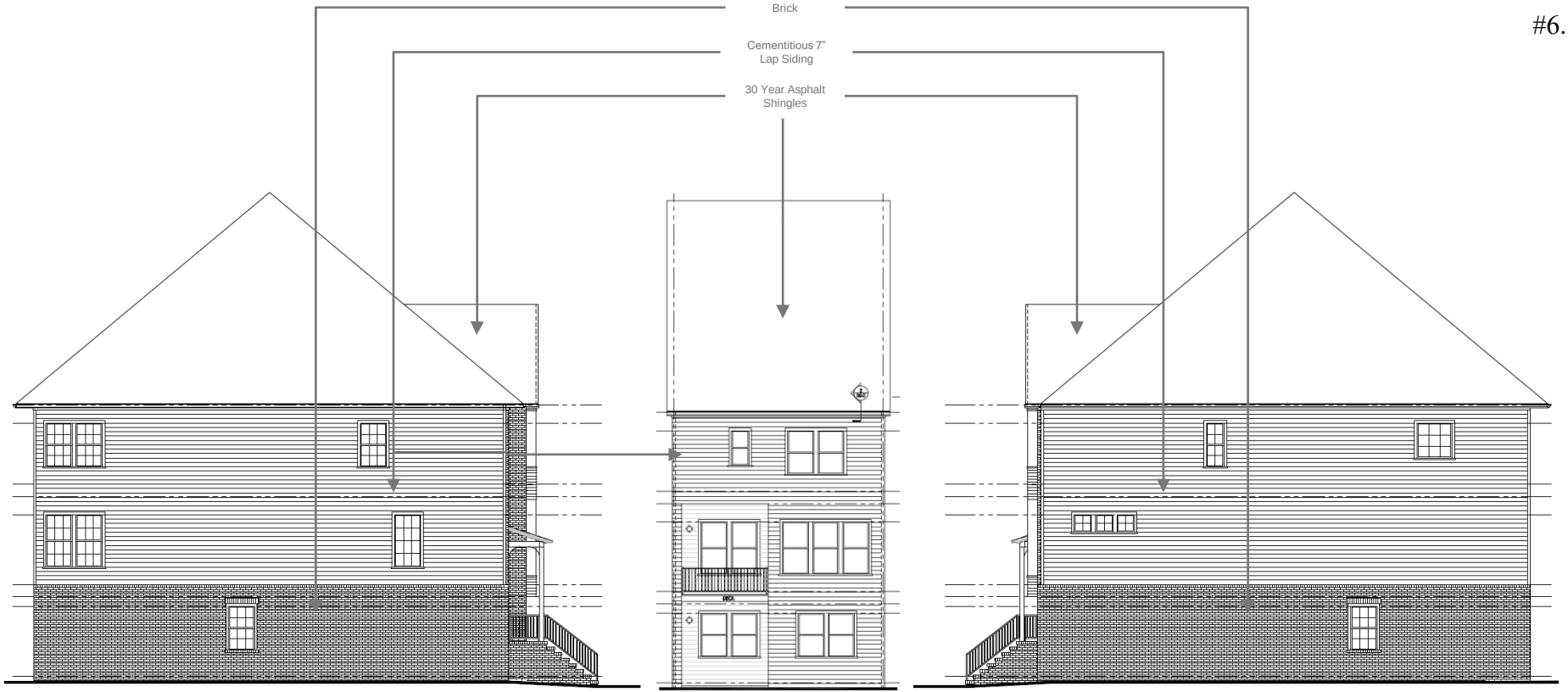
DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

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Archer - Proposed

ASHTON WOODS
HOME TO INSPIRATION

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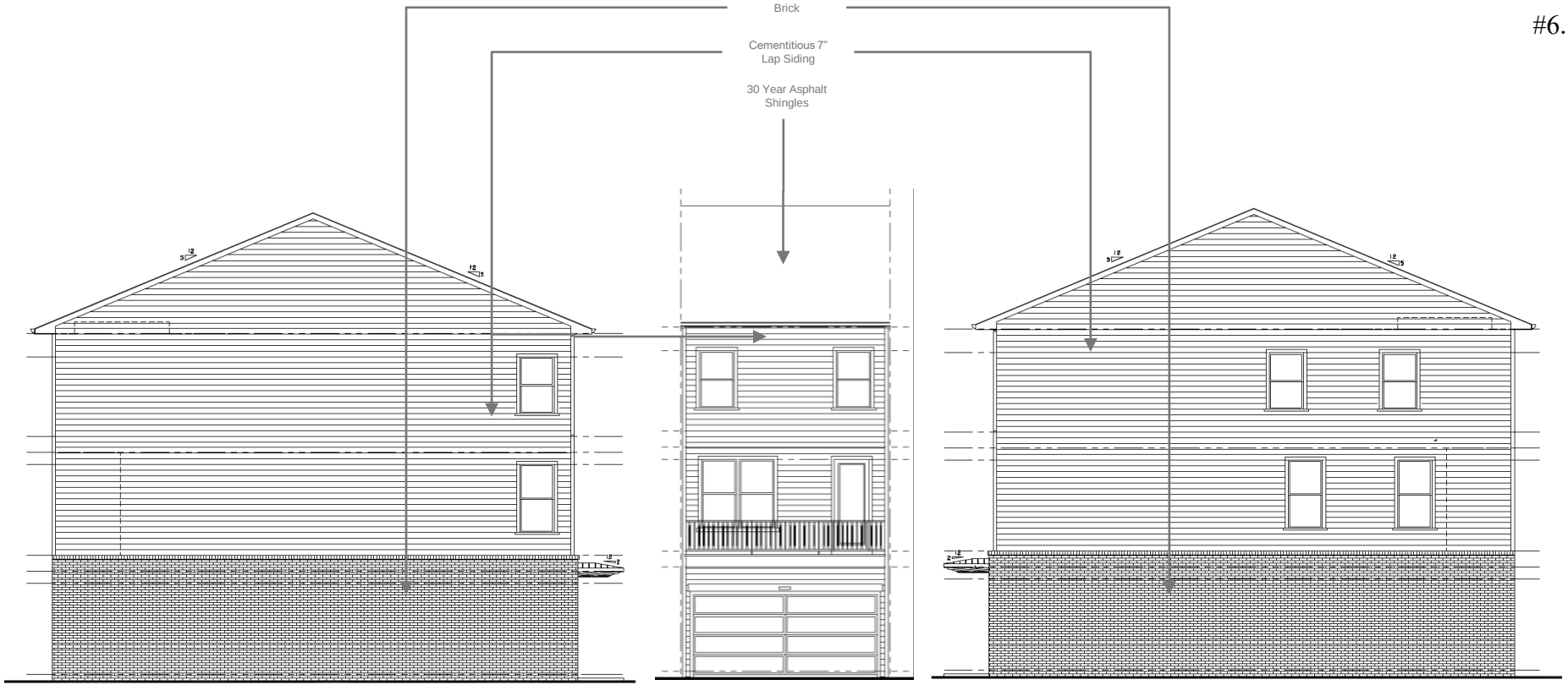

Left Elevation

Rear Elevation

Right Elevation

Archer - Proposed

ASHTON WOODS
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Exhibit C
August 19, 2026

360 STUDIO LANDSCAPE ARCHITECTURE
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ASHWOOD PARKWAY

1200 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA

GRID NORTH
GEORGIA WEST ZONE

0 50 100 200 300

SCALE: 1" = 100'
DATE: 05/16/2026
PROJECT: 25002.01A

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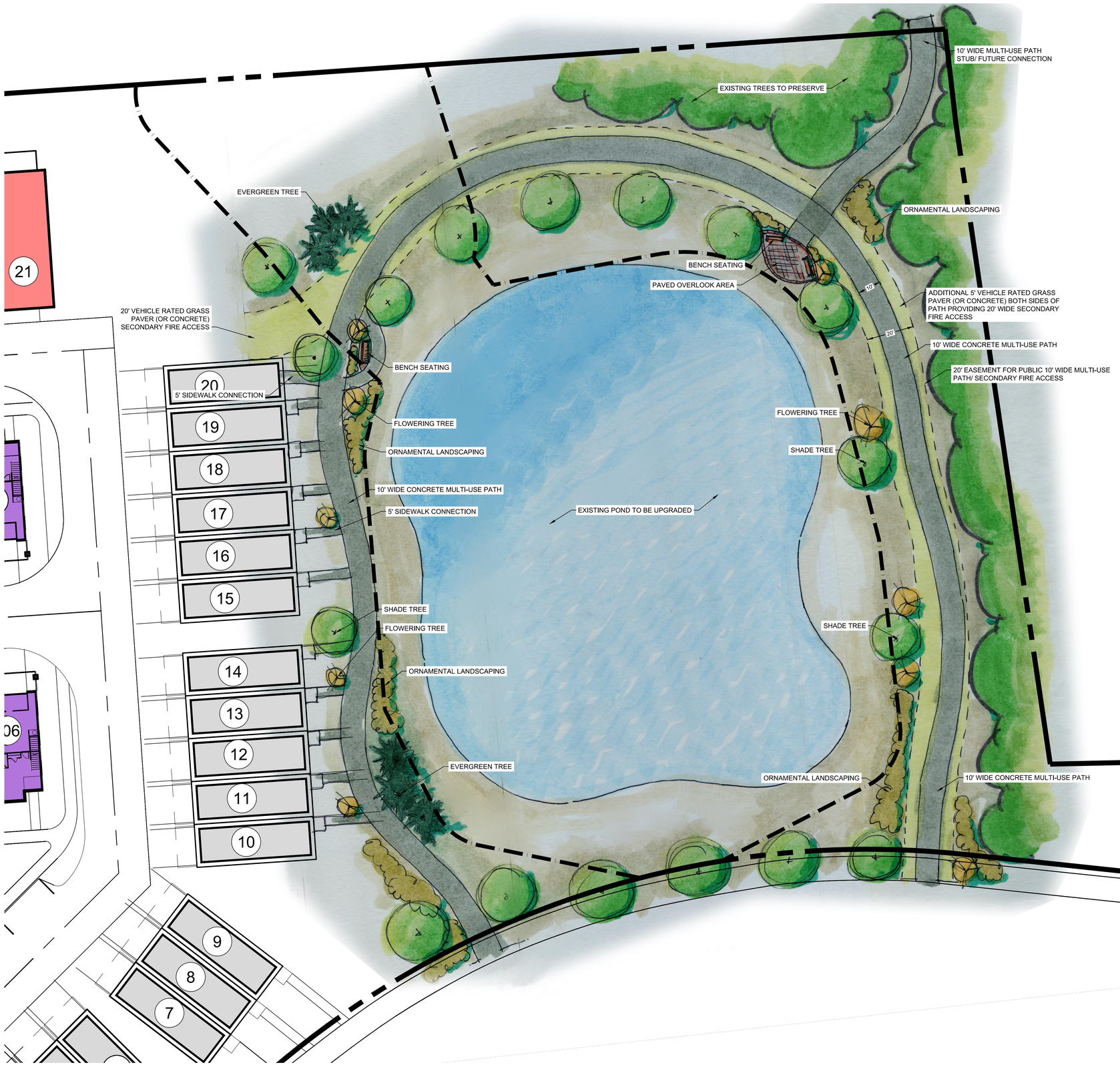

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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

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GRID NORTH
GEORGIA WEST ZONE

EX.3
SHEET

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TRAFFIC IMPACT STUDY
FOR
1200 ASHWOOD PKWY RESIDENTIAL DEVELOPMENT

DUNWOODY, GEORGIA

Prepared for:

Ashton Atlanta Residential, LLC.
[redacted]
Alpharetta, GA 30022

Prepared By:

A&R Engineering Inc.
[redacted]
www.areng.com

August 06, 2026
A & R Project # 26-142

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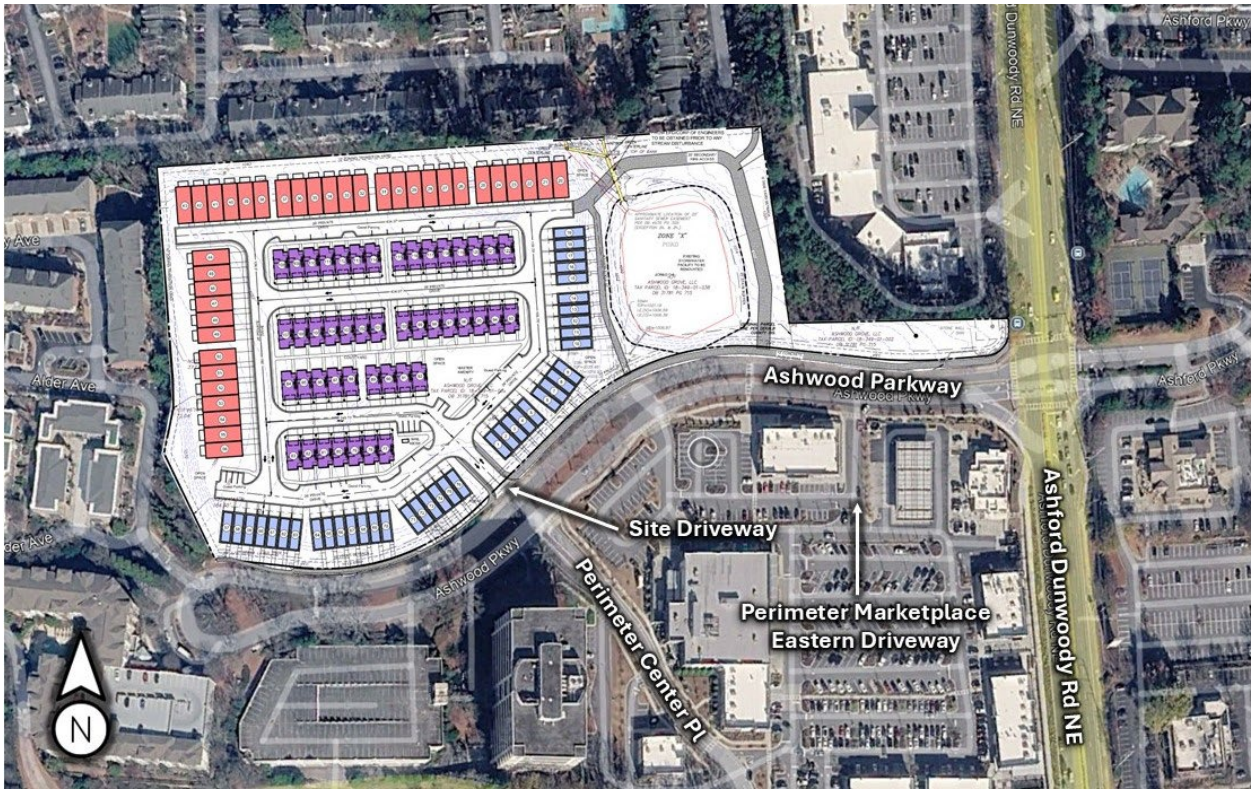
1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at 1200 Ashwood Parkway in Dunwoody, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed development consisting of 122 townhome units will replace the existing office site.

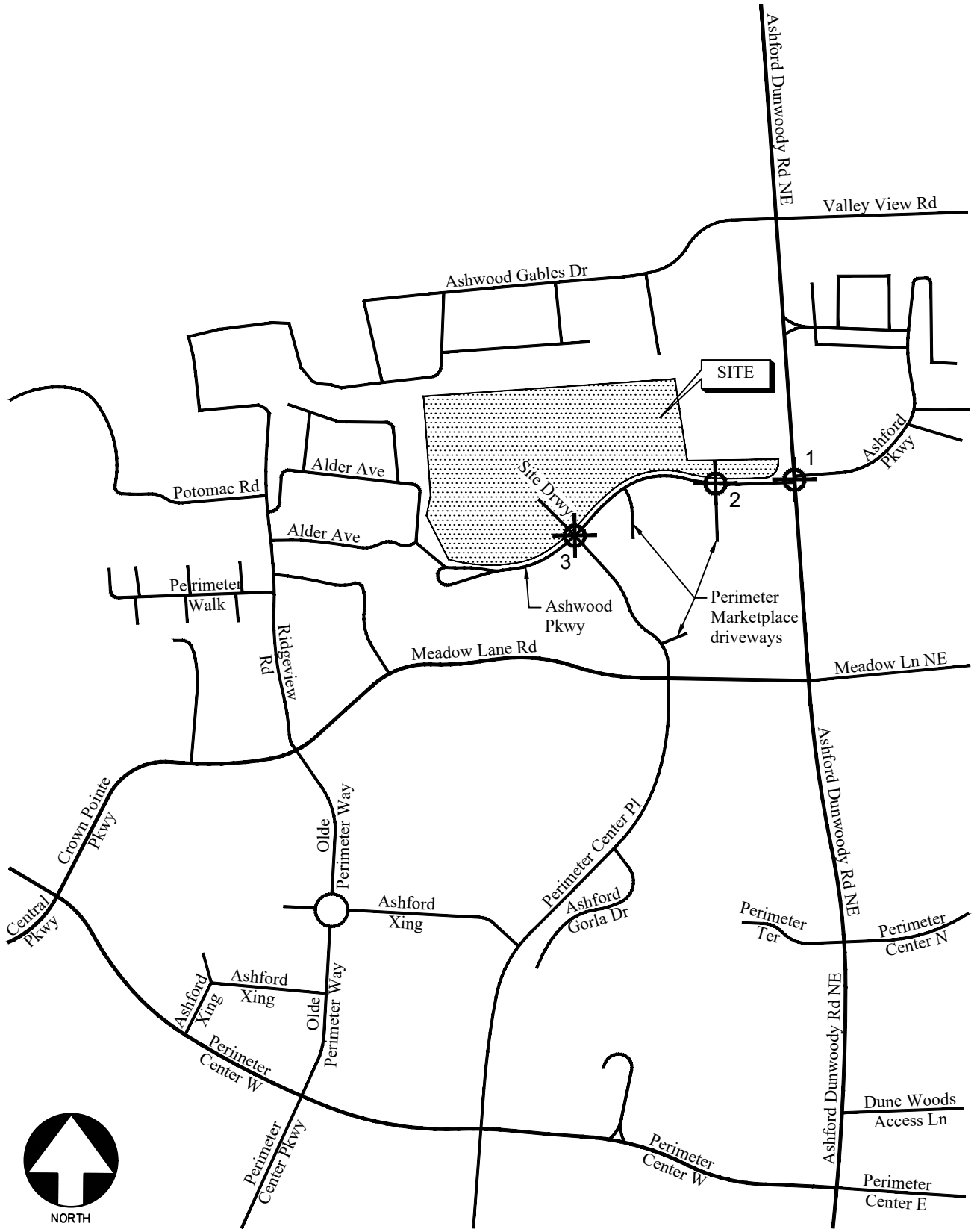


The development proposes to use the existing full access site driveway on Ashwood Parkway, aligned with Perimeter Center Place.

This study includes the evaluation of traffic operations for the AM and PM peak hours at the intersections of:

- Ashwood Parkway / Ashford Parkway/Ashford Dunwoody Road NE
- Ashwood Parkway @ Perimeter Marketplace Eastern Driveway
- Ashwood Parkway @ Perimeter Center Place / Site Driveway

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



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

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

2.1.1 Ashford Dunwoody Road NE

Ashford Dunwoody Road NE is a north-south, four-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 089-3587) indicate that the daily traffic volume on Ashford Dunwoody Road NE in 2024 was 20,200 vehicles per day north of Ashwood Parkway / Ashford Parkway. GDOT classifies Ashford Dunwoody Road NE as a minor arterial roadway.

2.1.2 Ashwood Parkway

Ashwood Parkway is an east-west, two-lane, median-divided roadway with a posted speed limit of 25 mph.

2.1.3 Ashford Parkway

Ashford Parkway is an east-west, two-lane roadway with a posted speed limit of 25 mph.

2.1.4 Perimeter Center Place

Perimeter Center Place is a north-south, two-lane, undivided roadway with an assumed 25 mph speed limit in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's *Highway Capacity Manual, 7th Edition (HCM 7)*. Synchro 12 software, which utilizes the HCM methodology, was used for analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

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

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

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

TABLE 1 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

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

Source: *Highway Capacity Manual, 7th Edition, Exhibit 20-2 LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

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

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

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

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

Source: *Highway Capacity Manual, 7th Edition, Exhibit 19-8 LOS Criteria: Motorized Vehicle Mode*

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

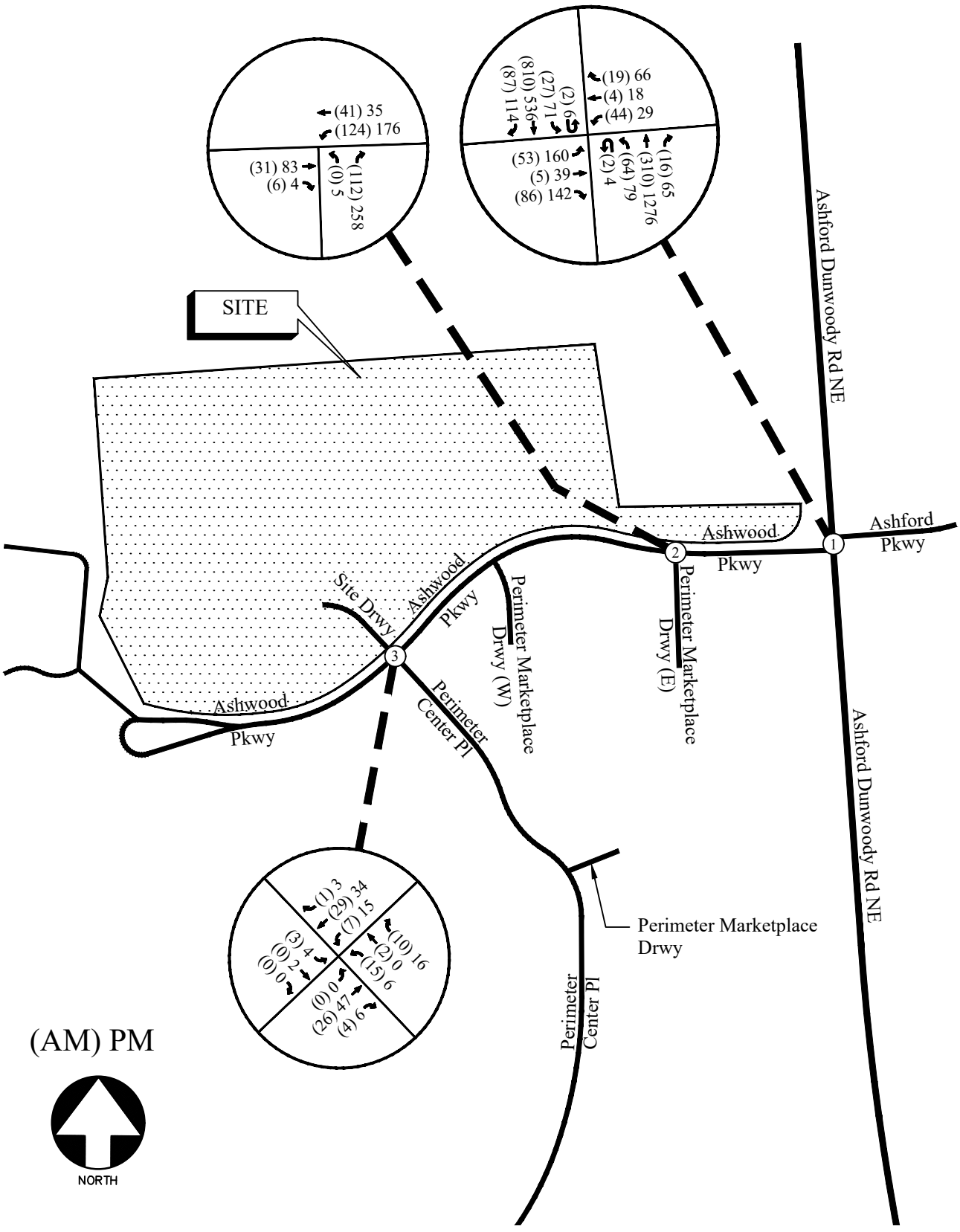
4.0 EXISTING 2026 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

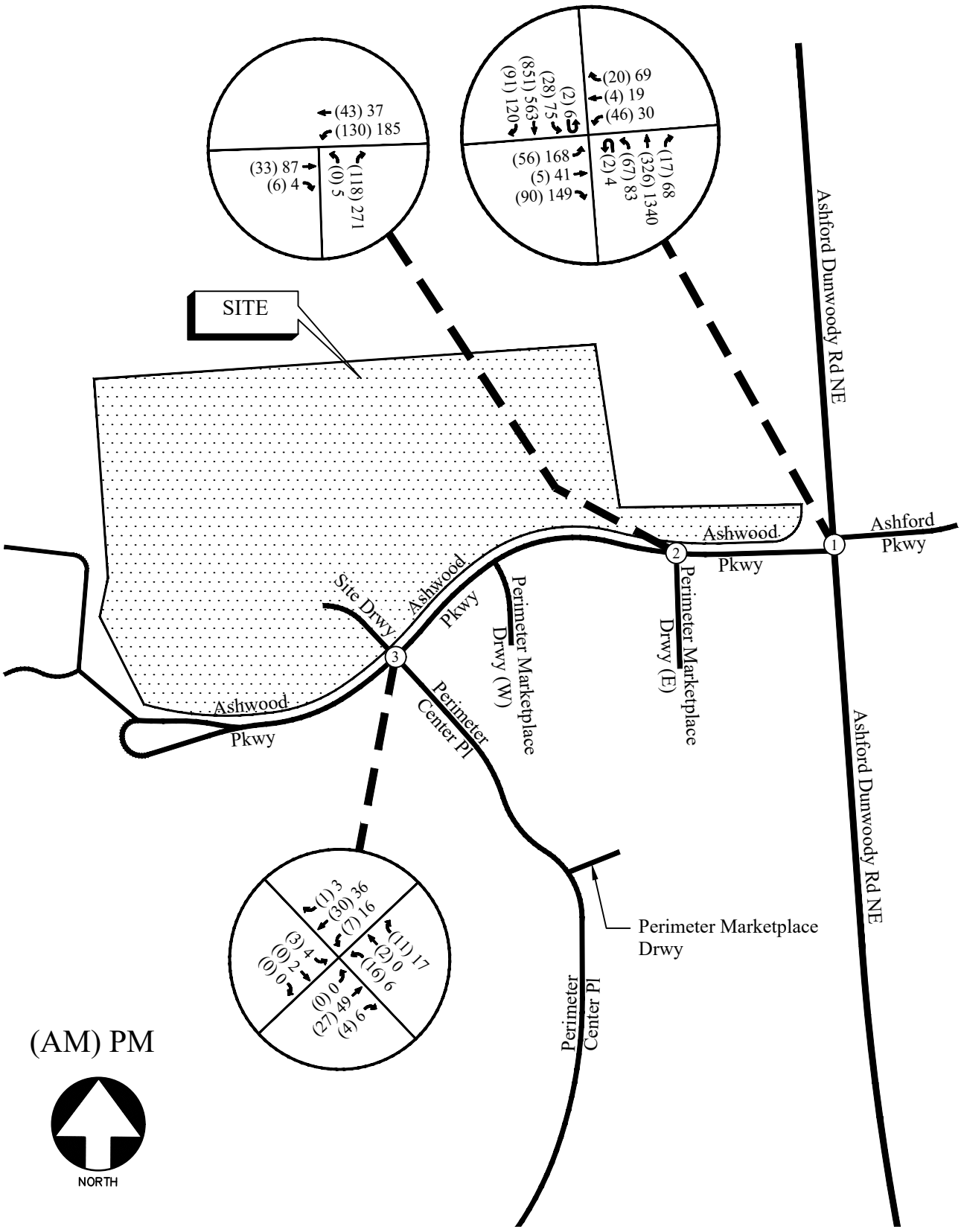
- Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway
- Ashwood Parkway @ Perimeter Marketplace Eastern Driveway
- Ashwood Parkway @ Perimeter Center Place / Site Driveway

Turning movement counts were collected on Wednesday, July 22, 2026. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2A. Since schools were not in session when the counts were collected, the peak hour volumes in Figure 2A were increased by an adjustment factor of 5%. The resulting adjusted peak hour volumes are shown in Figure 2B and were used in the existing traffic operations analysis. The existing traffic control and lane geometry for the intersections are shown in Figure 3.

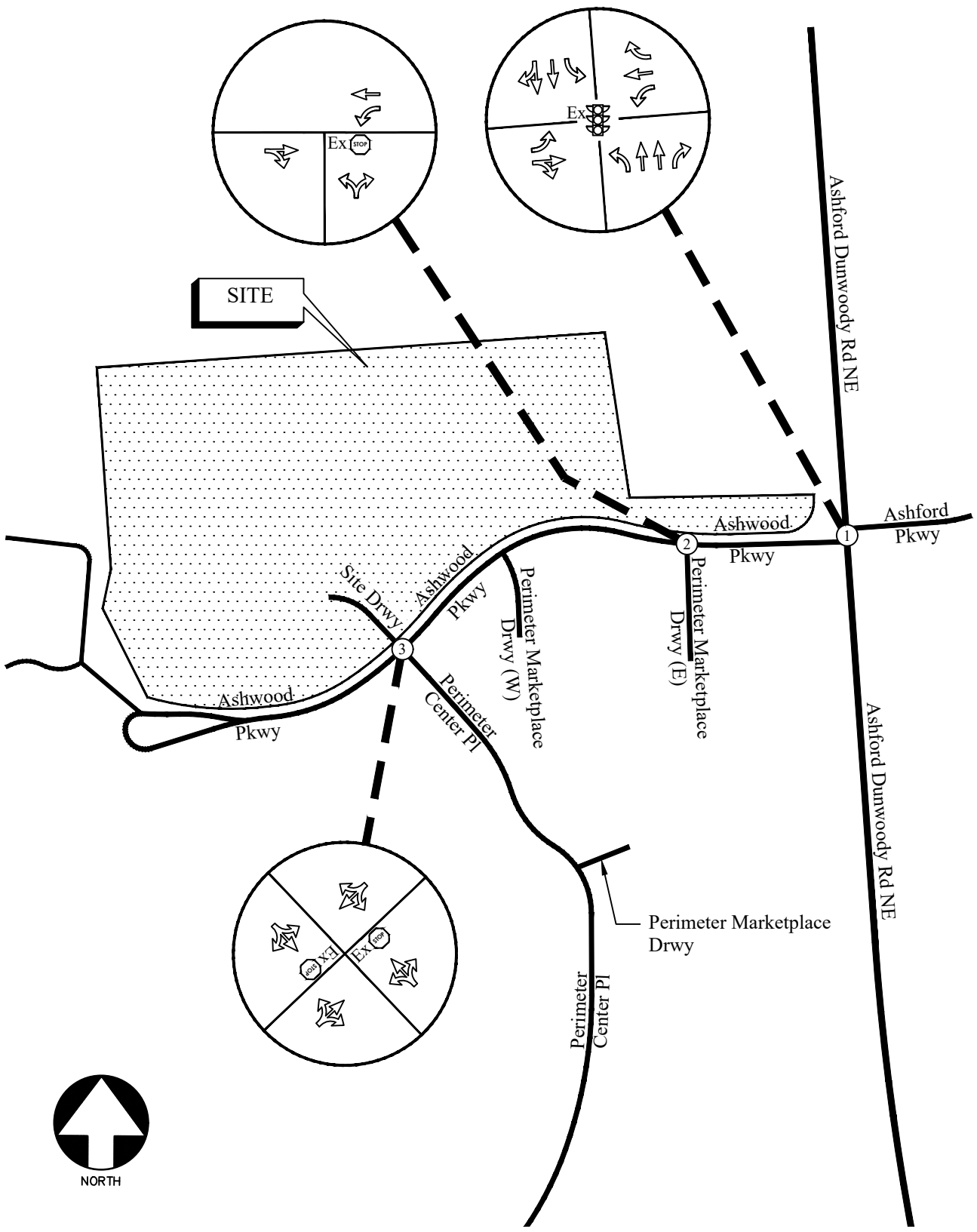


2026 WEEKDAY PEAK HOUR VOLUMES
(WITHOUT SCHOOLS)

FIGURE 2A
A&R Engineering Inc.



EXISTING 2026 WEEKDAY PEAK HOUR VOLUMES FIGURE 2B
(ADJUSTED FOR SCHOOL TRAFFIC) **A&R Engineering Inc.**



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing traffic operations were analyzed at the study intersections in accordance with the HCM methodology. Existing phasing and signal timing data available from the City of Dunwoody was used to model the signalized intersection of Ashford Dunwoody Road NE at Ashwood Parkway / Ashford Parkway. The results of the analyses are shown in Table 3A.

TABLE 3A – EXISTING 2026 INTERSECTION OPERATIONS

Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway**	Signalized	**B (13.8)**	**C (22.3)**
	-Eastbound Approach		E (76.5)	F (82.3)
	-Westbound Approach		E (79.2)	F (90.3)
	-Northbound Approach		A (5.8)	B (13.9)
	-Southbound Approach		A (8.4)	B (10.9)
2	**Ashwood Parkway @ Perimeter Marketplace Eastern Driveway**	Stop Controlled on NB Approach		
	-Westbound Left		A (7.5)	A (7.8)
	-Northbound Approach		A (8.9)	B (10.5)
3	**Ashwood Parkway @ Perimeter Center Place / Site Driveway**	Stop Controlled on NB and SB Approaches		
	-Eastbound Left		A (7.3)	A (7.3)
	-Westbound Left		A (7.3)	A (7.4)
	-Northbound Approach		A (9.2)	A (9.0)
	-Southbound Approach		A (9.4)	A (9.9)

The results of the existing traffic operations analysis indicate that the signalized study intersection is operating at an overall level of service "B" in the AM and "C" in the PM peak hour with the eastbound and westbound side streets operating at LOS "F" in PM peak hour. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service "B" or better with peak hour traffic.

Table 3B includes 95th percentile SimTraffic queue lengths for the signalized intersection of Ashford Dunwoody Road NE at Ashwood Parkway / Ashford Parkway.

TABLE 3B – EXISTING 2026 INTERSECTION 95TH PERCENTILE SIMTRAFFIC QUEUES

Intersection		Available Storage (ft)	Queue Length in feet	
			AM Peak Hour	PM Peak Hour
1	**Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway**			
	-Eastbound Approach*	70	106	297
	-Westbound Left	125	108	74
	-Westbound Through	-	27	58
	-Westbound Right	125	38	67
	-Northbound Left	100	59	139
	-Northbound Through	-	62	447
	-Northbound Right	105	0	80
	-Southbound Left	275	23	77
	-Southbound Through	-	157	171
	-Southbound Through / Right	-	104	117

*Since the existing eastbound left queues extend beyond the available storage of 75 feet and into the through/right-turn lane, we are unable to measure the existing left-turn lane exclusively and therefore reporting the approach queue.

The 95th percentile SimTraffic queue analysis show that the eastbound left turn queues on Ashwood Parkway are extending beyond the available storage length in both the AM and PM peak hours.

4.3 Crash Data

Crash data was obtained for the most recent three years (2024-2026) from the Georgia Electronic Accident Reporting System (GEARS). Based on the data provided, there were 22 crashes reported at the signalized intersection of Ashford Dunwoody Road NE at Ashwood Parkway / Ashford Parkway and only one crash at the intersection of Ashwood Parkway at Perimeter Marketplace Eastern Driveway. No crashes were reported at the intersection of Ashwood Parkway at Perimeter Center Place / Site Driveway. None of the crashes involved any fatality.

Of the 22 crashes reported at the signalized intersection, there were 4 crashes that involved a left turning vehicle. 5 of the 22 crashes involved an injury. The crash at the intersection of Ashwood Parkway at Perimeter Marketplace Eastern Driveway involved an injury. No specific pattern was seen in the crash analysis.

Tables 4A, 4B and 4C show the details of the crashes at the two intersections. Detailed crash data and crash diagrams are included in the appendix.

TABLE 4A – CRASH DATA (ASHFORD DUNWOODY ROAD AT ASHWOOD PKWY)

Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway				
Manner of Collision	**2024**	**2025**	**2026**	**Grand Total**
Angle	2	2	0	4
Not A Collision with Motor Vehicle	1	0	0	1
Rear End	4	2	5	11
Sideswipe - Same Direction	2	2	2	6
Grand Total	**9**	**6**	**7**	**22**

TABLE 4B – KABCO CRASH SEVERITY (ASHFORD DUNWOODY ROAD AT ASHWOOD PKWY)

Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway						
Manner of Collision	**Crash Severity**					**Total**
	K	**A**	**B**	**C**	**O**	
Angle	0	0	0	1	3	4
Not A Collision with Motor Vehicle	0	0	0	0	1	1
Rear End	0	0	1	3	7	11
Sideswipe - Same Direction	0	0	0	0	6	6
Total	**0**	**0**	**1**	**4**	**17**	**22**

TABLE 4C – CRASH DATA (ASHWOOD PKWY AT PERIMETER MARKETPLACE EASTERN DRIVEWAY)

Ashwood Parkway @ Perimeter Marketplace Eastern Driveway	
Manner of Collision	Not A Collision with Motor Vehicle
Number of Collisions	1
Year of Collision	2024
KABCO Severity	B

4.4 Sight Distance

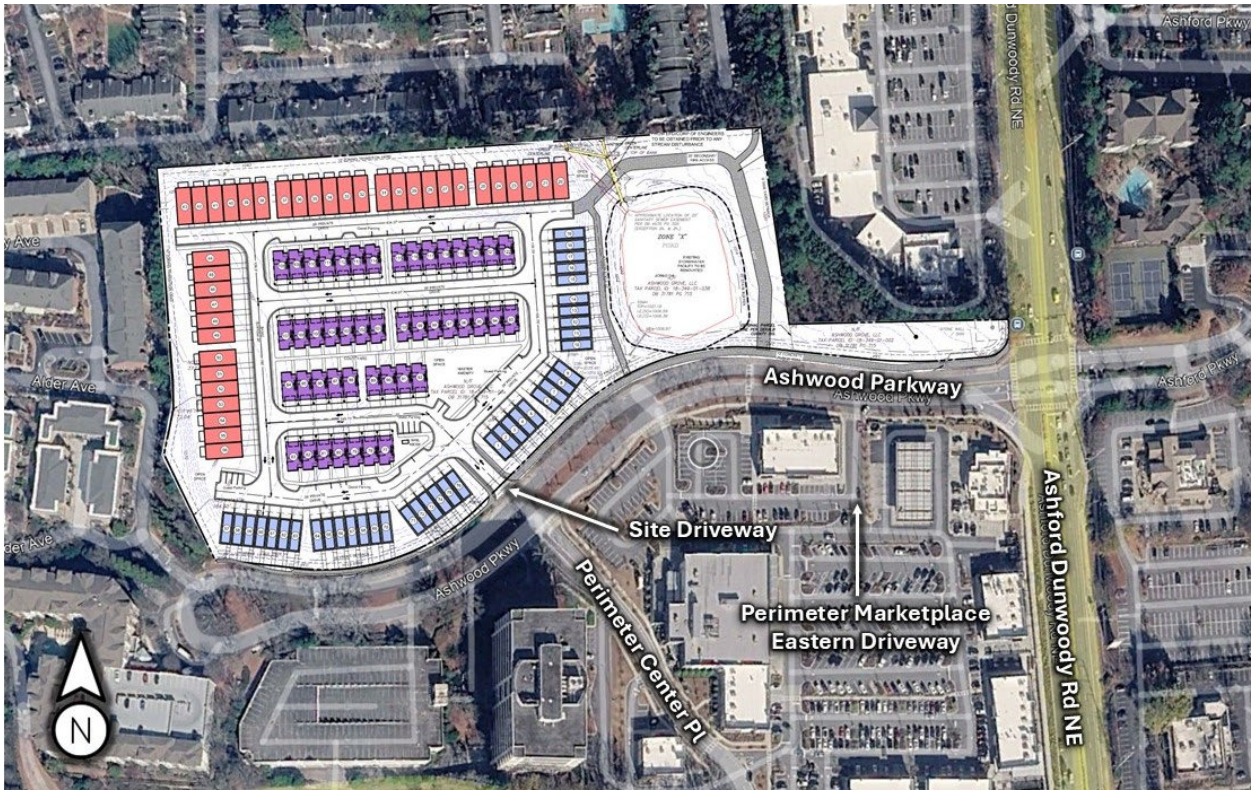
At the signalized intersection of Ashford Dunwoody Road at Ashwood Parkway / Ashford Parkway, a "protected + permissive" left turn phase exists for all the four approaches of the intersection. Available and required sight distances are given below for the eastbound and westbound turn lanes.

TABLE 5 – SIGHT DISTANCES: REQUIRED VS PROVIDED

Approach	Required	Available
Eastbound Right Turn Lane	430'	430'
Eastbound Left Turn Lane	230'	230'
Westbound Right Turn Lane	430'	430'
Westbound Left Turn Lane	240'	240'

5.0 PROPOSED DEVELOPMENT

The proposed development will be located at 1200 Ashwood Parkway in Dunwoody, Georgia. The proposed development consisting of 122 townhome units will replace the existing office site.



The development proposes to use the existing full access site driveway on Ashwood Parkway, aligned with Perimeter Center Place.

A site plan is shown in Figure 4.

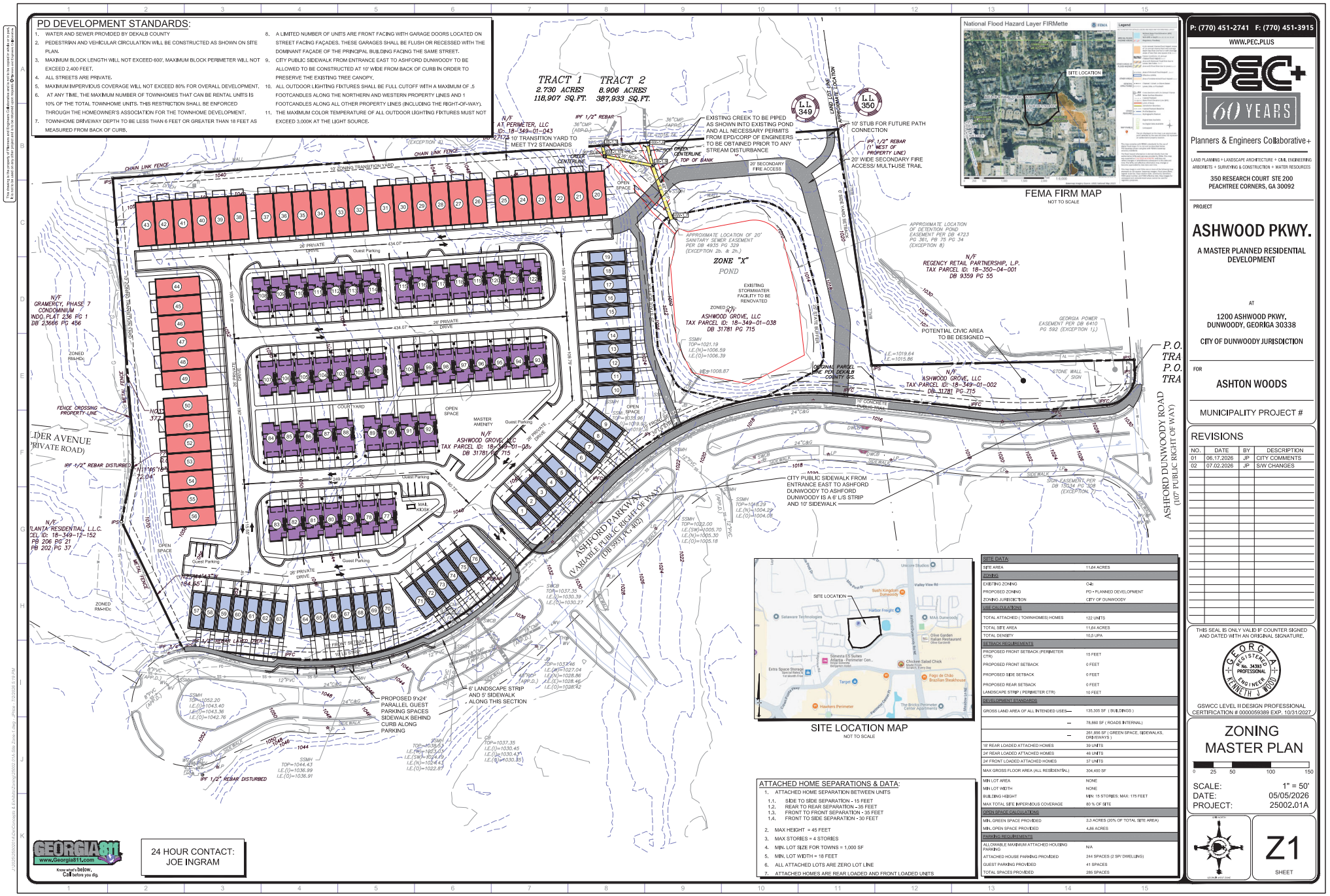


Figure 4 – Site Plan

5.1 Trip Generation

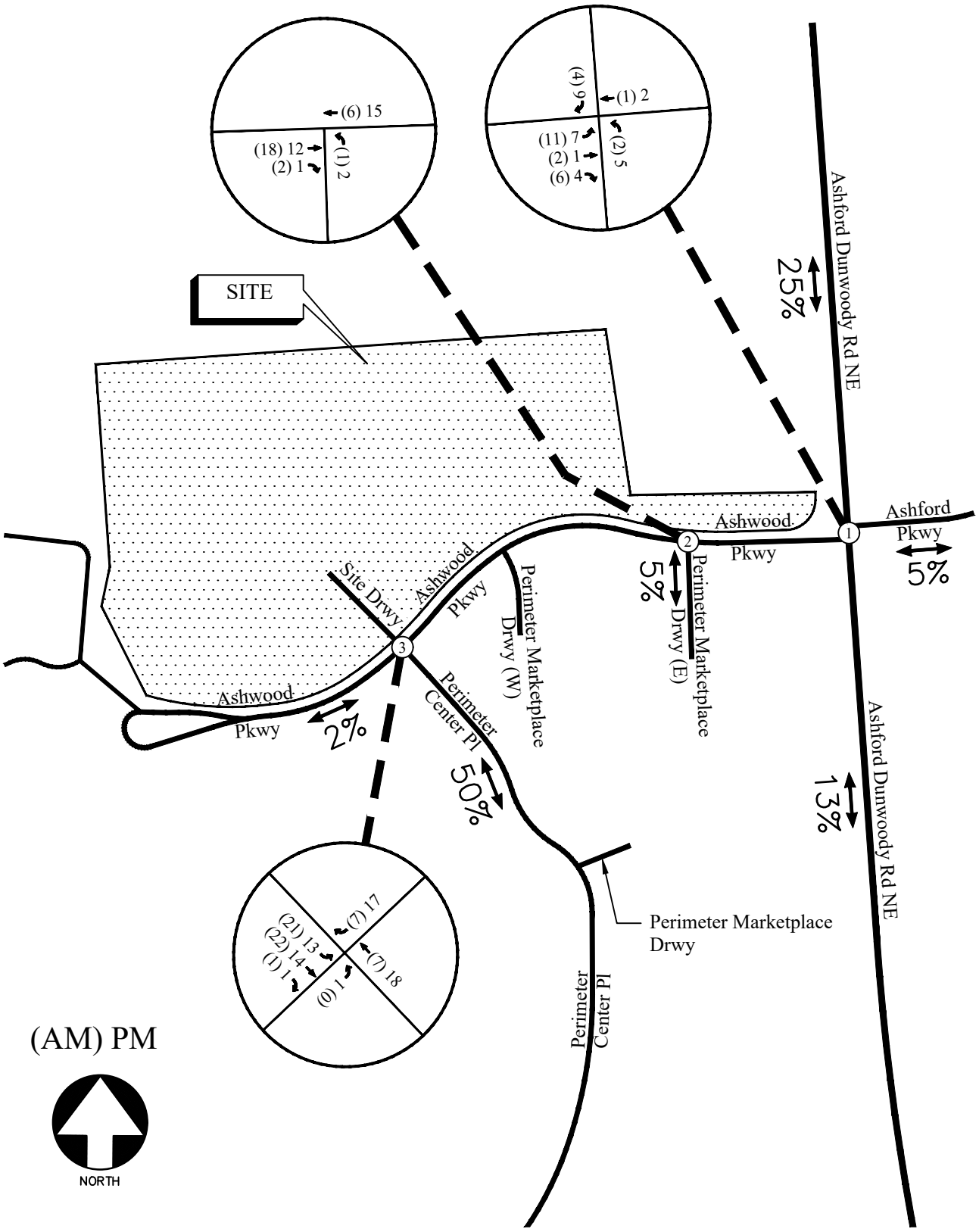
Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category *215 – Single-Family Attached Housing*. The calculated trip generation volumes for the proposed development are shown in Table 6.

TABLE 6 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing	122 Units	14	43	57	35	27	62	800

5.2 Trip Distribution

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



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.

6.0 FUTURE 2028 TRAFFIC ANALYSIS

The future 2028 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

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

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (2022-2024) revealed no consistent positive growth of through traffic; therefore, a growth rate of 1% was used in the analysis. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 6. Detailed growth rates for each location are provided in the appendix.

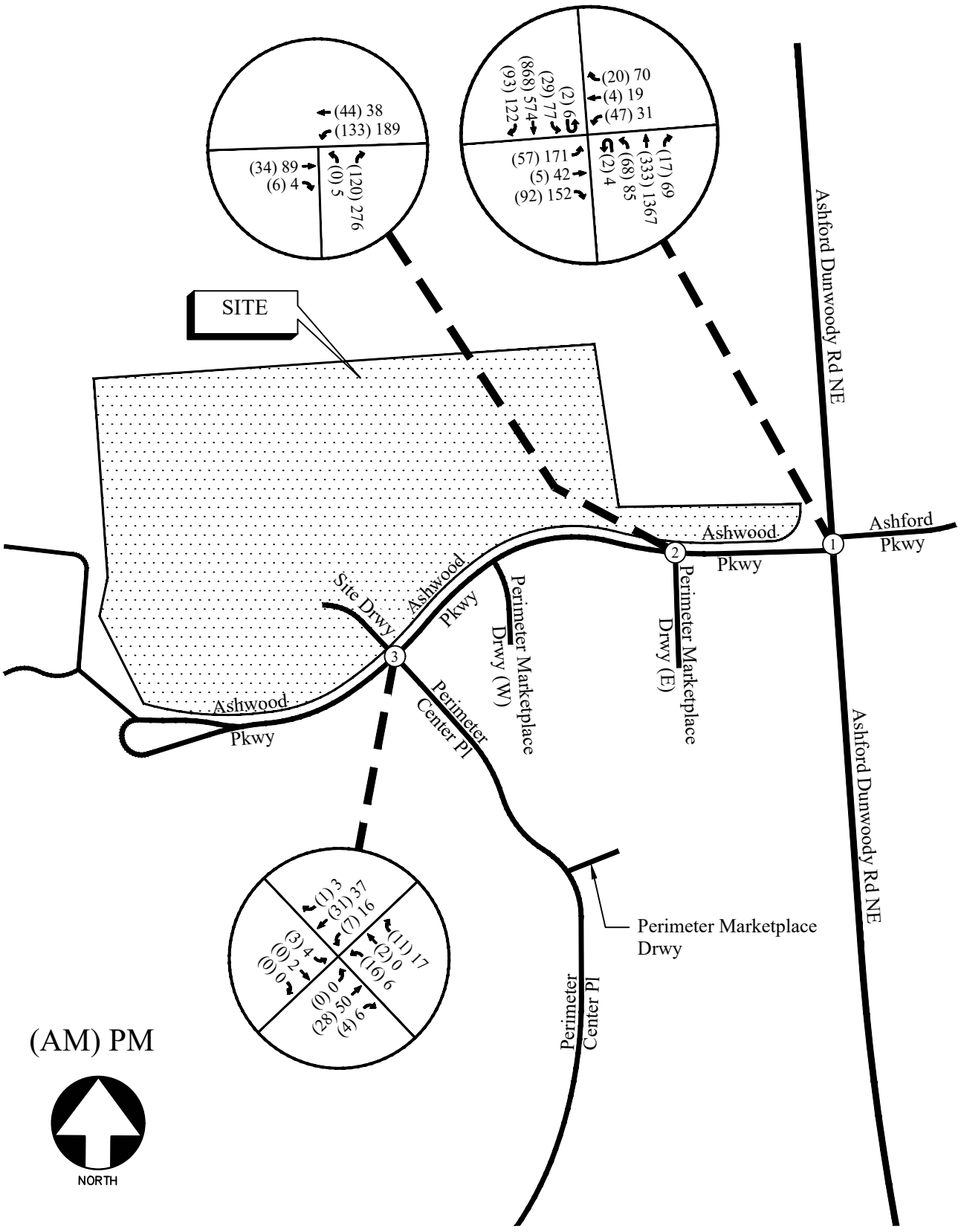
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the traffic from the proposed development.

Removed Existing Site Trips

Since the existing office building will be demolished for the construction of the proposed residential development, the existing site trips were removed. The removed trips for the study area are shown in Figure 7.

To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) and the removed trips (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 6

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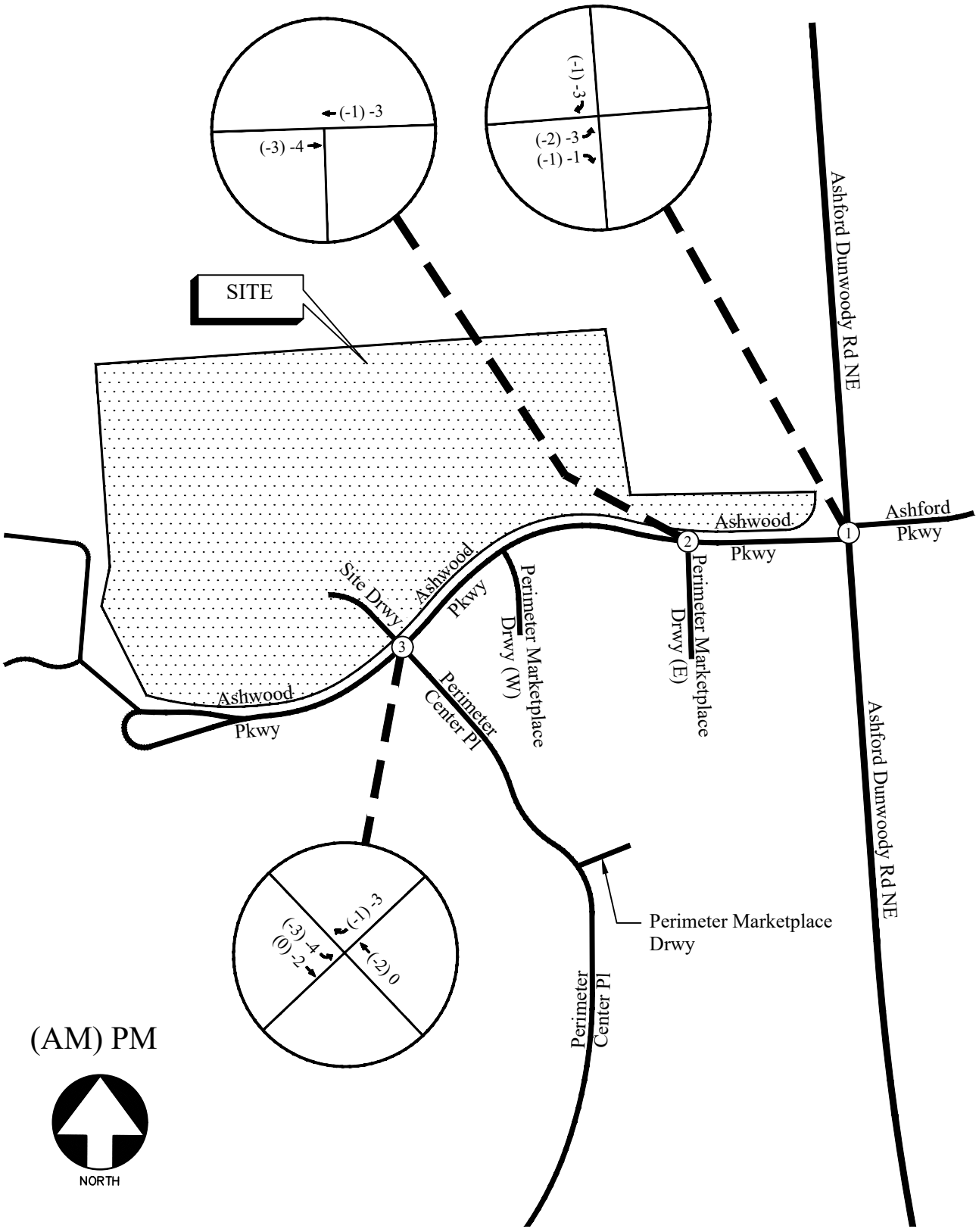
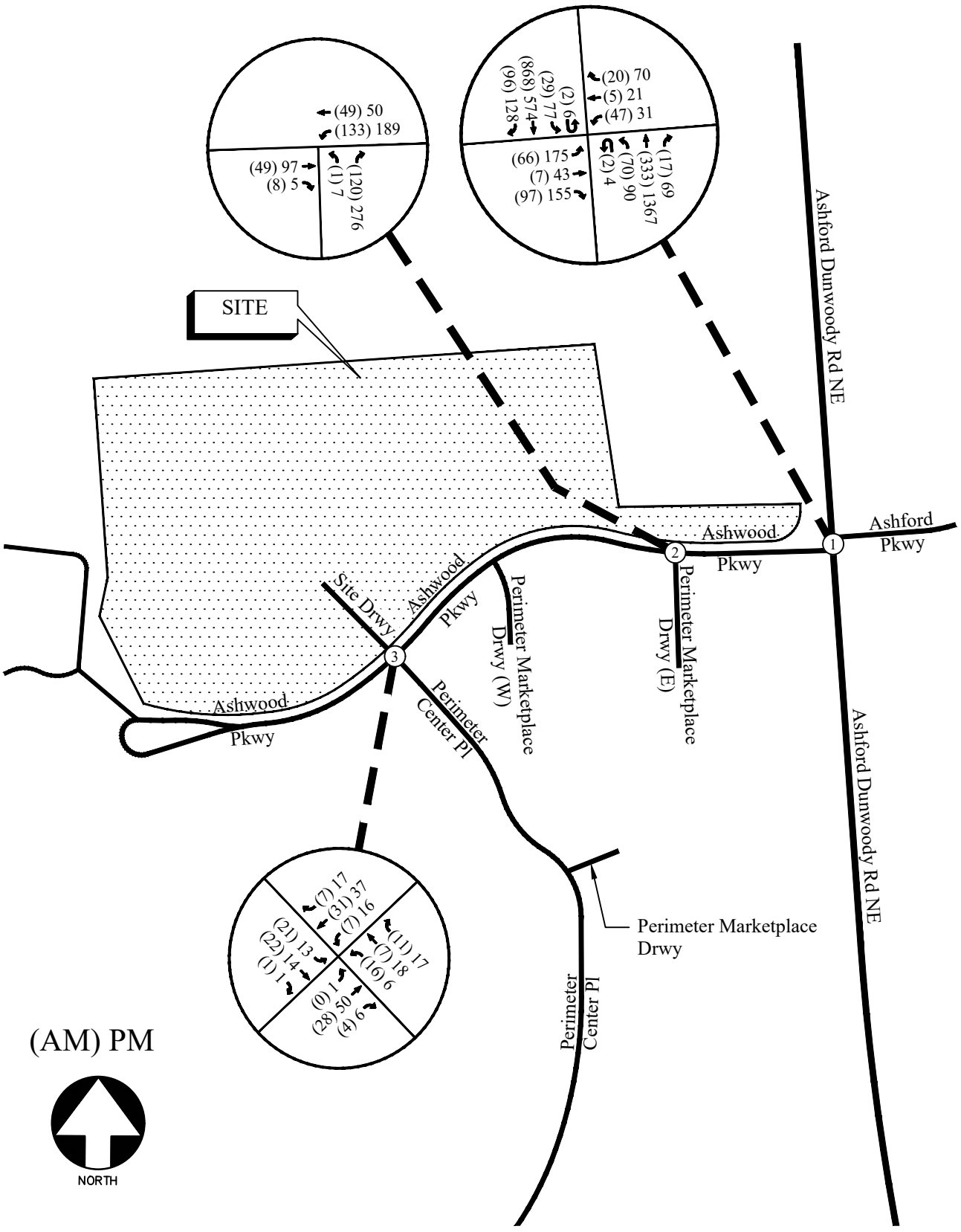


REMOVED EXISTING SITE TRIPS FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are the analyses for turn lanes at the site driveway per GDOT standards. The analysis is based on the trip distribution explained in Section 5.2. According to the estimated trip generation, the 24-hour two-way volume entering and exiting the site is 800 vehicles. The ADT on Ashwood Parkway was assumed to be less than 6,000 vehicles per day based on GDOT volumes on the surrounding roadways.

6.3.1 Left Turn Lane Analysis

For two lane roadways with AADT's less than 6,000 vehicles and a posted speed limit of 25 mph, the daily site generated traffic left-turn movements threshold to warrant a left-turn lane is 300 left-turning vehicles a day. The projected left-turn volumes per day for the site driveway is included in Table 7.

TABLE 7 – GDOT REQUIREMENTS FOR LEFT TURN LANES

Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants met?
Ashwood Pkwy @ Perimeter Center Place / Site Driveway	2% (Eastbound)	8 (Total Trips) ÷ 2 × 0.02 = (800) ÷ 2 x 0.02 = 8	25 mph / 2-Lane / < 6,000	300	No

A left-turn lane is not warranted at the site driveway per GDOT standards.

6.3.2 Deceleration Turn Lane Analysis

For two lane roadways with AADT's less than 6,000 vehicles and a posted speed limit of 25 mph, the daily site generated traffic right-turn movements threshold to warrant a deceleration lane is 200 right turning vehicles a day. The projected right-turn volumes per day for the site driveway is included in Table 8.

TABLE 8 – GDOT REQUIREMENTS FOR DECELERATION LANES

Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
Ashwood Pkwy @ Perimeter Center Place / Site Driveway	48% (Westbound)	192 (Total Trips) ÷ 2 × 0.48 = (800) ÷ 2 x 0.48 = 192	25 mph / 2-Lane / < 6,000	200	No

A right turn lane is not warranted at the site driveway per GDOT standards.

6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figures 6 and 8, respectively. The results of the future traffic operations analysis are shown below in Tables 9A and 9B. Recommendations on traffic control and lane geometry are shown graphically in Figure 9.

TABLE 9A – FUTURE 2028 INTERSECTION OPERATIONS

	Intersection	LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Ashford Dunwoody Road @ Ashwood Parkway / Ashford Parkway**	**B (13.8)**	**C (22.5)**	**B (14.7)**	**C (22.8)**
	-Eastbound Approach	E (76.4)	F (83.0)	E (76.0)	F (84.8)
	-Westbound Approach	E (79.1)	F (90.1)	E (79.2)	F (90.0)
	-Northbound Approach	A (5.9)	B (14.2)	A (6.2)	B (14.2)
	-Southbound Approach	A (8.5)	B (11.0)	A (8.9)	B (11.1)
2	**Ashwood Parkway @ Perimeter Marketplace Eastern Driveway**				
	-Westbound Left	A (7.5)	A (7.8)	A (7.6)	A (7.8)
	-Northbound Approach	A (9.0)	B (10.5)	A (9.1)	B (10.7)
3	**Ashwood Parkway @ Perimeter Center Place / Site Driveway**				
	-Eastbound Left	A (7.3)	A (7.3)	A (7.3)	A (7.4)
	-Westbound Left	A (7.3)	A (7.4)	A (7.3)	A (7.4)
	-Northbound Approach	A (9.2)	A (9.0)	A (9.5)	A (9.8)
	-Southbound Approach	A (9.4)	A (9.9)	A (10.0)	B (10.3)

TABLE 9B – FUTURE 2028 INTERSECTION 95TH PERCENTILE SIMTRAFFIC QUEUES

	Intersection	Available Storage (ft)	Queue Length in feet			
			NO-BUILD		BUILD	
			AM Peak	PM Peak	AM Peak	PM Peak
1	**Ashford Dunwoody Road @ Ashwood Parkway / Ashford Parkway**					
	-Eastbound Approach	70	103	307	117	300
	-Westbound Left	125	103	71	99	75
	-Westbound Through	-	23	59	26	62
	-Westbound Right	125	38	69	38	70
	-Northbound Left	100	58	165	59	148
	-Northbound Through	-	63	465	81	462
	-Northbound Right	105	0	85	0	108
	-Southbound Left	275	19	70	21	79
	-Southbound Through	-	157	158	164	168
	-Southbound Through / Right	-	103	104	109	126

*Since the existing eastbound left queues extend beyond the available storage of 70 feet and into the through/right-turn lane, we are unable to measure the existing left-turn lane exclusively and therefore reporting the approach queue.

The results of future "No-Build" traffic operations analysis indicate that the signalized study intersection will operate at an overall level of service "B" in the AM and "C" in the PM peak hour with the side streets approaches at LOS "E" in the AM and "F" in the PM peak hour. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service "B" or better with peak hour traffic.

The results of the future "Build" traffic operations analysis indicate that the signalized study intersection will continue to operate at an overall level of service "B" in the AM and "C" in the PM peak hour as in "No-Build" conditions with marginal increases in delays in both peak hours. The stop-controlled approaches at the unsignalized study intersections will also continue to operate at a level of service "B" or better with peak hour traffic as in "No-Build" conditions. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

The 95th percentile SimTraffic queue analysis show that in "Build" conditions, the eastbound left turn queues on Ashwood Parkway will extend beyond the available storage length in both the AM and PM peak hours as in "No-Build" conditions.

6.4.1 Recommendations for Site Improvements

Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway

The existing eastbound approach has a short left-turn lane and a shared through/right-turn lane. The left-turn lane of approximately 70 feet is inadequate to accommodate the existing queue, and it spills over to the shared through/right-turn lane.

To address these issues, the developer is proposing to do the following improvements as shown in the attached concept plan:

- Extend the eastbound left turn lane on Ashwood Parkway from existing 70 feet to 200 feet (up to QuickTrip/Publix Driveway)
- Move the eastbound left-turn lane to the north to approximately align with the westbound left-turn lane to improve safety for left-turns in both eastbound and westbound approaches
- Construct a 200 feet long dedicated right-turn lane to make the eastbound approach geometry as a left-turn lane, a through lane and a right-turn lane
- Paint "Do Not Block Intersection" at Ashwood Parkway @ QuikTrip/Publix Driveway.

In addition to the above geometric improvements, we recommend the following changes to the signal timing in the PM peak hour by keeping the cycle length at existing 180 seconds.

- Increase the EBL phase 7 split from 20 seconds to 30 seconds

Table 10A below, gives the results of traffic operations in "Build" conditions with the above mentioned improvements and changes to the signal timings.

TABLE 10A – FUTURE 2028 "BUILD IMPROVED" OPERATIONS

	Intersection	LOS (Delay)			
		BUILD Without Improvements		BUILD With Improvements	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Ashford Dunwoody Road @ Ashwood Parkway / Ashford Parkway**	**B (14.7)**	**C (22.8)**	**B (14.7)**	**C (23.6)**
	-Eastbound Approach	E (76.0)	F (84.8)	E (76.0)	E (70.3)
	-Westbound Approach	E (79.2)	F (90.0)	E (79.2)	F (90.0)
	-Northbound Approach	A (6.2)	B (14.2)	A (6.2)	B (16.8)
	-Southbound Approach	A (8.9)	B (11.1)	A (8.9)	B (13.2)

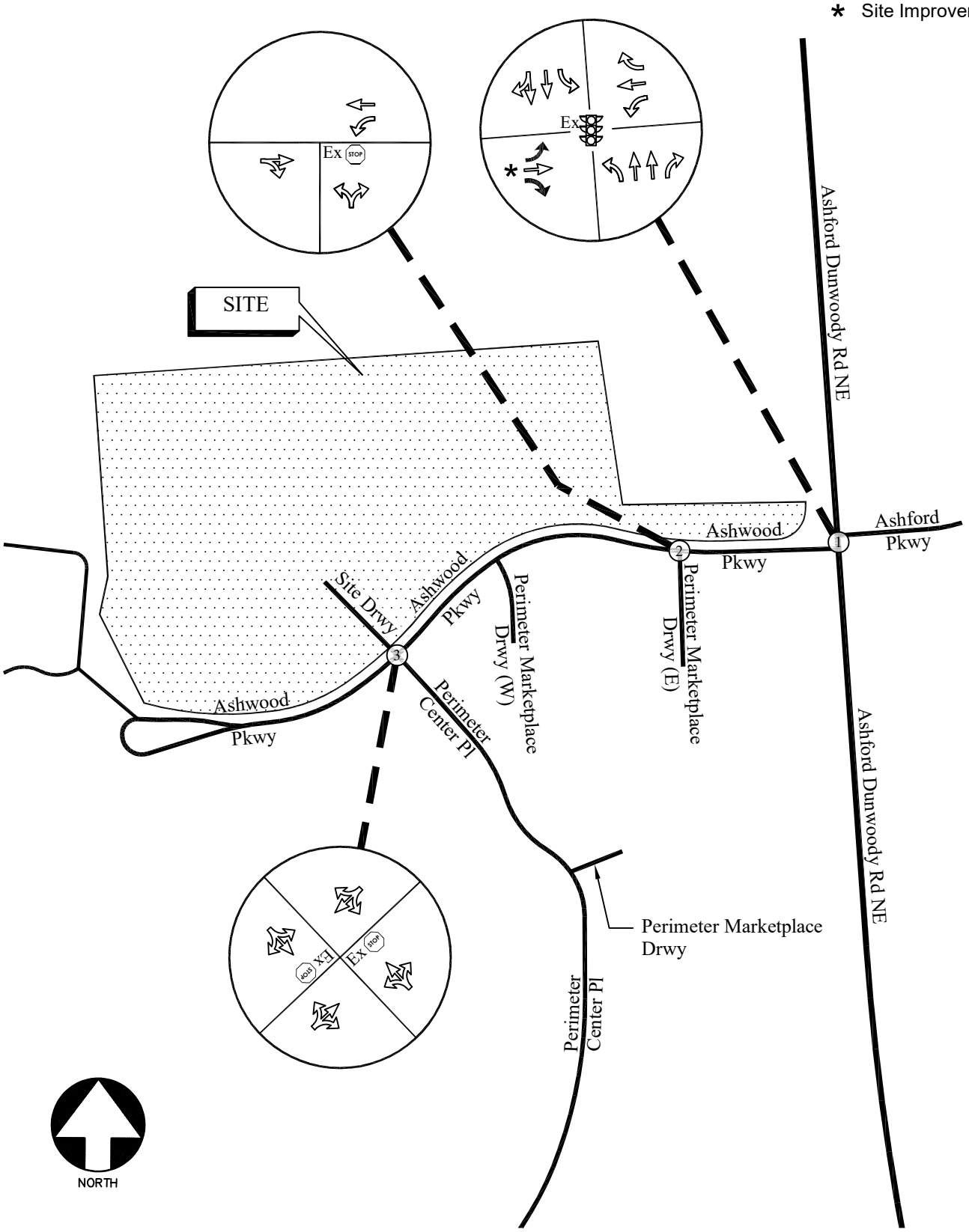
Results of the improved conditions show that with the improvements, the traffic operations at eastbound approach will improve from LOS "F" to LOS "E" in the PM peak hour.

Table 10B below gives the 95th percentile queue lengths after the above improvements are completed in the future "Build" conditions.

TABLE 10B – FUTURE 2028 "BUILD-IMP" 95TH PERCENTILE SIMTRAFFIC QUEUES

	Intersection	Available Storage (ft)	Queue Length in feet			
			BUILD Without Improvements		BUILD With Improvements	
			AM Peak	PM Peak	AM Peak	PM Peak
1	**Ashford Dunwoody Road @ Ashwood Parkway / Ashford Parkway**					
	-Eastbound Approach/Left	200	117	300	114	229
	-Eastbound Through	-	-	-	42	99
	-Eastbound Right	200	-	-	0	28
	-Westbound Left	125	99	75	87	70
	-Westbound Through	-	26	62	22	61
	-Westbound Right	125	38	70	37	57
	-Northbound Left	100	59	148	55	174
	-Northbound Through	-	81	462	73	464
	-Northbound Right	105	0	108	15	148
	-Southbound Left	275	21	79	28	79
	-Southbound Through	-	164	168	184	185
	-Southbound Through / Right	-	109	126	126	144

A review of the 95th percentile SimTraffic queues in above table shows that the eastbound queues in the PM peak, the busiest hour of the day, will be substantially reduced with the proposed improvements. We anticipate the queues during the rest of the day will be accommodated within the available storage.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 9

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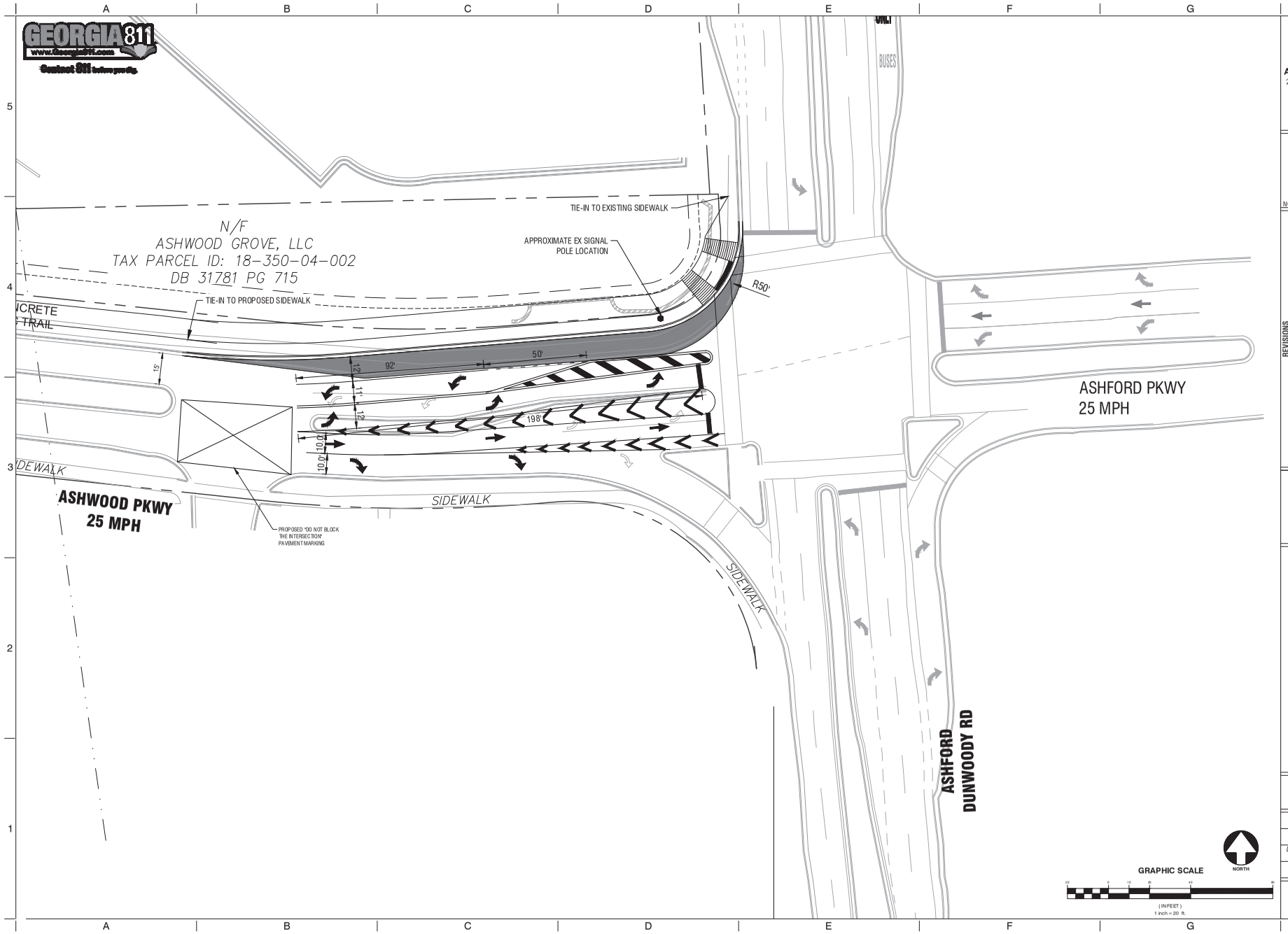

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GA COA #PEF004001

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NOT RELEASED FOR CONSTRUCTION

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
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PREPARED FOR
ASHTON ATLANTA RESIDENTIAL LLC
3820 MANSELL RD
SUITE 300
ALPHARETTA, GA 30022

CONCEPT PLAN

CONCEPT DESIGN
1200 ASHWOOD PKWY
DUNWOODY, GA 30338

24 HOUR CONTACT
GREG HASTY
404-557-9781

LANDLOT	DISTRICT
-	-

PARCEL ID #

DWN BY | CKD BY | A&R JOB No.
26-142

DATE

SHEET IDENTIFICATION
CONCEPT

Packet page:...

#6.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 1200 Ashwood Parkway in Dunwoody, Georgia. The proposed development consisting of 122 townhome units will replace the existing office site. The development proposes to use the existing full access site driveway on Ashwood Parkway, aligned with Perimeter Center Place.

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

- Ashford Dunwoody Road NE @ Ashwood Parkway / Ashford Parkway
- Ashwood Parkway @ Perimeter Marketplace Eastern Driveway
- Ashwood Parkway @ Perimeter Center Place / Site Driveway

The analysis included the evaluation of Future operations for "No-Build" and "Build" conditions, both of which account for increases in annual growth of through traffic.

The results of future "No-Build" traffic operations analysis indicate that the signalized study intersection will operate at an overall level of service "B" in the AM and "C" in the PM peak hour with the side streets approaches at LOS "E" in the AM and "F" in the PM peak hour. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service "B" or better with peak hour traffic.

The results of the future "Build" traffic operations analysis indicate that the signalized study intersection will continue to operate at an overall level of service "B" in the AM and "C" in the PM peak hour as in "No-Build" conditions with marginal increases in delays in both peak hours. The stop-controlled approaches at the unsignalized study intersections will also continue to operate at a level of service "B" or better with peak hour traffic as in "No-Build" conditions. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

The 95th percentile SimTraffic queue analysis show that in "Build" conditions, the eastbound left turn queues on Ashwood Parkway will extend beyond the available storage length in both the AM and PM peak hours as in "No-Build" conditions.

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The existing eastbound approach has a short left-turn lane and a shared through/right-turn lane. The left-turn lane of approximately 70 feet is inadequate to accommodate the existing queue, and it spills over to the shared through/right-turn lane.

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In addition to the above geometric improvements, we recommend the following changes to the signal timing in the PM peak hour by keeping the cycle length at existing 180 seconds.

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Results of the improved conditions show that with the improvements, the traffic operations at eastbound approach will improve from LOS "F" to LOS "E" in the PM peak hour.

A review of the 95th percentile SimTraffic queues in above table shows that the eastbound queues in the PM peak, the busiest hour of the day, will be substantially reduced with the proposed improvements. We anticipate the queues during the rest of the day will be accommodated within the available storage.

Appendix

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

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Pkwy @ Ashford Dunwoody Rd
7-9 am | 4-6 pm

File Name : 20260274
Site Code : 20260274
Start Date : 07-22-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ashford Dunwoody Rd Northbound					Ashford Dunwoody Rd Southbound					Ashwood Pkwy Eastbound				Ashwood Pkwy Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	43	2	0	57	1	70	17	0	88	4	0	13	17	8	3	1	12	174
07:15 AM	14	53	2	2	71	1	104	11	1	117	6	2	14	22	4	2	1	7	217
07:30 AM	17	58	1	0	76	2	151	20	1	174	3	0	14	17	9	1	6	16	283
07:45 AM	30	60	2	1	93	4	176	17	0	197	8	1	12	21	12	0	0	12	323
Total	73	214	7	3	297	8	501	65	2	576	21	3	53	77	33	6	8	47	997
08:00 AM	13	69	7	0	89	4	189	19	1	213	14	1	26	41	8	1	1	10	353
08:15 AM	18	81	4	2	105	5	242	29	0	276	6	3	11	20	13	1	5	19	420
08:30 AM	19	78	1	0	98	7	189	17	0	213	8	1	21	30	8	1	7	16	357
08:45 AM	14	82	4	0	100	11	190	22	1	224	10	0	12	22	15	1	6	22	368
Total	64	310	16	2	392	27	810	87	2	926	38	5	70	113	44	4	19	67	1498
*** BREAK ***																			
04:00 PM	23	294	9	2	328	11	146	26	2	185	24	5	21	50	10	2	13	25	588
04:15 PM	31	332	14	2	379	11	117	22	1	151	21	7	25	53	6	0	20	26	609
04:30 PM	32	315	12	1	360	21	130	23	2	176	37	2	27	66	5	1	17	23	625
04:45 PM	30	333	9	1	373	8	102	20	2	132	23	5	22	50	8	1	17	26	581
Total	116	1274	44	6	1440	51	495	91	7	644	105	19	95	219	29	4	67	100	2403
05:00 PM	21	343	22	1	387	17	133	28	1	179	26	6	28	60	10	9	19	38	664
05:15 PM	26	335	19	1	381	9	117	25	1	152	35	7	31	73	7	3	25	35	641
05:30 PM	12	326	12	1	351	16	147	32	3	198	28	3	26	57	3	4	10	17	623
05:45 PM	20	272	12	1	305	29	139	29	1	198	32	2	34	68	9	2	12	23	594
Total	79	1276	65	4	1424	71	536	114	6	727	121	18	119	258	29	18	66	113	2522
Grand Total	332	3074	132	15	3553	157	2342	357	17	2873	285	45	337	667	135	32	160	327	7420
Apprch %	9.3	86.5	3.7	0.4		5.5	81.5	12.4	0.6		42.7	6.7	50.5		41.3	9.8	48.9		
Total %	4.5	41.4	1.8	0.2	47.9	2.1	31.6	4.8	0.2	38.7	3.8	0.6	4.5	9	1.8	0.4	2.2	4.4	

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
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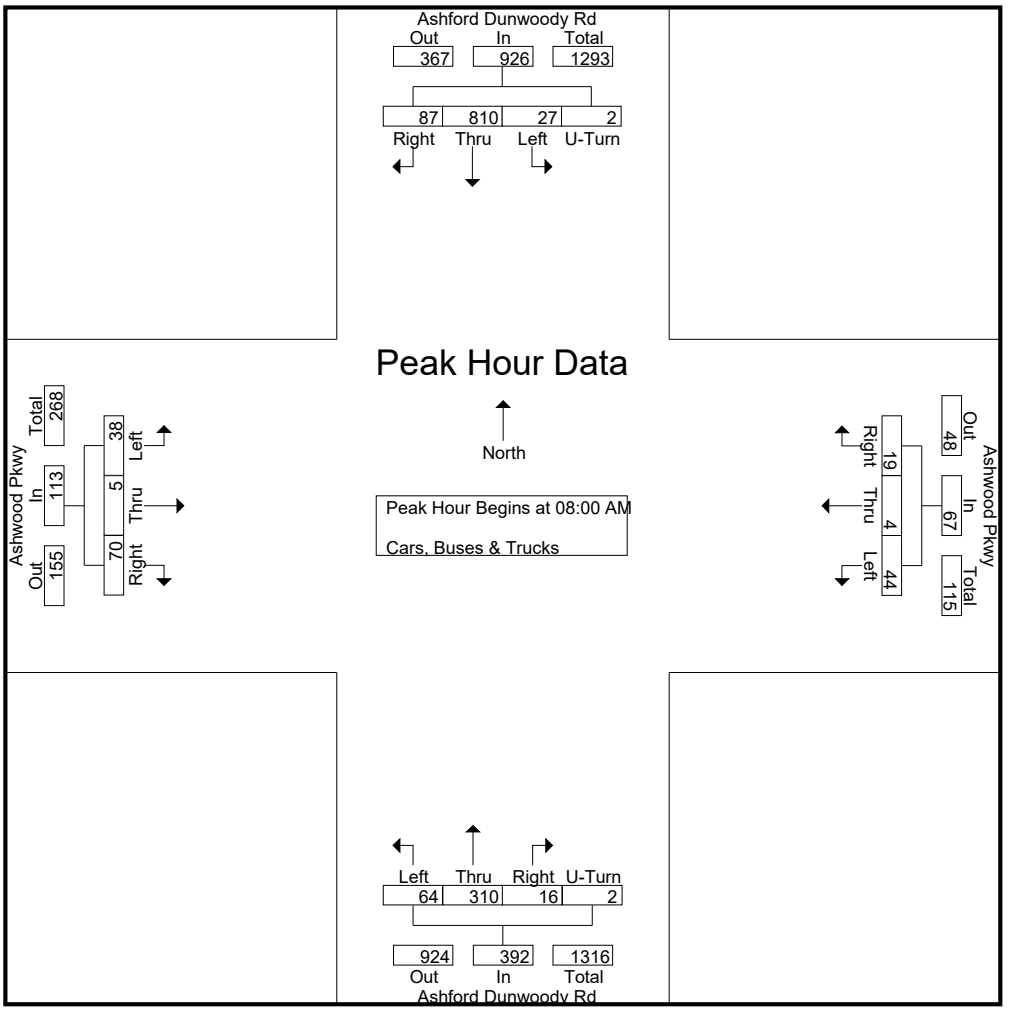
TMC Data
Ashwood Pkwy @ Ashford Dunwoody Rd
7-9 am | 4-6 pm

File Name : 20260274
Site Code : 20260274
Start Date : 07-22-2026
Page No : 2

	Ashford Dunwoody Rd Northbound					Ashford Dunwoody Rd Southbound					Ashwood Pkwy Eastbound				Ashwood Pkwy Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 08:00 AM																			
08:00 AM	13	69	**7**	0	89	4	189	19	**1**	213	**14**	1	**26**	**41**	8	**1**	1	10	353
08:15 AM	18	81	4	**2**	**105**	5	**242**	**29**	0	**276**	6	**3**	11	20	13	1	5	19	**420**
08:30 AM	**19**	78	1	0	98	7	189	17	0	213	8	1	21	30	8	1	**7**	16	357
08:45 AM	14	**82**	4	0	100	**11**	190	22	1	224	10	0	12	22	**15**	1	6	**22**	368
Total Volume	64	310	16	2	392	27	810	87	2	926	38	5	70	113	44	4	19	67	1498
% App. Total	16.3	79.1	4.1	0.5		2.9	87.5	9.4	0.2		33.6	4.4	61.9		65.7	6	28.4		
PHF	.842	.945	.571	.250	.933	.614	.837	.750	.500	.839	.679	.417	.673	.689	.733	1.00	.679	.761	.892



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TMC Data
Ashwood Pkwy @ Ashford Dunwoody Rd
7-9 am | 4-6 pm

File Name : 20260274
Site Code : 20260274
Start Date : 07-22-2026
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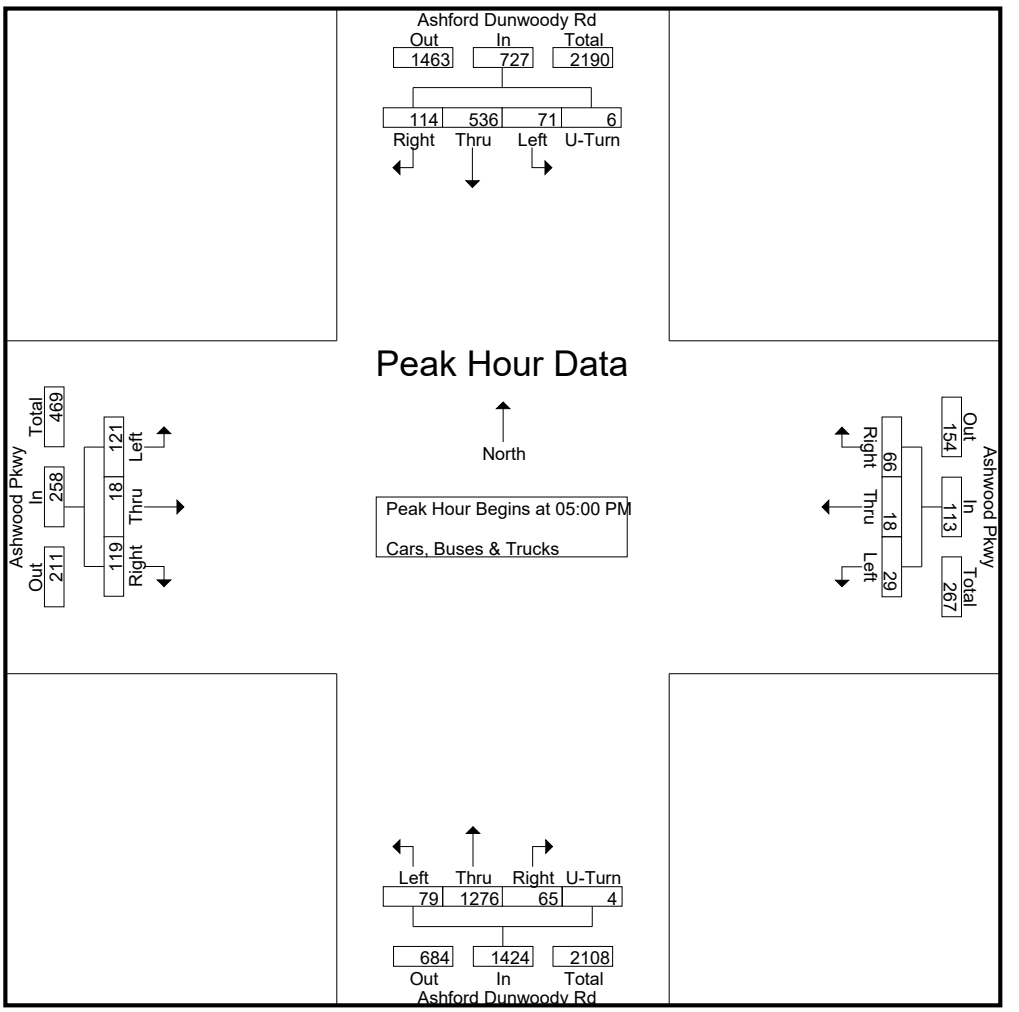
	Ashford Dunwoody Rd Northbound					Ashford Dunwoody Rd Southbound					Ashwood Pkwy Eastbound				Ashwood Pkwy Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 05:00 PM																			
05:00 PM	21	**343**	**22**	**1**	**387**	17	133	28	1	179	26	6	28	60	**10**	**9**	19	**38**	**664**
05:15 PM	**26**	335	19	1	381	9	117	25	1	152	**35**	**7**	31	**73**	7	3	**25**	35	641
05:30 PM	12	326	12	1	351	16	**147**	**32**	**3**	**198**	28	3	26	57	3	4	10	17	623
05:45 PM	20	272	12	1	305	**29**	139	29	1	198	32	2	**34**	68	9	2	12	23	594
Total Volume	79	1276	65	4	1424	71	536	114	6	727	121	18	119	258	29	18	66	113	2522
% App. Total	5.5	89.6	4.6	0.3		9.8	73.7	15.7	0.8		46.9	7	46.1		25.7	15.9	58.4		
PHF	.760	.930	.739	1.00	.920	.612	.912	.891	.500	.918	.864	.643	.875	.884	.725	.500	.660	.743	.950



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ QuikTrip Gas
Station Driveway
7-9 am | 4-6 pm

File Name : 20260273
Site Code : 20260273
Start Date : 07-22-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	QuikTrip Gas Station Driveway Northbound				Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	17	17	0	0	0	0	0	8	1	9	22	10	0	32	58
07:15 AM	0	0	22	22	0	0	0	0	0	8	0	8	22	5	0	27	57
07:30 AM	0	0	17	17	0	0	0	0	0	6	1	7	26	12	0	38	62
07:45 AM	0	0	21	21	0	0	0	0	0	8	1	9	32	15	0	47	77
Total	0	0	77	77	0	0	0	0	0	30	3	33	102	42	0	144	254
08:00 AM	0	0	41	41	0	0	0	0	0	4	1	5	27	6	0	33	79
08:15 AM	0	0	20	20	0	0	0	0	0	11	2	13	34	14	0	48	81
08:30 AM	0	0	30	30	0	0	0	0	0	8	2	10	31	6	0	37	77
08:45 AM	0	0	22	22	0	0	0	0	0	8	1	9	27	10	0	37	68
Total	0	0	113	113	0	0	0	0	0	31	6	37	119	36	0	155	305
*** BREAK ***																	
04:00 PM	0	0	50	50	0	0	0	0	0	12	1	13	41	10	0	51	114
04:15 PM	1	0	53	54	0	0	0	0	0	13	2	15	45	8	0	53	122
04:30 PM	1	0	66	67	0	0	0	0	0	9	2	11	48	8	0	56	134
04:45 PM	0	0	50	50	0	0	0	0	0	11	2	13	42	9	0	51	114
Total	2	0	219	221	0	0	0	0	0	45	7	52	176	35	0	211	484
05:00 PM	0	0	60	60	0	0	0	0	0	20	1	21	51	7	0	58	139
05:15 PM	1	0	73	74	0	0	0	0	0	17	1	18	42	12	0	54	146
05:30 PM	2	0	57	59	0	0	0	0	0	29	2	31	41	7	0	48	138
05:45 PM	2	0	68	70	0	0	0	0	0	17	0	17	42	9	0	51	138
Total	5	0	258	263	0	0	0	0	0	83	4	87	176	35	0	211	561
Grand Total	7	0	667	674	0	0	0	0	0	189	20	209	573	148	0	721	1604
Apprch %	1	0	99		0	0	0		0	90.4	9.6		79.5	20.5	0		
Total %	0.4	0	41.6	42	0	0	0	0	0	11.8	1.2	13	35.7	9.2	0	45	

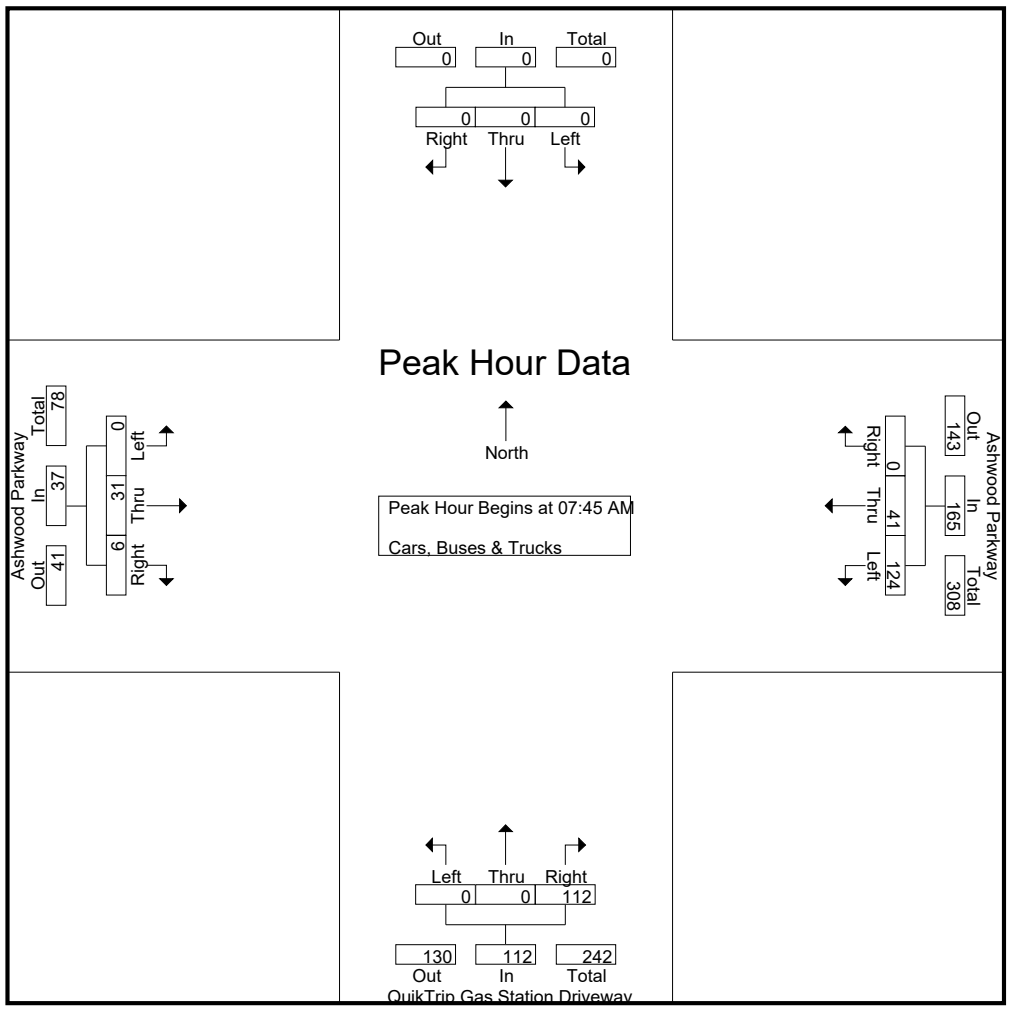
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ QuikTrip Gas
Station Driveway
7-9 am | 4-6 pm

File Name : 20260273
Site Code : 20260273
Start Date : 07-22-2026
Page No : 2

	QuikTrip Gas Station Driveway Northbound				Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	21	21	0	0	0	0	0	8	1	9	32	**15**	0	47	77
08:00 AM	0	0	**41**	**41**	0	0	0	0	0	4	1	5	27	6	0	33	79
08:15 AM	0	0	20	20	0	0	0	0	0	**11**	**2**	**13**	**34**	14	0	**48**	**81**
08:30 AM	0	0	30	30	0	0	0	0	0	8	2	10	31	6	0	37	77
Total Volume	0	0	112	112	0	0	0	0	0	31	6	37	124	41	0	165	314
% App. Total	0	0	100		0	0	0		0	83.8	16.2		75.2	24.8	0		
PHF	.000	.000	.683	.683	.000	.000	.000	.000	.000	.705	.750	.712	.912	.683	.000	.859	.969



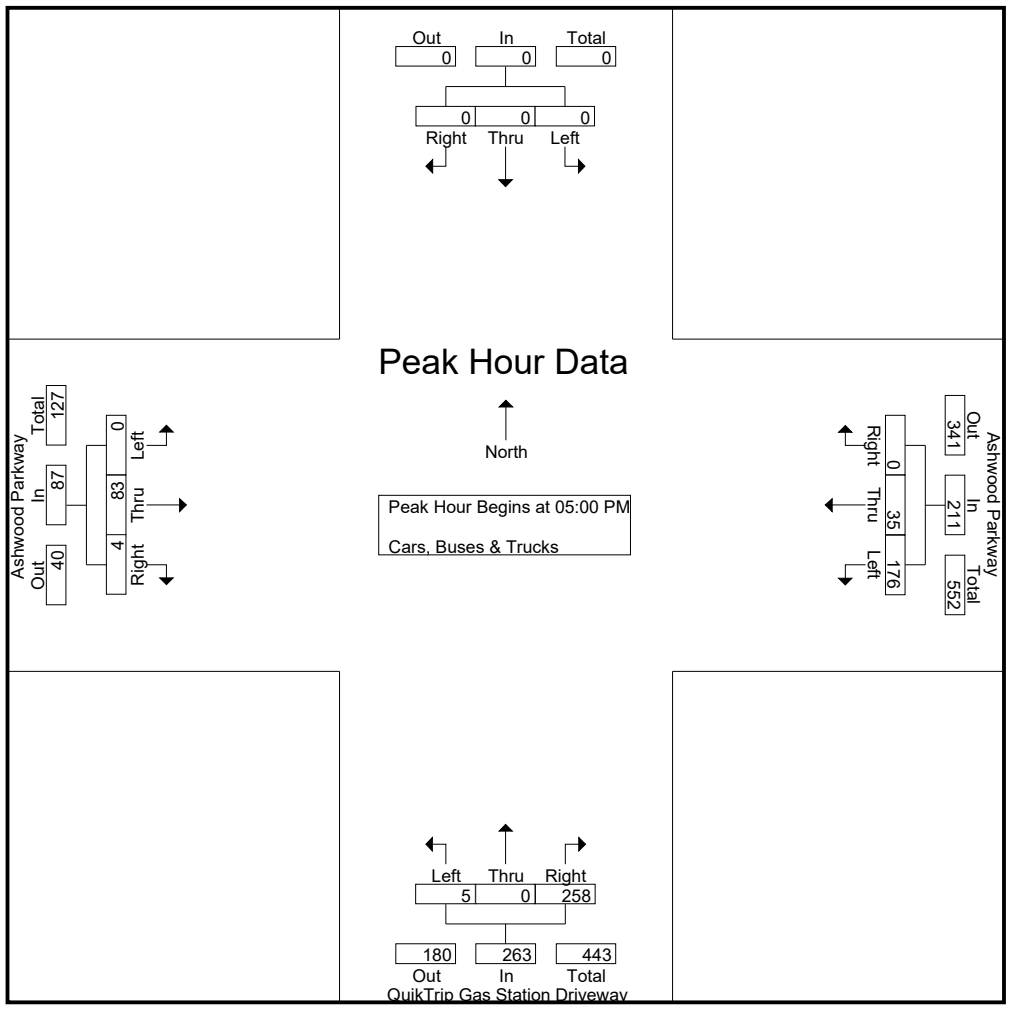
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ QuikTrip Gas Station Driveway
7-9 am | 4-6 pm

File Name : 20260273
Site Code : 20260273
Start Date : 07-22-2026
Page No : 3

	QuikTrip Gas Station Driveway Northbound				Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	60	60	0	0	0	0	0	20	1	21	**51**	7	0	**58**	139
05:15 PM	1	0	**73**	**74**	0	0	0	0	0	17	1	18	42	**12**	0	54	**146**
05:30 PM	**2**	0	57	59	0	0	0	0	0	**29**	**2**	**31**	41	7	0	48	138
05:45 PM	2	0	68	70	0	0	0	0	0	17	0	17	42	9	0	51	138
Total Volume	5	0	258	263	0	0	0	0	0	83	4	87	176	35	0	211	561
% App. Total	1.9	0	98.1		0	0	0		0	95.4	4.6		83.4	16.6	0		
PHF	.625	.000	.884	.889	.000	.000	.000	.000	.000	.716	.500	.702	.863	.729	.000	.909	.961



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ Perimeter Center
Place Connector
7-9 am | 4-6 pm

File Name : 20260272
Site Code : 20260272
Start Date : 07-22-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Place Connector Northbound				Perimeter Center Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	7	0	7	1	5	0	6	13
07:15 AM	2	0	2	4	0	0	0	0	0	8	1	9	1	7	1	9	22
07:30 AM	4	0	1	5	0	0	0	0	0	6	0	6	0	5	0	5	16
07:45 AM	1	0	1	2	0	0	0	0	0	5	2	7	1	10	0	11	20
Total	7	0	4	11	0	0	0	0	0	26	3	29	3	27	1	31	71
08:00 AM	1	1	3	5	0	0	0	0	0	5	2	7	0	9	0	9	21
08:15 AM	1	0	3	4	2	0	0	2	0	7	1	8	4	4	0	8	22
08:30 AM	4	1	3	8	1	0	0	1	0	7	0	7	1	13	1	15	31
08:45 AM	9	0	1	10	0	0	0	0	0	7	1	8	2	3	0	5	23
Total	15	2	10	27	3	0	0	3	0	26	4	30	7	29	1	37	97
*** BREAK ***																	
04:00 PM	2	0	5	7	1	1	1	3	1	9	3	13	3	10	0	13	36
04:15 PM	0	0	2	2	0	0	2	2	2	9	1	12	2	5	0	7	23
04:30 PM	3	1	4	8	0	2	0	2	0	5	2	7	1	5	0	6	23
04:45 PM	2	0	1	3	0	1	0	1	0	5	5	10	5	5	1	11	25
Total	7	1	12	20	1	4	3	8	3	28	11	42	11	25	1	37	107
05:00 PM	1	0	5	6	1	0	0	1	0	12	1	13	1	7	0	8	28
05:15 PM	4	0	3	7	1	0	0	1	0	10	2	12	4	9	0	13	33
05:30 PM	0	0	4	4	1	0	0	1	0	19	1	20	7	9	1	17	42
05:45 PM	1	0	4	5	1	2	0	3	0	6	2	8	3	9	2	14	30
Total	6	0	16	22	4	2	0	6	0	47	6	53	15	34	3	52	133
Grand Total	35	3	42	80	8	6	3	17	3	127	24	154	36	115	6	157	408
Apprch %	43.8	3.8	52.5		47.1	35.3	17.6		1.9	82.5	15.6		22.9	73.2	3.8		
Total %	8.6	0.7	10.3	19.6	2	1.5	0.7	4.2	0.7	31.1	5.9	37.7	8.8	28.2	1.5	38.5	

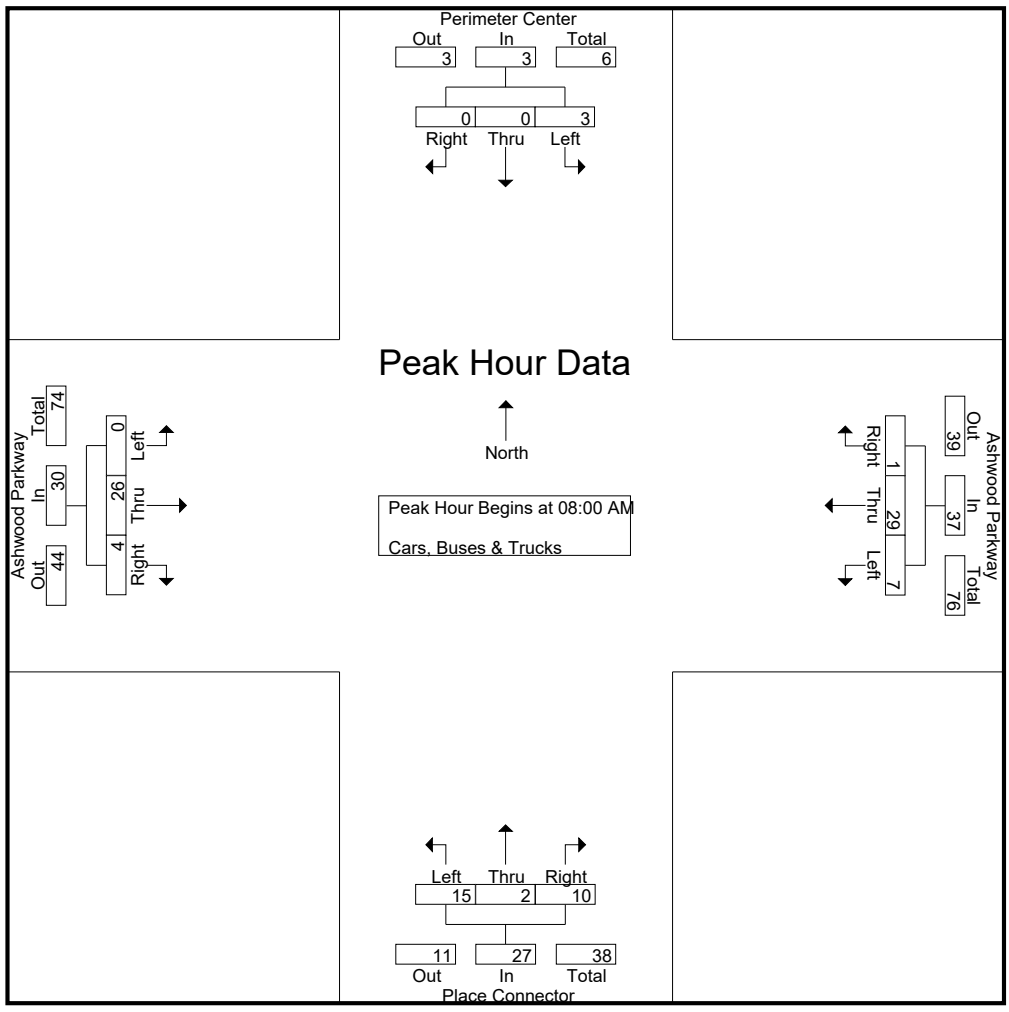
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ Perimeter Center
Place Connector
7-9 am | 4-6 pm

File Name : 20260272
Site Code : 20260272
Start Date : 07-22-2026
Page No : 2

	Place Connector Northbound				Perimeter Center Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	1	**1**	**3**	5	0	0	0	0	0	5	**2**	7	0	9	0	9	21
08:15 AM	1	0	3	4	**2**	0	0	**2**	0	**7**	1	**8**	**4**	4	0	8	22
08:30 AM	4	1	3	8	1	0	0	1	0	7	0	7	1	**13**	**1**	**15**	**31**
08:45 AM	**9**	0	1	**10**	0	0	0	0	0	7	1	8	2	3	0	5	23
Total Volume	15	2	10	27	3	0	0	3	0	26	4	30	7	29	1	37	97
% App. Total	55.6	7.4	37		100	0	0		0	86.7	13.3		18.9	78.4	2.7		
PHF	.417	.500	.833	.675	.375	.000	.000	.375	.000	.929	.500	.938	.438	.558	.250	.617	.782



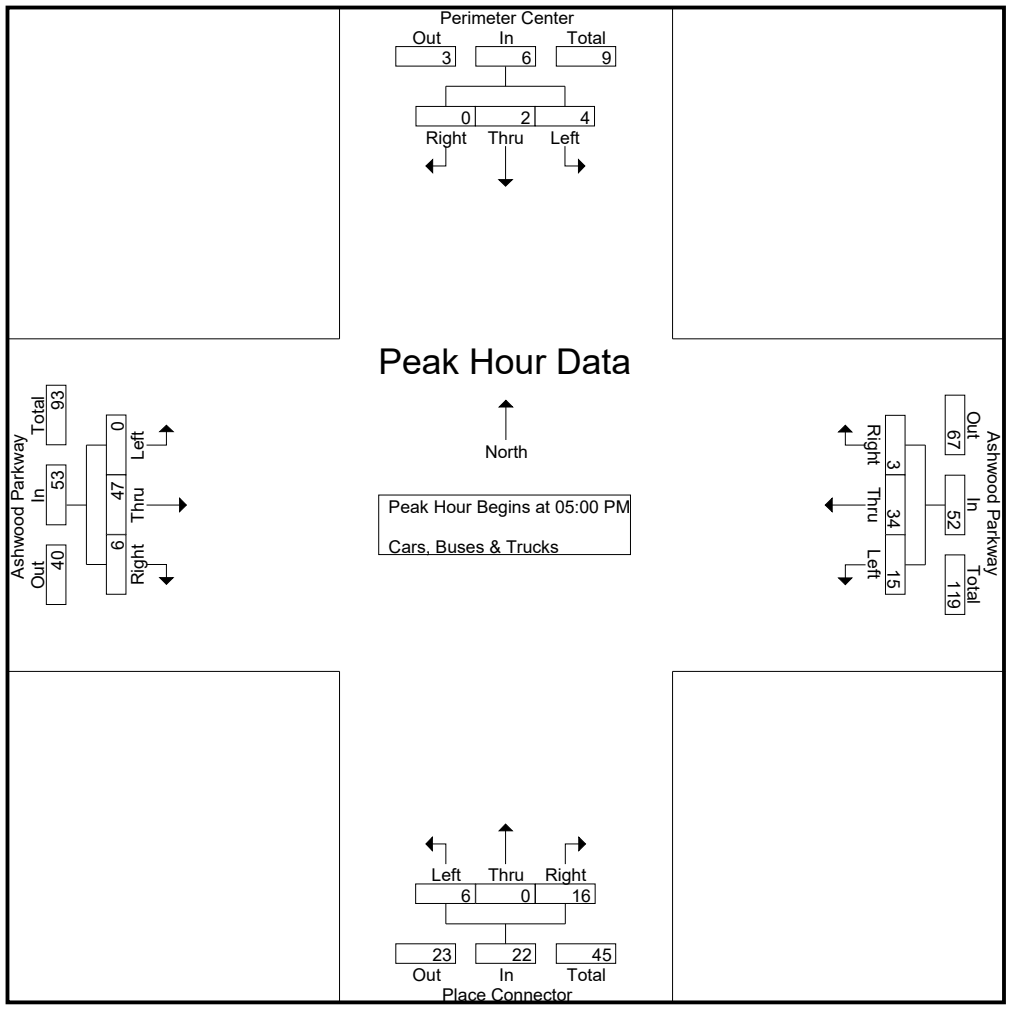
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ashwood Parkway @ Perimeter Center
Place Connector
7-9 am | 4-6 pm

File Name : 20260272
Site Code : 20260272
Start Date : 07-22-2026
Page No : 3

	Place Connector Northbound				Perimeter Center Southbound				Ashwood Parkway Eastbound				Ashwood Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	0	**5**	6	**1**	0	0	1	0	12	1	13	1	7	0	8	28
05:15 PM	**4**	0	3	**7**	1	0	0	1	0	10	**2**	12	4	**9**	0	13	33
05:30 PM	0	0	4	4	1	0	0	1	0	**19**	1	**20**	**7**	9	1	**17**	**42**
05:45 PM	1	0	4	5	1	**2**	0	**3**	0	6	2	8	3	9	**2**	14	30
Total Volume	6	0	16	22	4	2	0	6	0	47	6	53	15	34	3	52	133
% App. Total	27.3	0	72.7		66.7	33.3	0		0	88.7	11.3		28.8	65.4	5.8		
PHF	.375	.000	.800	.786	1.00	.250	.000	.500	.000	.618	.750	.663	.536	.944	.375	.765	.792



CRASH DATA

AccidentNo	Date	Time	County	Route	Milelog	IntersectingRoute	MannerOfCollision	U1MostHarmfulEvent	U2MostHarmfulEvent	Injuries	Fatalities	U1Factors	U2Factors
9502680	7/7/2024	19:22:00	DEKALB	ASHWOOD PKWY		ASHFORD DUNWOODY RD	Not A Collision with Motor Vehicle	Curb		1	0	Misjudged Clearance	Curb

AccidentNo	Date	Time	Route	IntersectingRoute	MannerOfCollision	Manner of Collision - Actual	Notes	Surface C	Type of Injury	U1MostHarmfulEvent	Injuri	Fatalit	U1Factors
9304806	1/18/2024	9:30:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Angle	Sideswipe-Same Direction	SB; Sideswipe Same Direction; South of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Changed Lanes Improperly
9304811	1/18/2024	8:58:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Angle	Sideswipe-Same Direction	SB; Sideswipe Same Direction; South of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Other - Details in Narrative
9340979	2/19/2024	13:05:00	ASHFORD DUNWOODY RD	ASHFORD PKWY	Rear End	Rear End	NB; Rear End; South of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Following too Close
9445763	5/17/2024	12:14:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Following too Close
9472799	6/8/2024	10:02:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Not A Collision with Motor Ve	Not A Collision with Motor Vehicle	SB: hits a pole; South of intersection.	Dry	O	Utility Pole	0	0	Other - Details in Narrative
9495437	6/29/2024	17:44:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Following too Close
9673487	11/10/2024	15:26:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Angle	Left Turn	NBL hit by SBT; Left Turn	Dry	O	Motor Vehicle In Motion	0	0	Failed to Yield
9677022	11/15/2024	18:14:00	ASHFORD DUNWOODY RD	ASHFORD PKWY	Angle	Left Turn	NBL hit by SBT; Left Turn	Dry	C	Motor Vehicle In Motion	1	0	Failed to Yield
9729091	12/24/2024	13:30:00	ASHWOODY PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Other - Details in Narrative
9789724	2/18/2025	19:01:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Sideswipe-Same Direction	Sideswipe-Same Direction	NB; Sideswipe Same Direction.	Dry	O	Motor Vehicle In Motion	0	0	
9830725	3/26/2025	20:16:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Rear End	Sideswipe-Same Direction	SB; Sideswipe Same Direction; North of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Following too Close
9860324	4/15/2025	17:24:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Rear End	Rear End	NB; Rear End; North of intersection.	Dry	C	Motor Vehicle In Motion	1	0	Following too Close
10089115	10/14/2025	9:06:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Angle	Left Turn	NBL hit by SBT; Left Turn	Dry	O	Motor Vehicle In Motion	0	0	Failed to Yield
10099727	10/27/2025	13:58:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Angle	Left Turn	NBL hit by SBT; Left Turn	Dry	O	Motor Vehicle In Motion	0	0	Failed to Yield
10169911	12/14/2025	18:42:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBL hits EBL; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	
10194569	1/11/2026	12:10:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Sideswipe-Same Direction	Sideswipe-Same Direction	NB; Sideswipe Same Direction; South of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Changed Lanes Improperly
10213764	1/27/2026	16:27:00	ASHWOOD PARKWAY	ASHFORD DUNWOODY RD	Rear End	Rear End	EB; Rear End; West of intersection.	Dry	B	Motor Vehicle In Motion	1	0	Following too Close
10234383	2/5/2026	20:28:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Following too Close
10240907	2/9/2026	18:18:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Misjudged Clearance
10241174	2/11/2026	19:27:00	4754 ASHFORD DUNWOOD\	ASHFORD PKWY	Rear End	Rear End	EBR hits EBR; Rear End; West of intersection.	Dry	C	Motor Vehicle In Motion	1	0	Following too Close
10331105	4/26/2026	13:04:00	ASHFORD DUNWOODY RD	ASHWOOD PKWY	Sideswipe-Opposite Direction	Sideswipe-Same Direction	SB; Sideswipe Same Direction; EBR hit SB; South of intersection.	Dry	O	Motor Vehicle In Motion	0	0	Changed Lanes Improperly
10409823	6/30/2026	14:37:00	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Rear End	Rear End	EB; Rear End; West of intersection.	Dry	C	Motor Vehicle In Motion	2	0	Following too Close

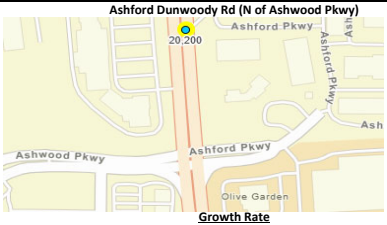
9381629	3/24/2024	10:10:00	285EB	ASHFORD DUNWOODY RD OFI	Angle		Not at study intersection; At I-285 bridge.	Dry	O	Motor Vehicle In Motion	0	0	
10169499	12/18/2025	14:50:00	ASHFORD DUNWOODY RD	285EB	Angle		Not at study intersection; Near I-285.	Dry	O	Motor Vehicle In Motion	0	0	

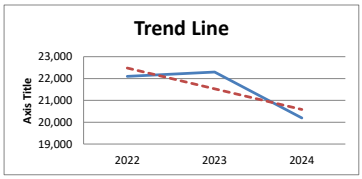
AccidentNo	Date	Time	County	Route	IntersectingRoute	MannerOfCollision	Type of Injury	Surface Condition	U1MostHarmfulEvent	U2MostHarmfulEvent	Injuries	Fatalities	U2Factors
9502680	7/7/2024	19:22:00	DEKALB	ASHWOOD PKWY	ASHFORD DUNWOODY RD	Not A Collision with Motor Vehicle	B	Wet	Curb		1	0	Curb

LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
Ashford Dunwoody Rd (N of Ashwood Pkwy)	-4.3%	0.67	089-3587	00010533	22,100	22,300	20,200
Chamblee Dunwoody Rd N of Peeler Rd	-4.3%	0.69	089-3434	00515631	15,100	15,200	13,800
Ashford Dunwdy Rd S of Meadow Ln Rd	1.1%	1.00	089-3586	00010533	51,500	52,100	52,600
Chamblee Dunwdy Rd S of Roberts Dr	-1.5%	0.52	089-3432	00515631	19,500	19,700	18,900
Mt Vernon Hwy N of P'tree Dunwdy Rd	1.0%	1.00	121-6376	00131823	19,100	19,300	19,500
Weighted Average	**-0.9%**	0.40	Sum of Count Stations =		127,300	128,600	125,000

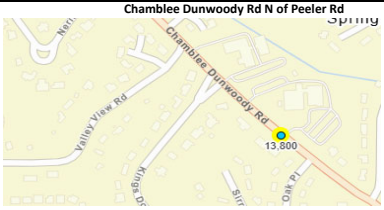
Location	Traffic Counter	RCLINK	2022	2023	2024
Ashford Dunwoody Rd (N of Ashwood Pkwy)	089-3587	00010533	22,100	22,300	20,200

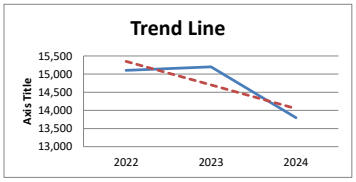




Growth Rate	-4.3%	Intercept	1,943,383	Slope	-950.00
Trend Line			22,483	21,533	20,583

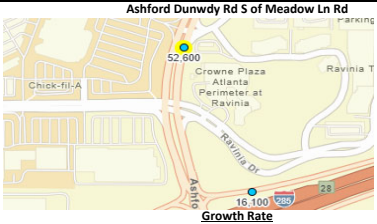
Location	Traffic Counter	RCLINK	2022	2023	2024
Chamblee Dunwoody Rd N of Peeler Rd	089-3434	00515631	15,100	15,200	13,800

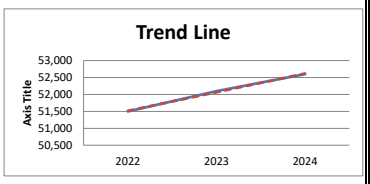




Growth Rate	-4.3%	Intercept	1,329,650	Slope	-650.00
Trend Line			15,350	14,700	14,050

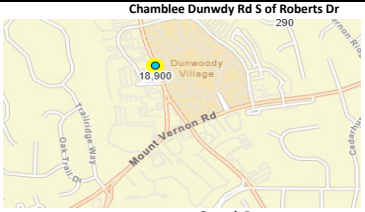
Location	Traffic Counter	RCLINK	2022	2023	2024
Ashford Dunwdy Rd S of Meadow Ln Rd	089-3586	00010533	51,500	52,100	52,600

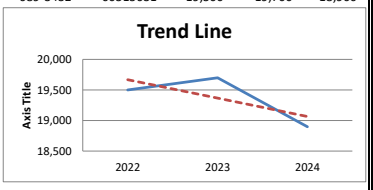




Growth Rate	1.1%	Intercept	-1,060,583	Slope	550.00
Trend Line			51,517	52,067	52,617

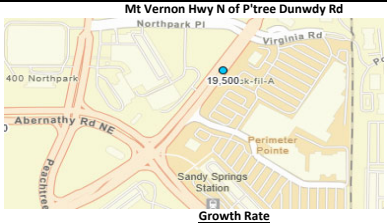
Location	Traffic Counter	RCLINK	2022	2023	2024
Chamblee Dunwdy Rd S of Roberts Dr	089-3432	00515631	19,500	19,700	18,900

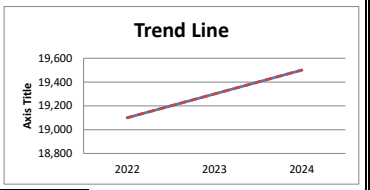




Growth Rate	-1.5%	Intercept	626,267	Slope	-300.00
Trend Line			19,667	19,367	19,067

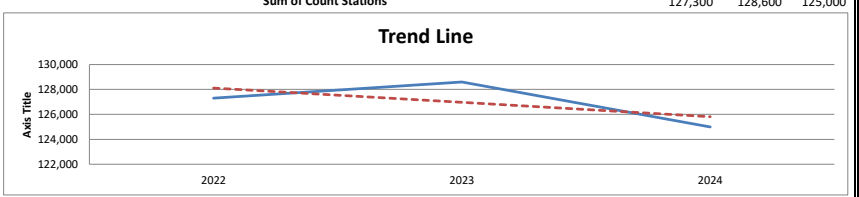
Location	Traffic Counter	RCLINK	2022	2023	2024
Mt Vernon Hwy N of P'tree Dunwdy Rd	121-6376	00131823	19,100	19,300	19,500





Growth Rate	1.0%	Intercept	-385,300	Slope	200.00
Trend Line			19,100	19,300	19,500

Weighted Average	2022	2023	2024
Sum of Count Stations	127,300	128,600	125,000



Growth Rate	-0.9%	Intercept	2,453,417	Slope	-1,150.00
Trend Line			128,117	126,967	125,817

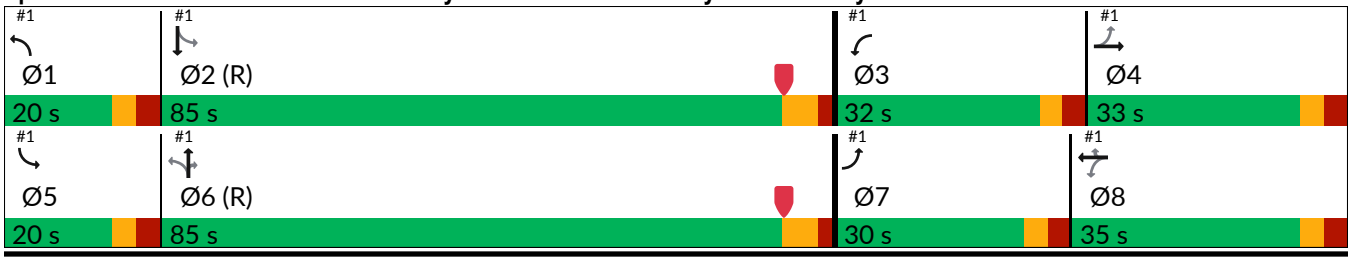
EXISTING INTERSECTION ANALYSIS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	56	5	46	4	20	69	326	17	30	851
Future Volume (vph)	56	5	46	4	20	69	326	17	30	851
Lane Group Flow (vph)	63	107	52	4	22	78	366	19	34	1058
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	34.5	34.5	15.0	34.5	34.5	15.0	31.6
Total Split (s)	30.0	33.0	32.0	35.0	35.0	20.0	85.0	85.0	20.0	85.0
Total Split (%)	17.6%	19.4%	18.8%	20.6%	20.6%	11.8%	50.0%	50.0%	11.8%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.39	0.61	0.35	0.05	0.13	0.19	0.14	0.02	0.04	0.43
Control Delay (s/veh)	70.8	30.1	71.3	77.0	1.7	5.6	7.9	0.0	5.2	12.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	70.8	30.1	71.3	77.0	1.7	5.6	7.9	0.0	5.2	12.0
Queue Length 50th (ft)	65	7	53	4	0	17	62	0	7	248
Queue Length 95th (ft)	108	71	93	18	0	38	101	0	20	362
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	259	338	282	317	352	445	2617	1195	852	2475
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.32	0.18	0.01	0.06	0.18	0.14	0.02	0.04	0.43

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 31 (18%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	56	5	90	46	4	20	69	326	17	30	851	91
Future Volume (veh/h)	56	5	90	46	4	20	69	326	17	30	851	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	63	6	0	52	4	22	78	366	0	34	956	102
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	165	78		157	65	55	437	2679		821	2426	259
Arrive On Green	0.04	0.04	0.00	0.04	0.03	0.03	0.03	0.75	0.00	0.02	0.75	0.75
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	3239	346
Grp Volume(v), veh/h	63	6	0	52	4	22	78	366	0	34	524	534
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1808
Q Serve(g_s), s	5.7	0.5	0.0	4.7	0.4	2.3	1.7	4.8	0.0	0.8	17.9	17.9
Cycle Q Clear(g_c), s	5.7	0.5	0.0	4.7	0.4	2.3	1.7	4.8	0.0	0.8	17.9	17.9
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	165	78		157	65	55	437	2679		821	1330	1354
V/C Ratio(X)	0.38	0.08		0.33	0.06	0.40	0.18	0.14		0.04	0.39	0.39
Avail Cap(c_a), veh/h	339	297		364	319	270	532	2679		926	1330	1354
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	74.8	78.3	0.0	75.5	79.4	80.3	5.5	5.7	0.0	4.5	7.6	7.6
Incr Delay (d2), s/veh	1.4	0.4	0.0	1.2	0.4	4.7	0.2	0.1	0.0	0.0	0.9	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.3	0.0	2.3	0.2	1.0	0.6	1.7	0.0	0.3	6.5	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	76.3	78.7	0.0	76.7	79.8	85.0	5.7	5.8	0.0	4.6	8.5	8.5
LnGrp LOS	E	E		E	E	F	A	A		A	A	A
Approach Vol, veh/h		69			78			444			1092	
Approach Delay, s/veh		76.5			79.2			5.8			8.4	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	133.8	12.2	13.1	10.0	134.7	13.4	11.9
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	78.5	26.0	27.0	14.0	78.5	24.0	29.0
Max Q Clear Time (g_c+I1), s	3.7	19.9	6.7	2.5	2.8	6.8	7.7	4.3
Green Ext Time (p_c), s	0.1	18.4	0.1	0.0	0.0	4.9	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	13.8
HCM 7th LOS	B

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	6.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	33	6	130	43	0	118
Future Vol, veh/h	33	6	130	43	0	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	6	134	44	0	122

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	40	0	349	37
Stage 1	-	-	-	-	37	-
Stage 2	-	-	-	-	312	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1569	-	648	1035
Stage 1	-	-	-	-	985	-
Stage 2	-	-	-	-	742	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1569	-	592	1035
Mov Cap-2 Maneuver	-	-	-	-	592	-
Stage 1	-	-	-	-	901	-
Stage 2	-	-	-	-	742	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	5.64	8.94
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1035	-	-	1569	-
HCM Lane V/C Ratio	0.118	-	-	0.085	-
HCM Ctrl Dly (s/v)	8.9	-	-	7.5	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.3	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	27	4	7	30	1	16	2	11	3	0	0
Future Vol, veh/h	1	27	4	7	30	1	16	2	11	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	35	5	9	38	1	21	3	14	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	40	0	0	40	0	0	96	97	37	96	99	39
Stage 1	-	-	-	-	-	-	40	40	-	57	57	-
Stage 2	-	-	-	-	-	-	56	58	-	38	42	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1570	-	-	1570	-	-	886	793	1035	887	791	1032
Stage 1	-	-	-	-	-	-	975	862	-	955	847	-
Stage 2	-	-	-	-	-	-	956	847	-	977	860	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1570	-	-	1570	-	-	881	787	1035	866	785	1032
Mov Cap-2 Maneuver	-	-	-	-	-	-	840	747	-	829	745	-
Stage 1	-	-	-	-	-	-	974	861	-	949	842	-
Stage 2	-	-	-	-	-	-	950	842	-	960	859	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.23	1.35	9.19	9.36
HCM LOS			A	A

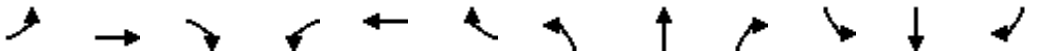
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	896	55	-	-	329	-	-	829
HCM Lane V/C Ratio	0.041	0.001	-	-	0.006	-	-	0.005
HCM Ctrl Dly (s/v)	9.2	7.3	0	-	7.3	0	-	9.4
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	168	41	30	19	69	87	1340	68	81	563
Future Volume (vph)	168	41	30	19	69	87	1340	68	81	563
Lane Group Flow (vph)	177	200	32	20	73	92	1411	72	85	719
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	33.0	33.0	15.0	34.5	34.5	15.0	31.6
Total Split (s)	20.0	33.0	20.0	33.0	33.0	20.0	107.0	107.0	20.0	107.0
Total Split (%)	11.1%	18.3%	11.1%	18.3%	18.3%	11.1%	59.4%	59.4%	11.1%	59.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.73	0.73	0.25	0.14	0.35	0.18	0.60	0.07	0.35	0.32
Control Delay (s/veh)	84.0	58.9	62.6	75.9	10.0	7.8	19.0	1.4	11.4	14.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	84.0	58.9	62.6	75.9	10.0	7.8	19.0	1.4	11.4	14.5
Queue Length 50th (ft)	196	138	33	23	0	27	461	0	24	181
Queue Length 95th (ft)	264	229	64	52	30	57	659	14	53	268
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	241	320	185	279	317	557	2359	1085	301	2261
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.73	0.63	0.17	0.07	0.23	0.17	0.60	0.07	0.28	0.32

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 111 (62%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	168	41	149	30	19	69	87	1340	68	81	563	120
Future Volume (veh/h)	168	41	149	30	19	69	87	1340	68	81	563	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	177	43	0	32	20	73	92	1411	0	85	593	126
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	241	212		159	108	92	546	2490		281	2044	433
Arrive On Green	0.08	0.11	0.00	0.02	0.06	0.06	0.03	0.70	0.00	0.03	0.70	0.70
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	2918	618
Grp Volume(v), veh/h	177	43	0	32	20	73	92	1411	0	85	361	358
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1759
Q Serve(g_s), s	14.0	3.8	0.0	3.0	1.8	8.2	2.7	35.5	0.0	2.5	13.7	13.8
Cycle Q Clear(g_c), s	14.0	3.8	0.0	3.0	1.8	8.2	2.7	35.5	0.0	2.5	13.7	13.8
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	241	212		159	108	92	546	2490		281	1245	1233
V/C Ratio(X)	0.74	0.20		0.20	0.18	0.80	0.17	0.57		0.30	0.29	0.29
Avail Cap(c_a), veh/h	241	281		258	281	238	636	2490		371	1245	1233
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	72.4	0.0	77.5	80.7	83.7	7.6	13.4	0.0	11.5	10.1	10.1
Incr Delay (d2), s/veh	11.1	0.5	0.0	0.6	0.8	14.2	0.1	0.9	0.0	0.6	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	1.9	0.0	1.4	0.9	3.8	1.0	13.7	0.0	0.9	5.4	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.6	72.9	0.0	78.1	81.6	98.0	7.8	14.3	0.0	12.1	10.7	10.7
LnGrp LOS	F	E		E	F	F	A	B		B	B	B
Approach Vol, veh/h		220			125			1503			804	
Approach Delay, s/veh		82.3			90.3			13.9			10.9	
Approach LOS		F			F			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	132.6	10.0	26.4	10.9	132.6	20.0	16.4
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	100.5	14.0	27.0	14.0	100.5	14.0	27.0
Max Q Clear Time (g_c+I1), s	4.7	15.8	5.0	5.8	4.5	37.5	16.0	10.2
Green Ext Time (p_c), s	0.1	10.6	0.0	0.1	0.1	31.7	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	22.3
HCM 7th LOS	C

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	7.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	87	4	185	37	5	271
Future Vol, veh/h	87	4	185	37	5	271
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	91	4	193	39	5	282

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	95	0	517	93
Stage 1	-	-	-	-	93	-
Stage 2	-	-	-	-	424	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1499	-	519	964
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	660	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1499	-	452	964
Mov Cap-2 Maneuver	-	-	-	-	452	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	660	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.46	10.47
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	945	-	-	1499	-
HCM Lane V/C Ratio	0.304	-	-	0.129	-
HCM Ctrl Dly (s/v)	10.5	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	1.3	-	-	0.4	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	49	6	16	36	3	6	0	17	4	2	0
Future Vol, veh/h	1	49	6	16	36	3	6	0	17	4	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	62	8	20	46	4	8	0	22	5	3	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	70	0	0	156	158	66	153	160	47
Stage 1	-	-	-	-	-	-	68	68	-	88	88	-
Stage 2	-	-	-	-	-	-	87	90	-	65	72	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1557	-	-	1531	-	-	811	734	998	815	732	1022
Stage 1	-	-	-	-	-	-	942	838	-	920	822	-
Stage 2	-	-	-	-	-	-	920	820	-	946	835	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1557	-	-	1531	-	-	796	723	998	786	722	1022
Mov Cap-2 Maneuver	-	-	-	-	-	-	783	705	-	772	700	-
Stage 1	-	-	-	-	-	-	941	837	-	907	811	-
Stage 2	-	-	-	-	-	-	905	809	-	925	834	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.13	2.15	8.99	9.87
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	931	31	-	-	516	-	-	746
HCM Lane V/C Ratio	0.031	0.001	-	-	0.013	-	-	0.01
HCM Ctrl Dly (s/v)	9	7.3	0	-	7.4	0	-	9.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	L	T	TR
Maximum Queue (ft)	110	84	133	38	39	64	97	45	40	211	184
Average Queue (ft)	55	11	51	7	13	29	21	7	6	64	31
95th Queue (ft)	106	52	108	27	38	59	62	29	23	157	104
Link Distance (ft)		218		336			715	715		853	853
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	75		125		125	75			275		
Storage Blk Time (%)	12		1			1	1				
Queuing Penalty (veh)	11		0			1	0				

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	R	L	T	TR
Maximum Queue (ft)	125	229	96	70	82	199	509	468	155	112	198	177
Average Queue (ft)	117	181	30	24	37	48	195	140	12	31	64	36
95th Queue (ft)	145	297	74	58	67	139	447	362	80	77	171	117
Link Distance (ft)		218		336			715	715			853	853
Upstream Blk Time (%)		28										
Queuing Penalty (veh)		101										
Storage Bay Dist (ft)	75		125		125	75			105	275		
Storage Blk Time (%)	61	14	0		0	1	19	10				
Queuing Penalty (veh)	115	24	0		0	5	16	7				

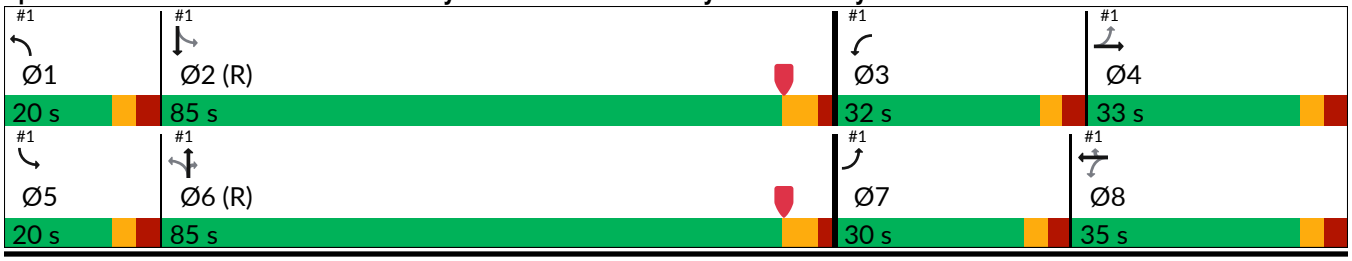
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

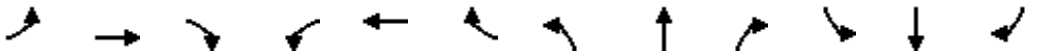
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	57	5	47	4	20	70	333	17	31	868
Future Volume (vph)	57	5	47	4	20	70	333	17	31	868
Lane Group Flow (vph)	64	109	53	4	22	79	374	19	35	1079
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	34.5	34.5	15.0	34.5	34.5	15.0	31.6
Total Split (s)	30.0	33.0	32.0	35.0	35.0	20.0	85.0	85.0	20.0	85.0
Total Split (%)	17.6%	19.4%	18.8%	20.6%	20.6%	11.8%	50.0%	50.0%	11.8%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.39	0.62	0.36	0.05	0.13	0.20	0.14	0.02	0.05	0.44
Control Delay (s/veh)	70.9	29.9	71.4	77.0	1.7	5.7	7.9	0.0	5.2	12.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	70.9	29.9	71.4	77.0	1.7	5.7	7.9	0.0	5.2	12.2
Queue Length 50th (ft)	66	7	54	4	0	17	64	0	7	256
Queue Length 95th (ft)	110	71	94	18	0	38	103	0	20	373
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	259	340	282	317	352	436	2614	1194	845	2473
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.32	0.19	0.01	0.06	0.18	0.14	0.02	0.04	0.44

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 31 (18%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	57	5	92	47	4	20	70	333	17	31	868	93
Future Volume (veh/h)	57	5	92	47	4	20	70	333	17	31	868	93
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	64	6	0	53	4	22	79	374	0	35	975	104
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	78		158	65	55	428	2676		815	2423	258
Arrive On Green	0.04	0.04	0.00	0.04	0.03	0.03	0.03	0.75	0.00	0.02	0.75	0.75
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	3240	345
Grp Volume(v), veh/h	64	6	0	53	4	22	79	374	0	35	535	544
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1808
Q Serve(g_s), s	5.8	0.5	0.0	4.8	0.4	2.3	1.8	4.9	0.0	0.8	18.4	18.4
Cycle Q Clear(g_c), s	5.8	0.5	0.0	4.8	0.4	2.3	1.8	4.9	0.0	0.8	18.4	18.4
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	167	78		158	65	55	428	2676		815	1329	1353
V/C Ratio(X)	0.38	0.08		0.34	0.06	0.40	0.18	0.14		0.04	0.40	0.40
Avail Cap(c_a), veh/h	339	297		364	319	270	523	2676		919	1329	1353
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	74.8	78.3	0.0	75.4	79.4	80.3	5.6	5.8	0.0	4.6	7.7	7.7
Incr Delay (d2), s/veh	1.4	0.4	0.0	1.2	0.4	4.6	0.2	0.1	0.0	0.0	0.9	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.3	0.0	2.3	0.2	1.0	0.6	1.7	0.0	0.3	6.7	6.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	76.2	78.7	0.0	76.7	79.8	85.0	5.8	5.9	0.0	4.6	8.6	8.6
LnGrp LOS	E	E		E	E	F	A	A		A	A	A
Approach Vol, veh/h		70			79			453			1114	
Approach Delay, s/veh		76.4			79.1			5.9			8.5	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	133.7	12.4	13.1	10.0	134.5	13.6	11.9
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	78.5	26.0	27.0	14.0	78.5	24.0	29.0
Max Q Clear Time (g_c+I1), s	3.8	20.4	6.8	2.5	2.8	6.9	7.8	4.3
Green Ext Time (p_c), s	0.1	18.9	0.1	0.0	0.0	5.0	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	13.8
HCM 7th LOS	B

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	6.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	34	6	133	44	0	120
Future Vol, veh/h	34	6	133	44	0	120
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	6	137	45	0	124

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	41	0	358	38
Stage 1	-	-	-	-	38	-
Stage 2	-	-	-	-	320	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1568	-	641	1034
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	736	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1568	-	585	1034
Mov Cap-2 Maneuver	-	-	-	-	585	-
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	736	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	5.65	8.96
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1034	-	-	1568	-
HCM Lane V/C Ratio	0.12	-	-	0.087	-
HCM Ctrl Dly (s/v)	9	-	-	7.5	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.3	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	28	4	7	31	1	16	2	11	3	0	0
Future Vol, veh/h	1	28	4	7	31	1	16	2	11	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	36	5	9	40	1	21	3	14	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	41	0	0	41	0	0	99	100	38	98	102	40
Stage 1	-	-	-	-	-	-	41	41	-	58	58	-
Stage 2	-	-	-	-	-	-	58	59	-	40	44	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1568	-	-	1568	-	-	883	790	1033	884	788	1031
Stage 1	-	-	-	-	-	-	974	861	-	953	846	-
Stage 2	-	-	-	-	-	-	954	846	-	975	859	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1568	-	-	1568	-	-	877	785	1033	863	783	1031
Mov Cap-2 Maneuver	-	-	-	-	-	-	838	745	-	827	743	-
Stage 1	-	-	-	-	-	-	973	860	-	948	841	-
Stage 2	-	-	-	-	-	-	949	841	-	958	858	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.22	1.31	9.2	9.37
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	894	53	-	-	321	-	-	827
HCM Lane V/C Ratio	0.042	0.001	-	-	0.006	-	-	0.005
HCM Ctrl Dly (s/v)	9.2	7.3	0	-	7.3	0	-	9.4
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	171	42	31	19	70	89	1367	69	83	574
Future Volume (vph)	171	42	31	19	70	89	1367	69	83	574
Lane Group Flow (vph)	180	204	33	20	74	94	1439	73	87	732
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	33.0	33.0	15.0	34.5	34.5	15.0	31.6
Total Split (s)	20.0	33.0	20.0	33.0	33.0	20.0	107.0	107.0	20.0	107.0
Total Split (%)	11.1%	18.3%	11.1%	18.3%	18.3%	11.1%	59.4%	59.4%	11.1%	59.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.74	0.74	0.26	0.14	0.35	0.18	0.61	0.07	0.37	0.33
Control Delay (s/veh)	83.8	59.7	62.2	75.2	9.9	8.1	19.8	1.5	12.1	14.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	83.8	59.7	62.2	75.2	9.9	8.1	19.8	1.5	12.1	14.8
Queue Length 50th (ft)	199	143	33	23	0	28	481	0	25	187
Queue Length 95th (ft)	266	233	64	52	31	59	690	15	55	277
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	244	321	185	279	317	547	2348	1080	292	2251
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.74	0.64	0.18	0.07	0.23	0.17	0.61	0.07	0.30	0.33

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 111 (62%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	171	42	152	31	19	70	89	1367	69	83	574	122
Future Volume (veh/h)	171	42	152	31	19	70	89	1367	69	83	574	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	180	44	0	33	20	74	94	1439	0	87	604	128
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	242	212		161	110	93	539	2488		273	2043	432
Arrive On Green	0.08	0.11	0.00	0.02	0.06	0.06	0.03	0.70	0.00	0.03	0.70	0.70
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	2919	617
Grp Volume(v), veh/h	180	44	0	33	20	74	94	1439	0	87	367	365
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1759
Q Serve(g_s), s	14.0	3.8	0.0	3.1	1.8	8.3	2.7	36.7	0.0	2.5	14.1	14.1
Cycle Q Clear(g_c), s	14.0	3.8	0.0	3.1	1.8	8.3	2.7	36.7	0.0	2.5	14.1	14.1
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	242	212		161	110	93	539	2488		273	1244	1232
V/C Ratio(X)	0.75	0.21		0.21	0.18	0.80	0.17	0.58		0.32	0.30	0.30
Avail Cap(c_a), veh/h	242	281		258	281	238	629	2488		363	1244	1232
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.6	72.5	0.0	77.3	80.6	83.7	7.7	13.6	0.0	11.9	10.2	10.2
Incr Delay (d2), s/veh	11.9	0.5	0.0	0.6	0.8	14.3	0.2	1.0	0.0	0.7	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	1.9	0.0	1.5	0.9	3.8	1.0	14.2	0.0	1.0	5.5	5.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	85.5	73.0	0.0	78.0	81.4	97.9	7.8	14.6	0.0	12.6	10.8	10.8
LnGrp LOS	F	E		E	F	F	A	B		B	B	B
Approach Vol, veh/h		224			127			1533			819	
Approach Delay, s/veh		83.0			90.1			14.2			11.0	
Approach LOS		F			F			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	132.5	10.2	26.4	10.9	132.5	20.0	16.5
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	100.5	14.0	27.0	14.0	100.5	14.0	27.0
Max Q Clear Time (g_c+I1), s	4.7	16.1	5.1	5.8	4.5	38.7	16.0	10.3
Green Ext Time (p_c), s	0.1	10.9	0.0	0.1	0.1	32.4	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	22.5
HCM 7th LOS	C

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	7.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	89	4	189	38	5	276
Future Vol, veh/h	89	4	189	38	5	276
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	93	4	197	40	5	288

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	97	0	528	95
Stage 1	-	-	-	-	95	-
Stage 2	-	-	-	-	433	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1497	-	511	962
Stage 1	-	-	-	-	929	-
Stage 2	-	-	-	-	654	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1497	-	444	962
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	654	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.47	10.53
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	942	-	-	1497	-
HCM Lane V/C Ratio	0.311	-	-	0.132	-
HCM Ctrl Dly (s/v)	10.5	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	1.3	-	-	0.5	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	6	16	37	3	6	0	17	4	2	0
Future Vol, veh/h	1	50	6	16	37	3	6	0	17	4	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	63	8	20	47	4	8	0	22	5	3	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	51	0	0	71	0	0	158	161	67	155	163	49
Stage 1	-	-	-	-	-	-	70	70	-	89	89	-
Stage 2	-	-	-	-	-	-	89	91	-	66	73	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1556	-	-	1530	-	-	808	732	996	812	730	1020
Stage 1	-	-	-	-	-	-	940	837	-	918	821	-
Stage 2	-	-	-	-	-	-	919	819	-	945	834	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1556	-	-	1530	-	-	793	721	996	783	719	1020
Mov Cap-2 Maneuver	-	-	-	-	-	-	781	703	-	770	699	-
Stage 1	-	-	-	-	-	-	940	836	-	906	810	-
Stage 2	-	-	-	-	-	-	904	808	-	924	833	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.13	2.11	9	9.88
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	930	31	-	-	507	-	-	745
HCM Lane V/C Ratio	0.031	0.001	-	-	0.013	-	-	0.01
HCM Ctrl Dly (s/v)	9	7.3	0	-	7.4	0	-	9.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	R	L	T	TR
Maximum Queue (ft)	125	229	96	70	82	199	509	468	155	112	198	177
Average Queue (ft)	117	181	30	24	37	48	195	140	12	31	64	36
95th Queue (ft)	145	297	74	58	67	139	447	362	80	77	171	117
Link Distance (ft)		218		336			715	715			853	853
Upstream Blk Time (%)		28										
Queuing Penalty (veh)		101										
Storage Bay Dist (ft)	75		125		125	75			105	275		
Storage Blk Time (%)	61	14	0		0	1	19	10				
Queuing Penalty (veh)	115	24	0		0	5	16	7				

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	L	T	TR
Maximum Queue (ft)	107	77	130	38	39	66	82	53	31	210	162
Average Queue (ft)	56	9	49	5	13	28	23	8	5	61	31
95th Queue (ft)	103	52	103	23	38	58	63	34	19	157	103
Link Distance (ft)		218		336			715	715		853	853
Upstream Blk Time (%)		0									
Queuing Penalty (veh)		0									
Storage Bay Dist (ft)	75		125		125	75			275		
Storage Blk Time (%)	12		1			0	1	0		0	
Queuing Penalty (veh)	12		0			1	0	0		0	

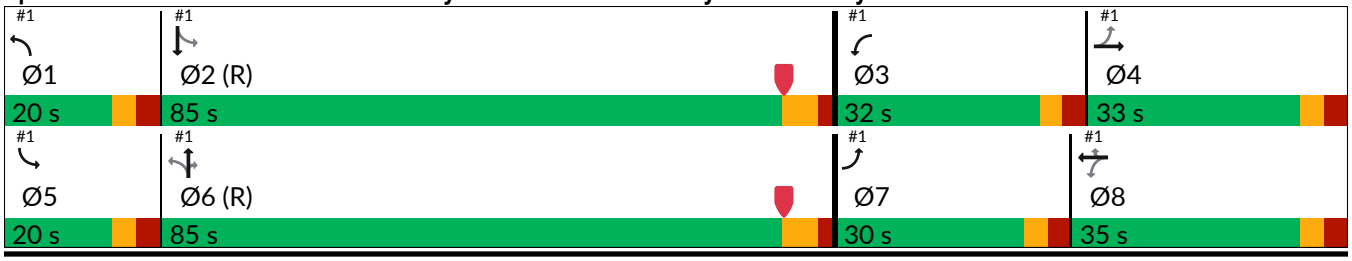
FUTURE "BUILD" INTERSECTION ANALYSIS

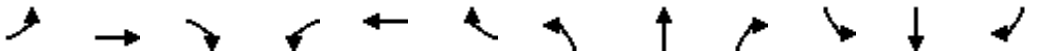
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	66	7	47	5	20	72	333	17	31	868
Future Volume (vph)	66	7	47	5	20	72	333	17	31	868
Lane Group Flow (vph)	74	117	53	6	22	81	374	19	35	1083
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	34.5	34.5	15.0	34.5	34.5	15.0	31.6
Total Split (s)	30.0	33.0	32.0	35.0	35.0	20.0	85.0	85.0	20.0	85.0
Total Split (%)	17.6%	19.4%	18.8%	20.6%	20.6%	11.8%	50.0%	50.0%	11.8%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.43	0.63	0.36	0.08	0.14	0.21	0.14	0.02	0.05	0.44
Control Delay (s/veh)	71.9	29.9	71.0	78.8	1.8	5.9	8.1	0.0	5.3	12.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	71.9	29.9	71.0	78.8	1.8	5.9	8.1	0.0	5.3	12.5
Queue Length 50th (ft)	76	9	54	7	0	18	66	0	8	264
Queue Length 95th (ft)	123	76	94	24	0	40	104	0	20	378
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	259	346	284	317	352	433	2604	1190	842	2458
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.34	0.19	0.02	0.06	0.19	0.14	0.02	0.04	0.44

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 31 (18%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	66	7	97	47	5	20	72	333	17	31	868	96
Future Volume (veh/h)	66	7	97	47	5	20	72	333	17	31	868	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	8	0	53	6	22	81	374	0	35	975	108
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	176	90		158	65	55	422	2654		808	2393	265
Arrive On Green	0.05	0.05	0.00	0.04	0.03	0.03	0.03	0.75	0.00	0.02	0.74	0.74
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	3226	357
Grp Volume(v), veh/h	74	8	0	53	6	22	81	374	0	35	537	546
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1806
Q Serve(g_s), s	6.7	0.7	0.0	4.8	0.5	2.3	1.9	5.1	0.0	0.8	19.0	19.0
Cycle Q Clear(g_c), s	6.7	0.7	0.0	4.8	0.5	2.3	1.9	5.1	0.0	0.8	19.0	19.0
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.20
Lane Grp Cap(c), veh/h	176	90		158	65	55	422	2654		808	1318	1340
V/C Ratio(X)	0.42	0.09		0.34	0.09	0.40	0.19	0.14		0.04	0.41	0.41
Avail Cap(c_a), veh/h	338	297		364	319	270	517	2654		912	1318	1340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	74.2	77.4	0.0	75.4	79.4	80.3	5.9	6.1	0.0	4.8	8.1	8.1
Incr Delay (d2), s/veh	1.6	0.4	0.0	1.2	0.6	4.6	0.2	0.1	0.0	0.0	0.9	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.4	0.0	2.3	0.3	1.0	0.6	1.8	0.0	0.3	7.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	75.8	77.8	0.0	76.7	80.1	84.9	6.2	6.2	0.0	4.8	9.1	9.0
LnGrp LOS	E	E		E	F	F	A	A		A	A	A
Approach Vol, veh/h		82			81			455			1118	
Approach Delay, s/veh		76.0			79.2			6.2			8.9	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	132.6	12.4	14.1	10.0	133.4	14.6	11.9
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	78.5	26.0	27.0	14.0	78.5	24.0	29.0
Max Q Clear Time (g_c+I1), s	3.9	21.0	6.8	2.7	2.8	7.1	8.7	4.3
Green Ext Time (p_c), s	0.1	19.0	0.1	0.0	0.0	5.0	0.1	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	14.7
HCM 7th LOS	B

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	5.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	49	8	133	49	1	120
Future Vol, veh/h	49	8	133	49	1	120
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	8	137	51	1	124

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	59	0	379	55
Stage 1	-	-	-	-	55	-
Stage 2	-	-	-	-	325	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1545	-	623	1012
Stage 1	-	-	-	-	968	-
Stage 2	-	-	-	-	732	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	567	1012
Mov Cap-2 Maneuver	-	-	-	-	567	-
Stage 1	-	-	-	-	882	-
Stage 2	-	-	-	-	732	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	5.52	9.09
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1006	-	-	1545	-
HCM Lane V/C Ratio	0.124	-	-	0.089	-
HCM Ctrl Dly (s/v)	9.1	-	-	7.6	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.3	-

Intersection	
Int Delay, s/veh	5.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	28	4	7	31	7	16	7	11	21	22	1
Future Vol, veh/h	1	28	4	7	31	7	16	7	11	21	22	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	36	5	9	40	9	21	9	14	27	28	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	41	0	0	113	108	38	105	106	44
Stage 1	-	-	-	-	-	-	41	41	-	62	62	-
Stage 2	-	-	-	-	-	-	72	67	-	43	44	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1568	-	-	865	782	1033	875	784	1026
Stage 1	-	-	-	-	-	-	974	861	-	949	843	-
Stage 2	-	-	-	-	-	-	938	839	-	971	859	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1558	-	-	1568	-	-	825	777	1033	847	779	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	798	740	-	816	740	-
Stage 1	-	-	-	-	-	-	973	860	-	943	838	-
Stage 2	-	-	-	-	-	-	900	834	-	947	858	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.22	1.14	9.48	9.98
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	847	53	-	-	270	-	-	780
HCM Lane V/C Ratio	0.051	0.001	-	-	0.006	-	-	0.072
HCM Ctrl Dly (s/v)	9.5	7.3	0	-	7.3	0	-	10
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.2

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	175	43	31	21	70	94	1367	69	83	574
Future Volume (vph)	175	43	31	21	70	94	1367	69	83	574
Lane Group Flow (vph)	184	208	33	22	74	99	1439	73	87	739
Turn Type	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		1	6		5	2
Permitted Phases	4		8		8	6		6	2	
Detector Phase	7	4	3	8	8	1	6	6	5	2
Switch Phase										
Minimum Initial (s)	5.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	15.0	33.0	33.0	15.0	34.5	34.5	15.0	31.6
Total Split (s)	20.0	33.0	20.0	33.0	33.0	20.0	107.0	107.0	20.0	107.0
Total Split (%)	11.1%	18.3%	11.1%	18.3%	18.3%	11.1%	59.4%	59.4%	11.1%	59.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.74	0.74	0.26	0.15	0.35	0.20	0.62	0.07	0.37	0.33
Control Delay (s/veh)	83.9	60.7	61.8	74.9	9.7	8.3	20.1	1.5	12.3	15.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	83.9	60.7	61.8	74.9	9.7	8.3	20.1	1.5	12.3	15.2
Queue Length 50th (ft)	203	149	33	25	0	29	486	0	26	192
Queue Length 95th (ft)	271	241	64	55	31	62	697	15	55	284
Internal Link Dist (ft)		213		306			673			841
Turn Bay Length (ft)	75		125		125	75		105	275	
Base Capacity (vph)	247	321	185	279	317	539	2339	1076	291	2236
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.74	0.65	0.18	0.08	0.23	0.18	0.62	0.07	0.30	0.33

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 111 (62%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

HCM 7th Signalized Intersection Summary
1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

3b. Build 2028 PM
08/03/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	43	155	31	21	70	94	1367	69	83	574	128
Future Volume (veh/h)	175	43	155	31	21	70	94	1367	69	83	574	128
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	184	45	0	33	22	74	99	1439	0	87	604	135
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	240	212		161	110	93	536	2488		273	2021	451
Arrive On Green	0.08	0.11	0.00	0.02	0.06	0.06	0.03	0.70	0.00	0.03	0.70	0.70
Sat Flow, veh/h	1781	1870	0	1781	1870	1585	1781	3554	1585	1781	2887	644
Grp Volume(v), veh/h	184	45	0	33	22	74	99	1439	0	87	371	368
Grp Sat Flow(s),veh/h/ln	1781	1870	0	1781	1870	1585	1781	1777	1585	1781	1777	1754
Q Serve(g_s), s	14.0	3.9	0.0	3.1	2.0	8.3	2.9	36.7	0.0	2.5	14.3	14.3
Cycle Q Clear(g_c), s	14.0	3.9	0.0	3.1	2.0	8.3	2.9	36.7	0.0	2.5	14.3	14.3
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.37
Lane Grp Cap(c), veh/h	240	212		161	110	93	536	2488		273	1244	1228
V/C Ratio(X)	0.77	0.21		0.21	0.20	0.80	0.18	0.58		0.32	0.30	0.30
Avail Cap(c_a), veh/h	240	281		258	281	238	625	2488		363	1244	1228
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	74.0	72.5	0.0	77.3	80.7	83.7	7.7	13.6	0.0	11.9	10.2	10.3
Incr Delay (d2), s/veh	13.8	0.5	0.0	0.6	0.9	14.2	0.2	1.0	0.0	0.7	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	2.0	0.0	1.5	1.0	3.8	1.1	14.2	0.0	1.0	5.6	5.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	87.7	73.0	0.0	78.0	81.6	97.9	7.9	14.6	0.0	12.6	10.9	10.9
LnGrp LOS	F	E		E	F	F	A	B		B	B	B
Approach Vol, veh/h		229			129			1538			826	
Approach Delay, s/veh		84.8			90.0			14.2			11.1	
Approach LOS		F			F			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	132.5	10.2	26.4	10.9	132.5	20.0	16.5
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	100.5	14.0	27.0	14.0	100.5	14.0	27.0
Max Q Clear Time (g_c+I1), s	4.9	16.3	5.1	5.9	4.5	38.7	16.0	10.3
Green Ext Time (p_c), s	0.1	11.0	0.0	0.2	0.1	32.4	0.0	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	22.8
HCM 7th LOS	C

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	7.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	97	5	189	50	7	276
Future Vol, veh/h	97	5	189	50	7	276
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	70	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	101	5	197	52	7	288

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	106	0	549	104
Stage 1	-	-	-	-	104	-
Stage 2	-	-	-	-	446	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1485	-	496	951
Stage 1	-	-	-	-	921	-
Stage 2	-	-	-	-	645	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1485	-	431	951
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	798	-
Stage 2	-	-	-	-	645	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.16	10.72
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	923	-	-	1485	-
HCM Lane V/C Ratio	0.319	-	-	0.133	-
HCM Ctrl Dly (s/v)	10.7	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	1.4	-	-	0.5	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	6	16	37	17	6	18	17	13	14	1
Future Vol, veh/h	1	50	6	16	37	17	6	18	17	13	14	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	63	8	20	47	22	8	23	22	16	18	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	68	0	0	71	0	0	166	178	67	175	172	58
Stage 1	-	-	-	-	-	-	70	70	-	98	98	-
Stage 2	-	-	-	-	-	-	96	109	-	77	73	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1533	-	-	1530	-	-	799	715	996	787	722	1009
Stage 1	-	-	-	-	-	-	940	837	-	908	814	-
Stage 2	-	-	-	-	-	-	910	805	-	932	834	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1533	-	-	1530	-	-	766	705	996	734	711	1009
Mov Cap-2 Maneuver	-	-	-	-	-	-	761	691	-	736	693	-
Stage 1	-	-	-	-	-	-	940	836	-	896	803	-
Stage 2	-	-	-	-	-	-	877	794	-	886	833	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.13	1.69	9.79	10.25
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	804	31	-	-	387	-	-	721
HCM Lane V/C Ratio	0.065	0.001	-	-	0.013	-	-	0.049
HCM Ctrl Dly (s/v)	9.8	7.4	0	-	7.4	0	-	10.3
HCM Lane LOS	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.2

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	L	T	TR
Maximum Queue (ft)	123	175	120	34	34	84	114	73	36	201	138
Average Queue (ft)	63	17	49	7	13	28	27	10	6	65	35
95th Queue (ft)	117	89	99	26	38	59	81	41	21	164	109
Link Distance (ft)		218		336			715	715		853	853
Upstream Blk Time (%)		0									
Queuing Penalty (veh)		0									
Storage Bay Dist (ft)	75		125		125	75			275		
Storage Blk Time (%)	17	0	1			0	1	0		0	
Queuing Penalty (veh)	18	0	0			1	1	0		0	

Queuing and Blocking Report
Baseline 08/03/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	R	L	T	TR
Maximum Queue (ft)	125	229	95	77	90	199	512	440	155	96	196	186
Average Queue (ft)	119	191	32	25	37	52	206	147	21	35	63	41
95th Queue (ft)	144	300	75	62	70	148	462	357	108	79	168	126
Link Distance (ft)		218		336			715	715			853	853
Upstream Blk Time (%)		37										
Queuing Penalty (veh)		136										
Storage Bay Dist (ft)	75		125		125	75			105	275		
Storage Blk Time (%)	63	16			0	1	20	12			0	
Queuing Penalty (veh)	124	27			0	8	19	8			0	

FUTURE "BUILD-IMPROVED" ANALYSIS

Timings
1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

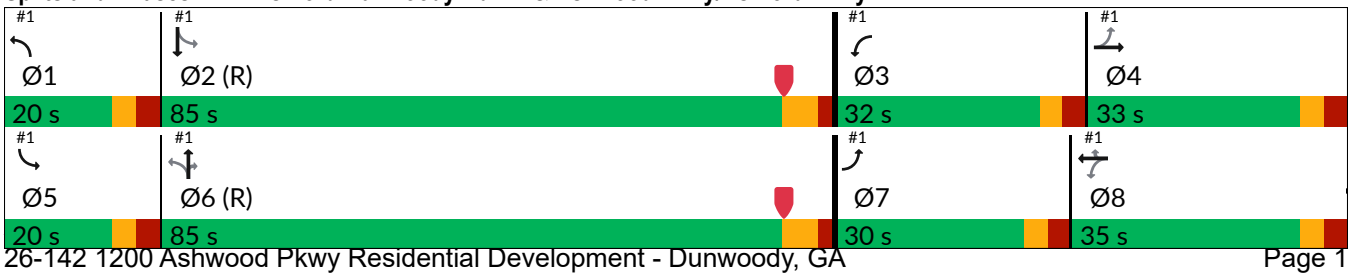
3a. Build 2028 AM - Improved
08/04/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	66	7	97	47	5	20	72	333	17	31	868
Future Volume (vph)	66	7	97	47	5	20	72	333	17	31	868
Lane Group Flow (vph)	74	8	109	53	6	22	81	374	19	35	1083
Turn Type	pm+pt	NA	NA	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		1	6		5	2
Permitted Phases	4			8		8	6		6	2	
Detector Phase	7	4		3	8	8	1	6	6	5	2
Switch Phase											
Minimum Initial (s)	5.0	6.0		5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0		15.0	34.5	34.5	15.0	34.5	34.5	15.0	31.6
Total Split (s)	30.0	33.0		32.0	35.0	35.0	20.0	85.0	85.0	20.0	85.0
Total Split (%)	17.6%	19.4%		18.8%	20.6%	20.6%	11.8%	50.0%	50.0%	11.8%	50.0%
Yellow Time (s)	3.0	3.0		3.0	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	3.0	3.0		3.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None		None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.47	0.10	0.79	0.33	0.09	0.14	0.20	0.14	0.02	0.04	0.43
Control Delay (s/veh)	78.6	79.4	39.2	70.6	81.4	2.0	5.3	7.2	0.0	4.7	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	78.6	79.4	39.2	70.6	81.4	2.0	5.3	7.2	0.0	4.7	11.3
Queue Length 50th (ft)	83	9	0	54	7	0	18	67	0	8	268
Queue Length 95th (ft)	127	29	#68	96	25	0	36	97	0	19	355
Internal Link Dist (ft)		213			306			673			841
Turn Bay Length (ft)	200		200	125		125	75		105	275	
Base Capacity (vph)	262	295	138	276	317	352	442	2662	1215	858	2516
Starvation Cap Reductn	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
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.03	0.79	0.19	0.02	0.06	0.18	0.14	0.02	0.04	0.43

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 31 (18%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	66	7	97	47	5	20	72	333	17	31	868	96
Future Volume (veh/h)	66	7	97	47	5	20	72	333	17	31	868	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	8	0	53	6	22	81	374	0	35	975	108
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	176	90		158	65	55	422	2654		808	2393	265
Arrive On Green	0.05	0.05	0.00	0.04	0.03	0.03	0.03	0.75	0.00	0.02	0.74	0.74
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	3554	1585	1781	3226	357
Grp Volume(v), veh/h	74	8	0	53	6	22	81	374	0	35	537	546
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1777	1585	1781	1777	1806
Q Serve(g_s), s	6.7	0.7	0.0	4.8	0.5	2.3	1.9	5.1	0.0	0.8	19.0	19.0
Cycle Q Clear(g_c), s	6.7	0.7	0.0	4.8	0.5	2.3	1.9	5.1	0.0	0.8	19.0	19.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.20
Lane Grp Cap(c), veh/h	176	90		158	65	55	422	2654		808	1318	1340
V/C Ratio(X)	0.42	0.09		0.34	0.09	0.40	0.19	0.14		0.04	0.41	0.41
Avail Cap(c_a), veh/h	338	297		364	319	270	517	2654		912	1318	1340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	74.2	77.4	0.0	75.4	79.4	80.3	5.9	6.1	0.0	4.8	8.1	8.1
Incr Delay (d2), s/veh	1.6	0.4	0.0	1.2	0.6	4.6	0.2	0.1	0.0	0.0	0.9	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.4	0.0	2.3	0.3	1.0	0.6	1.8	0.0	0.3	7.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	75.8	77.8	0.0	76.7	80.1	84.9	6.2	6.2	0.0	4.8	9.1	9.0
LnGrp LOS	E	E		E	F	F	A	A		A	A	A
Approach Vol, veh/h		82			81			455			1118	
Approach Delay, s/veh		76.0			79.2			6.2			8.9	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	132.6	12.4	14.1	10.0	133.4	14.6	11.9
Change Period (Y+Rc), s	6.0	6.5	6.0	6.0	6.0	6.5	6.0	6.0
Max Green Setting (Gmax), s	14.0	78.5	26.0	27.0	14.0	78.5	24.0	29.0
Max Q Clear Time (g_c+I1), s	3.9	21.0	6.8	2.7	2.8	7.1	8.7	4.3
Green Ext Time (p_c), s	0.1	19.0	0.1	0.0	0.0	5.0	0.1	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	14.7
HCM 7th LOS	B

Notes

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Timings
1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

3b. Build 2028 PM - Improved
08/05/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	175	43	155	31	21	70	94	1367	69	83	574
Future Volume (vph)	175	43	155	31	21	70	94	1367	69	83	574
Lane Group Flow (vph)	184	45	163	33	22	74	99	1439	73	87	739
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		1	6		5	2
Permitted Phases	4		4	8		8	6		6	2	
Detector Phase	7	4	4	3	8	8	1	6	6	5	2
Switch Phase											
Minimum Initial (s)	5.0	6.0	6.0	5.0	6.0	6.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	15.0	33.0	33.0	15.0	33.0	33.0	15.0	34.5	34.5	15.0	31.6
Total Split (s)	30.0	43.0	43.0	20.0	33.0	33.0	20.0	97.0	97.0	20.0	97.0
Total Split (%)	16.7%	23.9%	23.9%	11.1%	18.3%	18.3%	11.1%	53.9%	53.9%	11.1%	53.9%
Yellow Time (s)	3.5	3.0	3.0	3.5	3.0	3.0	3.0	4.6	4.6	3.0	4.6
All-Red Time (s)	2.0	3.0	3.0	2.0	3.0	3.0	3.0	1.9	1.9	3.0	1.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	6.0	6.0	5.5	6.0	6.0	6.0	6.5	6.5	6.0	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.66	0.19	0.47	0.23	0.28	0.40	0.20	0.62	0.07	0.38	0.33
Control Delay (s/veh)	75.7	72.2	13.4	62.0	91.3	6.2	8.1	20.3	0.2	12.0	14.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	75.7	72.2	13.4	62.0	91.3	6.2	8.1	20.3	0.2	12.0	14.9
Queue Length 50th (ft)	198	49	0	33	26	0	32	514	0	28	201
Queue Length 95th (ft)	282	94	76	67	61	0	55	656	0	49	258
Internal Link Dist (ft)		213			306			673			841
Turn Bay Length (ft)	200		205	125		125	180		105	275	
Base Capacity (vph)	293	382	454	204	279	342	540	2320	1079	287	2235
Starvation Cap Reductn	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
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.12	0.36	0.16	0.08	0.22	0.18	0.62	0.07	0.30	0.33

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	43	155	31	21	70	94	1367	69	83	574	128
Future Volume (veh/h)	175	43	155	31	21	70	94	1367	69	83	574	128
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	184	45	0	33	22	74	99	1439	0	87	604	135
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	293	267		161	110	93	513	2393		256	1939	433
Arrive On Green	0.11	0.14	0.00	0.02	0.06	0.06	0.03	0.67	0.00	0.03	0.67	0.67
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	3554	1585	1781	2887	644
Grp Volume(v), veh/h	184	45	0	33	22	74	99	1439	0	87	371	368
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1777	1585	1781	1777	1754
Q Serve(g_s), s	17.1	3.8	0.0	3.1	2.0	8.3	3.2	40.0	0.0	2.8	15.6	15.7
Cycle Q Clear(g_c), s	17.1	3.8	0.0	3.1	2.0	8.3	3.2	40.0	0.0	2.8	15.6	15.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.37
Lane Grp Cap(c), veh/h	293	267		161	110	93	513	2393		256	1193	1178
V/C Ratio(X)	0.63	0.17		0.21	0.20	0.80	0.19	0.60		0.34	0.31	0.31
Avail Cap(c_a), veh/h	344	384		263	281	238	599	2393		346	1193	1178
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.0	67.8	0.0	77.3	80.7	83.7	9.3	16.1	0.0	14.3	12.3	12.3
Incr Delay (d2), s/veh	2.8	0.3	0.0	0.6	0.9	14.2	0.2	1.1	0.0	0.8	0.7	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.1	1.9	0.0	1.5	1.0	3.8	1.2	15.8	0.0	1.1	6.2	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	70.8	68.1	0.0	77.9	81.6	97.9	9.5	17.3	0.0	15.1	12.9	13.0
LnGrp LOS	E	E		E	F	F	A	B		B	B	B
Approach Vol, veh/h		229			129			1538			826	
Approach Delay, s/veh		70.3			90.0			16.8			13.2	
Approach LOS		E			F			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	127.4	9.7	31.7	10.9	127.7	24.8	16.5
Change Period (Y+Rc), s	6.0	6.5	5.5	6.0	6.0	6.5	5.5	6.0
Max Green Setting (Gmax), s	14.0	90.5	14.5	37.0	14.0	90.5	24.5	27.0
Max Q Clear Time (g_c+I1), s	5.2	17.7	5.1	5.8	4.8	42.0	19.1	10.3
Green Ext Time (p_c), s	0.1	10.9	0.0	0.2	0.1	28.4	0.2	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	23.6
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Queuing and Blocking Report
Baseline 08/04/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	L	T	TR
Maximum Queue (ft)	140	53	48	96	30	30	71	89	25	58	254	173
Average Queue (ft)	59	13	0	52	6	13	26	31	3	7	71	36
95th Queue (ft)	114	42	0	87	22	37	55	73	15	28	184	126
Link Distance (ft)	217	217	217		336			715	715		853	853
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				125		125	75			275		
Storage Blk Time (%)							0	1				
Queuing Penalty (veh)							0	0				

Queuing and Blocking Report
Baseline 08/05/2026

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	228	133	56	73	73	70	304	590	550	155	80	205
Average Queue (ft)	162	39	4	32	30	34	59	237	190	38	37	94
95th Queue (ft)	229	99	28	70	61	57	174	464	415	148	79	185
Link Distance (ft)	217	217	217		336			715	715			853
Upstream Blk Time (%)	3											
Queuing Penalty (veh)	4											
Storage Bay Dist (ft)				125		125	180			105	275	
Storage Blk Time (%)								13	12			
Queuing Penalty (veh)								12	8			

Intersection: 1: Ashford Dunwoody Rd NE & Ashwood Pkwy/Ashford Pkwy

Movement	SB
Directions Served	TR
Maximum Queue (ft)	152
Average Queue (ft)	56
95th Queue (ft)	144
Link Distance (ft)	853
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

TRAFFIC VOLUME WORKSHEETS

26-142 1200 Ashwood Pkwy Residential Development - Dunwoody, GA

Traffic Volumes

A&R Engineering
July 2026

1 Ashfrd Dunwdy Rd @ Ashwd Pkwy

A.M. Peak Hour

	Ashford Dunwoody Road NE Northbound					Ashford Dunwoody Road NE Southbound					Ashwood Parkway Eastbound					Ashford Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	2	64	310	16	392	2	27	810	87	926	0	53	5	86	144	0	44	4	19	67
Existing 2026 Counts (Adjusted for School Traffic)	2	67	326	17	412	2	28	851	91	972	0	56	5	90	151	0	46	4	20	70
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	2	68	333	17	420	2	29	868	93	992	0	57	5	92	154	0	47	4	20	71
Total New Trips:	0	2	0	0	2	0	0	0	4	4	0	11	2	6	19	0	0	1	0	1
Removed Existing Trips:	0	0	0	0	0	0	0	0	-1	-1	0	-2	0	-1	-3	0	0	0	0	0
Future 2028 Traffic Volumes:	2	70	333	17	422	2	29	868	96	995	0	66	7	97	170	0	47	5	20	72

P.M. Peak Hour

	Ashford Dunwoody Road NE Northbound					Ashford Dunwoody Road NE Southbound					Ashwood Parkway Eastbound					Ashford Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	4	79	1276	65	1424	6	71	536	114	727	0	160	39	142	341	0	29	18	66	113
Existing 2026 Counts (Adjusted for School Traffic)	4	83	1340	68	1495	6	75	563	120	764	0	168	41	149	358	0	30	19	69	118
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	4	85	1367	69	1525	6	77	574	122	779	0	171	42	152	365	0	31	19	70	120
Total New Trips:	0	5	0	0	5	0	0	0	9	9	0	7	1	4	12	0	0	2	0	2
Removed Existing Trips:	0	0	0	0	0	0	0	0	-3	-3	0	-3	0	-1	-4	0	0	0	0	0
Future 2028 Traffic Volumes:	4	90	1367	69	1530	6	77	574	128	785	0	175	43	155	373	0	31	21	70	122

26-142 1200 Ashwood Pkwy Residential Development - Dunwoody, GA

Traffic Volumes

A&R Engineering
July 2026

2 Ashwd @ Perimtr Mrktpl Drwy E

A.M. Peak Hour

	Perimeter Marketplace Driveway (E) Northbound					- Southbound					Ashwood Parkway Eastbound					Ashwood Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	0	0	0	112	112	0	0	0	0	0	0	0	31	6	37	0	124	41	0	165
Existing 2026 Counts (Adjusted for School Traffic)	0	0	0	118	118	0	0	0	0	0	0	0	33	6	39	0	130	43	0	173
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	120	120	0	0	0	0	0	0	0	34	6	40	0	133	44	0	177
Total New Trips:	0	1	0	0	1	0	0	0	0	0	0	0	18	2	20	0	0	6	0	6
Removed Existing Trips:	0	0	0	0	0	0	0	0	0	0	0	0	-3	0	-3	0	0	-1	0	-1
Future 2028 Traffic Volumes:	0	1	0	120	121	0	0	0	0	0	0	0	49	8	57	0	133	49	0	182

P.M. Peak Hour

	Perimeter Marketplace Driveway (E) Northbound					- Southbound					Ashwood Parkway Eastbound					Ashwood Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	0	5	0	258	263	0	0	0	0	0	0	0	83	4	87	0	176	35	0	211
Existing 2026 Counts (Adjusted for School Traffic)	0	5	0	271	276	0	0	0	0	0	0	0	87	4	91	0	185	37	0	222
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	5	0	276	281	0	0	0	0	0	0	0	89	4	93	0	189	38	0	227
Total New Trips:	0	2	0	0	2	0	0	0	0	0	0	0	12	1	13	0	0	15	0	15
Removed Existing Trips:	0	0	0	0	0	0	0	0	0	0	0	0	-4	0	-4	0	0	-3	0	-3
Future 2028 Traffic Volumes:	0	7	0	276	283	0	0	0	0	0	0	0	97	5	102	0	189	50	0	239

26-142 1200 Ashwood Pkwy Residential Development - Dunwoody, GA

Traffic Volumes

A&R Engineering
July 2026

3 Ashwood Pkwy @ Site Drwy

A.M. Peak Hour

	Perimeter Center Place Northbound					Site Driveway Southbound					Ashwood Parkway Eastbound					Ashwood Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	0	15	2	10	27	0	3	0	0	3	0	0	26	4	30	0	7	29	1	37
Existing 2026 Counts (Adjusted for School Traffic)	0	16	2	11	29	0	3	0	0	3	0	0	27	4	31	0	7	30	1	38
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	16	2	11	29	0	3	0	0	3	0	0	28	4	32	0	7	31	1	39
Total New Trips:	0	0	7	0	7	0	21	22	1	44	0	0	0	0	0	0	0	0	7	7
Removed Existing Trips:	0	0	-2	0	-2	0	-3	0	0	-3	0	0	0	0	0	0	0	0	-1	-1
Future 2028 Traffic Volumes:	0	16	7	11	34	0	21	22	1	44	0	0	28	4	32	0	7	31	7	45

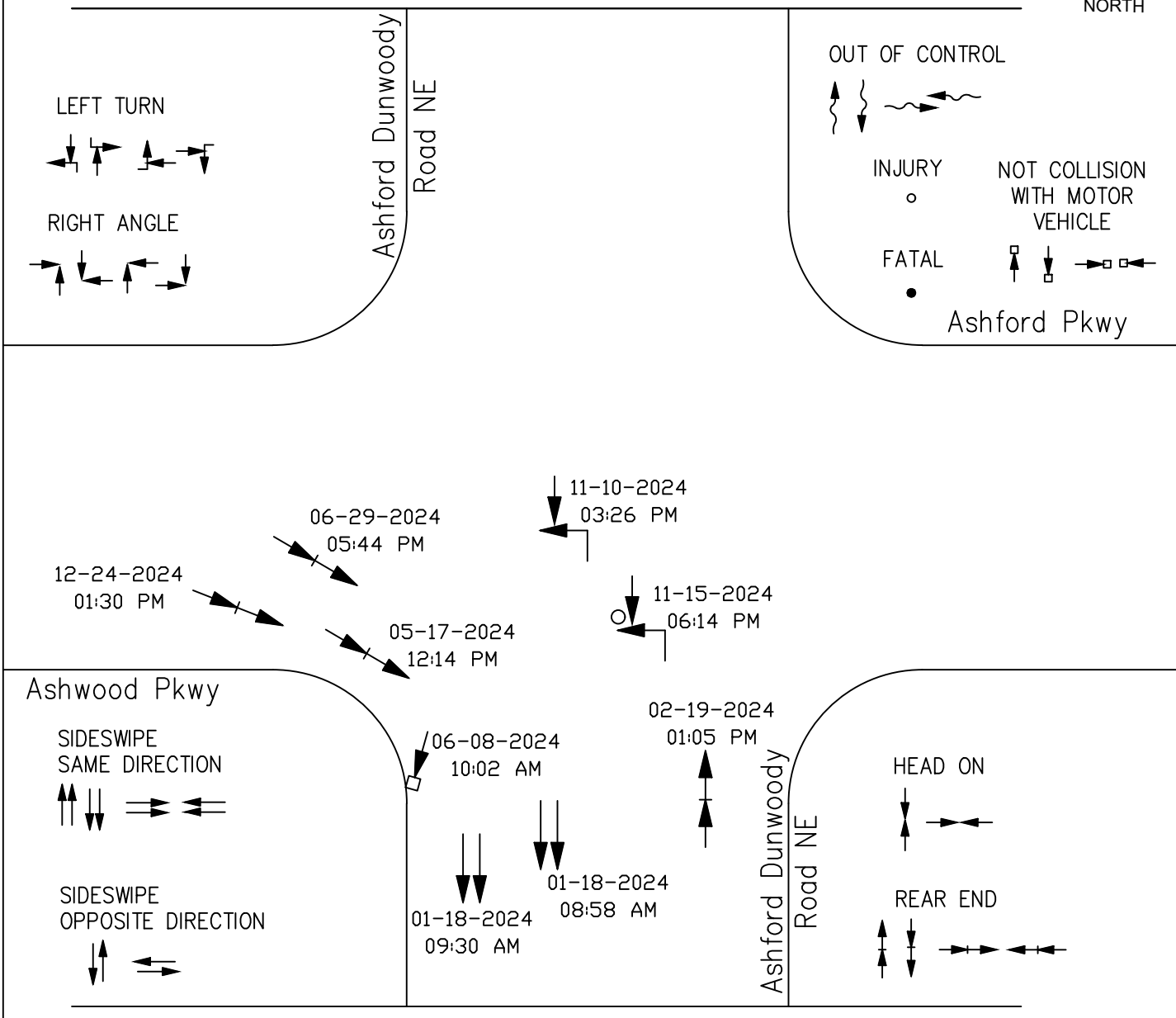
P.M. Peak Hour

	Perimeter Center Place Northbound					Site Driveway Southbound					Ashwood Parkway Eastbound					Ashwood Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
2026 Traffic Counts (without Schools):	0	6	0	16	22	0	4	2	0	6	0	0	47	6	53	0	15	34	3	52
Existing 2026 Counts (Adjusted for School Traffic)	0	6	0	17	23	0	4	2	0	6	0	0	49	6	55	0	16	36	3	55
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	6	0	17	23	0	4	2	0	6	0	0	50	6	56	0	16	37	3	56
Total New Trips:	0	0	18	0	18	0	13	14	1	28	0	1	0	0	1	0	0	0	17	17
Removed Existing Trips:	0	0	0	0	0	0	-4	-2	0	-6	0	0	0	0	0	0	0	0	-3	-3
Future 2028 Traffic Volumes:	0	6	18	17	41	0	13	14	1	28	0	1	50	6	57	0	16	37	17	70

CRASH DIAGRAMS

Crash Diagram

Ashford Dunwoody Rd NE at Ashwood-Ashford Pkwy - Year 2024



ROAD	ACC
DRY	9
WET	0
ICY	0
TOTAL	9

SEASON	ACC
WINTER (Dec–Feb)	4
SPRING (Mar–May)	1
SUMMER (June–Aug)	2
FALL (Sept–Nov)	2
TOTAL	9

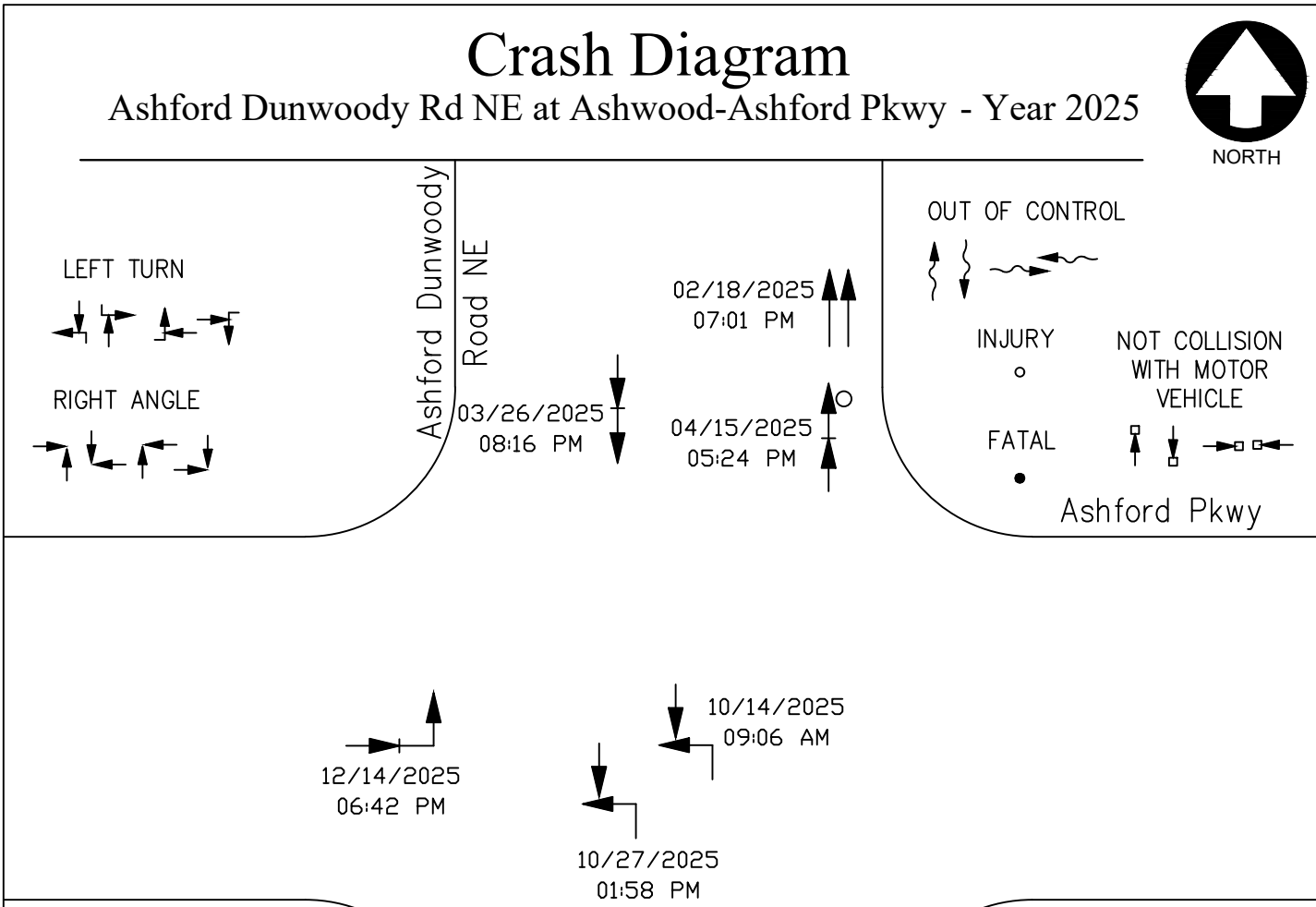
TIME	ACC
0600–1000	2
1000–1600	5
1600–1900	2
1900–2400	0
2400–0600	0
TOTAL	9

CRASH TYPE	ACC
SIDESWIPE	2
REAR END	4
RT. ANGLE	0
LEFT TURN	2
LST CONTROL	0
NOT COLLISION W/ MOTOR VEH	1
COMBINATION	0
TOTAL	9

CRASH SEVERITY	ACC
FATAL	0
NONFATAL	9
PROP DAM.	0
TOTAL	9

Crash Diagram

Ashford Dunwoody Rd NE at Ashwood-Ashford Pkwy - Year 2025



ROAD	ACC
DRY	6
WET	0
ICY	0
TOTAL	6

SEASON	ACC
WINTER (Dec–Feb)	2
SPRING (Mar–May)	2
SUMMER (June–Aug)	0
FALL (Sept–Nov)	2
TOTAL	6

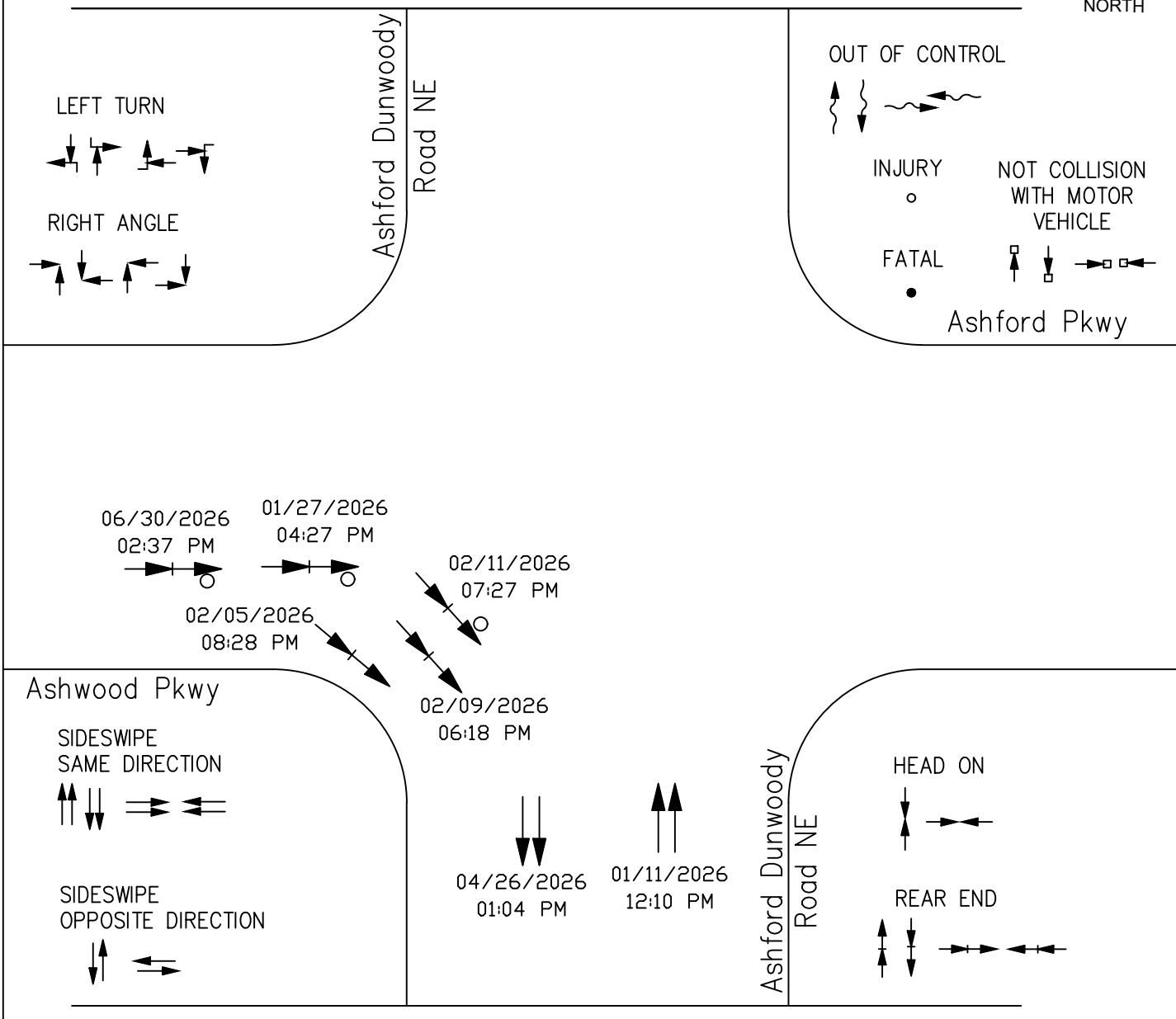
TIME	ACC
0600–1000	1
1000–1600	1
1600–1900	2
1900–2400	2
2400–0600	0
TOTAL	6

CRASH TYPE	ACC
SIDESWIPE	2
REAR END	2
RT. ANGLE	0
LEFT TURN	2
LST CONTROL	0
NOT COLLISION W/ MOTOR VEH	0
COMBINATION	0
TOTAL	6

CRASH SEVERITY	ACC
FATAL	0
NONFATAL	6
PROP DAM.	0
TOTAL	6

Crash Diagram

Ashford Dunwoody Rd NE at Ashwood-Ashford Pkwy - Year 2026



ROAD	ACC
DRY	7
WET	0
ICY	0
TOTAL	7

SEASON	ACC
WINTER (Dec–Feb)	5
SPRING (Mar–May)	1
SUMMER (June–Aug)	1
FALL (Sept–Nov)	0
TOTAL	7

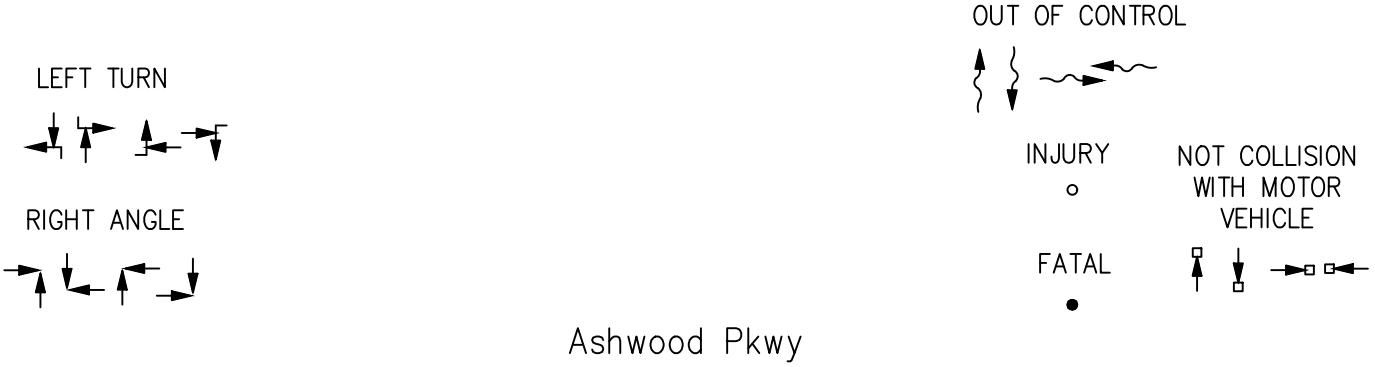
TIME	ACC
0600–1000	0
1000–1600	3
1600–1900	2
1900–2400	2
2400–0600	0
TOTAL	7

CRASH TYPE	ACC
SIDESWIPE	2
REAR END	5
RT. ANGLE	0
LEFT TURN	0
LST CONTROL	0
NOT COLLISION W/ MOTOR VEH	0
COMBINATION	0
TOTAL	7

CRASH SEVERITY	ACC
FATAL	0
NONFATAL	7
PROP DAM.	0
TOTAL	7

Crash Diagram

Ashwood Pkwy at Perimeter Marketplace Drwy (E) - Year 2024



ROAD	ACC
DRY	0
WET	1
ICY	0
TOTAL	1

SEASON	ACC
WINTER (Dec–Feb)	0
SPRING (Mar–May)	0
SUMMER (June–Aug)	1
FALL (Sept–Nov)	0
TOTAL	1

TIME	ACC
0600–1000	0
1000–1600	0
1600–1900	0
1900–2400	1
2400–0600	0
TOTAL	1

CRASH TYPE	ACC
SIDESWIPE	0
REAR END	0
RT. ANGLE	0
LEFT TURN	0
LST CONTROL	0
NOT COLLISION W/ MOTOR VEH	1
COMBINATION	0
TOTAL	1

CRASH SEVERITY	ACC
FATAL	0
NONFATAL	1
PROP DAM.	0
TOTAL	1

Application Form

City of Dunwoody Georgia

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Purpose of Application (check all that apply):

- [ ] Comprehensive Plan Land Use Map Amendment
- [ ] Zoning Ordinance Text Amendment
- [X] Zoning Map Amendment
- [ ] Special Land Use Permit
- [ ] Major Modification of Zoning Conditions

Application Information

Company Name: PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

Contact Name: KEN WOOD

Address: 350 RESEARCH COURT STE 200 NORCROSS, GA 30092

Phone: [redacted] Email: [redacted]

Pre-Application Conference Date: _____

Owner Information

[ ] Check here if same as applicant

Owner's Name: ASHWOOD GROVE LLC

Owner's Address: 7130 BUFORD HWY NE STE A 20 DORAVILLE GA 30340

Phone: _____ Email: _____

Property Information

Property Address(es): 1200, 1240 and 4754 ASHWOOD PKWY

Parcel ID #(s): 18 349 01 039, 18 349 01 038, 18 350 04 002

Total Acreage: 11.64 Current Zoning Classification: O-Ic Current Use: vacant office

Project Information

Proposed Zoning Classification: PD Proposed Use: RESIDENTIAL

Project Details: THE REZONING PROPOSES A CHANGE FROM O-Ic TO PD IN THE PERIMETER CENTER OVERLAY TO FACILITATE 122 ATTACHED HOMES

Applicant Affidavit

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: KEN WOOD, PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

Applicant's Signature: _____ Date: 5/5/26

Notary:

Sworn to and subscribed before me this 5th Day of May 2026

Notary Public: Nicole Maddox

Signature: _____

My Commission Expires: 7/28/2029

NICOLE MADDOX NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 07/28/29

Property Owner(s) Notarized Certification

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Property Owner:

Owner Name: ASHWOOD GROVE LLC

Signature: _____ Date: May 4, 2026

Address: 7130 BUFORD HWY NE STE A 20 DORAVILLE GA 30340

Phone: [redacted]

Notary Public:

Sworn to and subscribed before me this 4th Day of May, 2026

Notary Signature: _____

ETI LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2028

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Applicant Notarized Certification

City of Dunwoody Georgia

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Applicant:

Name: KEN WOOD, PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

Signature: _____ Date: 5/5/26

Address: 350 RESEARCH COURT STE 200 NORCROSS, GA 30092

Phone: [redacted] Email: _____

Notary Public: Nicole Maddox

Sworn to and subscribed before me this 5th Day of May, 2026

NICOLE MADDOX NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 07/28/29

Notary Signature: _____

My Commission Expires: 7/28/2029

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting an amendment.

GA Citation/Title
GA Code 36-67A-3, Disclosure of campaign contributions
*38069 Code, 36-67A-3
CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

1) The name and official position of the local government official to whom the campaign contribution was made; and
2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:

1) The name and official position of the local government official to whom the campaign contribution was made; and
2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? [ ] YES [X] NO

Applicant/Owner

Signature: ASHWOOD GROVE LLC Date: 5/5/26

Address: 7130 BUFORD HWY NE STE A 20 DORAVILLE GA 30340

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? [ ] YES [ ] NO

Applicant/Owner

Signature: KEN WOOD, PEC+ Date: 5/5/26

Address: 350 RESEARCH COURT STE 200 NORCROSS, GA 30092

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Planners & Engineers Collaborative+

350 Research Ct, Ste. 200,
Peachtree Corners, Georgia 30092
[redacted]
www.pec.plus

5/4/2026

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	Planners and Engineers Collaborative (PEC+)
Subject Property:	1200, 1240 and 4754 ASHWOOD PKWY (18 349 01 039, 18 349 01 038, 18 350 04 002)
Current Zoning:	O-Ic
Proposed Zoning:	PD / Perimeter Center Overlay
Proposed Use:	122 attached homes
Application:	Rezoning
ROW Access:	Ashwood Pkwy
Governing Jurisdiction:	Dunwoody

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the Governing Jurisdiction (the "Zoning Ordinance"), the Governing Jurisdiction's Application for Use Permit, and other applicable Ordinances and Standards. The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the "Application"). Any zoning request, special use permit, petition for annexation, and variance application submitted concurrently with the Application is also incorporated herein by this reference. The Application sets forth a preliminary development plan for the Subject Property, to evaluate the proposed development and its zoning classification, based upon factors set forth by the Governing Jurisdiction. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

PROJECT SUMMARY

Specifically, the Applicant requests the following:

a. Zoning Map Amendment

1. An amendment to the City of Dunwoody zoning map for the subject property, 1200, 1240 and 4754 Ashwood Parkway (PIDs 18 349 01 039, 18 349 01 038, 18 350 04 002) from O-Ic to PD.

The site is bordered by a strip shopping center to the east, townhomes and apartments to the west and north, and office buildings/parking structures to the south. There is an existing lake onsite that would remain and be improved as part of the redevelopment. Of the 11.64 acres, practically all of it is currently developed with buildings or impervious surfaces for parking. The proposed rezoning would facilitate the redevelopment of the site to be residential, a rehabilitation from the current office uses. The residential uses would consist of up to 122 attached townhomes across three product types.

RATIONALE FOR REQUEST

This area is part of the "Perimeter Center" character area per the City of Dunwoody Comprehensive Plan, which "*a visitor friendly 'livable' regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment. The area will serve as a regional example of high quality design standards.*" The character area also cites redevelopment and reduction in surface parking to facilitate a live-work node as another goal. As such, the proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The existing surface parking and 5-story, 200,000 square foot office building would be demolished, and the site would be redeveloped with a variety of townhomes. As mentioned, the immediate area is characterized by office tower uses surrounded by impervious surfaces. The proposed development would fit into the character of the existing context (the buildings largely will remain the same in character, with the exception of additional lower-intensity townhomes) and would present a high quality addition to the overall area. Most importantly, the plan emphasizes housing, which is sorely needed by not only Dunwoody but the greater Atlanta Metropolitan Area. Housing would be located in a major job hub which speaks to the Comp Plan's desire for "live work."

CONSTITUTIONAL OBJECTIONS

The portions of the Code of Ordinances and Zoning Ordinance for City of Dunwoody (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for PD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Dunwoody and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Dunwoody and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

CONCLUDING STATEMENTS

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this Letter of Intent and the Application by supplementing further responses and documents.

Sincerely,

Hayley Todd
Zoning Manager
Planners and Engineers Collaborative, Inc.

Planners & Engineers Collaborative+

350 Research Ct, Ste. 200,
Peachtree Corners, Georgia 30092
[redacted]

5/4/2026

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	Planners and Engineers Collaborative (PEC+)
Subject Property:	1200, 1240 and 4754 ASHWOOD PKWY (18 349 01 039, 18 349 01 038, 18 350 04 002)
Current Zoning:	O-Ic
Proposed Zoning:	PD / Perimeter Center Overlay
Proposed Use:	122 attached homes
Application:	Rezoning
ROW Access:	Ashwood Pkwy
Governing Jurisdiction:	Dunwoody

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
The development proposal is consistent with the goals of the comprehensive plan. First, the comprehensive plan calls for expanding housing choice as one of the goals for the entire City. The property is in the Perimeter Center character area and one of the specific action items for this character area includes achieving a lifelong community for residents with safe access to medical, recreational and other necessary services. Another specific action item for the Perimeter Center character area is that new development will include amenities and provide public functional green space. Further, the comprehensive plan calls for maintaining and strengthening the City's commitment to sustainable development practices. The development proposal will provide a mix of residential housing choice options, will include amenities and green space, and will adaptively reuse existing buildings to develop the property in a sustainable manner. The development proposal is consistent with the comprehensive plan policy and intent.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
Immediately to the north is a property that is currently improved with residential uses. Directly to the east is a small strip-shopping center. To the west additional residential uses. To the south is Ashwood Parkway and across from that is office space with surface parking. The proposal to develop townhomes will complement the mix of uses that surround the proposed development. The proposal is suitable.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Shifts in market demand have impaired the reasonable economic use as currently zoned. A development of a different type and scale than that allowed by the current O-I zoning is more appropriate based on market conditions. The layout of the current office buildings on the property make them uniquely suited for redevelopment to residential uses. The location of the property, coupled with an adjacent mix of residential uses suggest the proposed PD zoning for a development of this type would be more appropriate.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The zoning proposal contemplates replacing an existing, dated office development with a vibrant development with a mix of residential uses. As redevelopment continues along Perimeter Center East this development will continue to activate the area. As noted above, the majority of the land uses proposed already exist on adjacent and nearby properties. The proposal will not adversely affect the existing use or usability of adjacent or nearby property.

5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
With the mix of retail, residential, and office uses along Perimeter Center East, the proposed development is consistent with existing conditions in the area. Further, under the priority needs and opportunities section the comprehensive plan, section 3.2.8 states that encouraging the construction of a greater variety of housing options is a key need. This proposed development will meet this need.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
There are no historic buildings, sites, districts, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
The change in zoning will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. Generally, the property will be accessed from Ashwood Parkway which has capacity to support the project. All necessary utilities are available to the site and no undue burden on them is identified. While the change to add residential use may impact schools, it is not expected to be overly burdensome.

Sincerely,

Hayley Todd
Zoning Manager
Planners and Engineers Collaborative, Inc.

Planners & Engineers Collaborative+

5/4/2026

Re: **Community Meeting Summary – PD Rezoning**
1200 Ashwood Pkwy Redevelopment – 11.64 acres
PEC+ Project No. 25002.01a

This summary report is provided in accordance with the City of Dunwoody's requirement that an applicant for rezoning conducts and documents neighbor communications prior to the submittal of an application for rezoning when the subject property of the rezoning application is within 1,000 feet of property zoned for residential purposes. The information required by the City in connection with this neighbor communication effort is hereinafter outlined.

1. **Efforts to notify neighbors about the proposal.**
The City of Dunwoody staff provided the Applicant with a list showing the names and addresses of property owners of residentially-zoned properties within 1,000 feet of the property. Via letter, the applicant invited each of the property owners to a meeting held on Tuesday, April 28. A copy of each certified address label and the letter that was sent to each address can be found in this package. In addition, a public notice was placed in the Dunwoody *Crier* newspaper on April 6, 2026, inviting the public at large to the Applicant Initiated Meeting.

2. **How information about the proposal was shared with neighbors.**
The primary way in which information about the proposal was shared with neighbors was through the Applicant-initiated meeting held on April 28, at the Spruil Center for the Arts located at 5339 Chamblee Dunwoody Road. At this meeting, documentation was made available for inspection, including the proposed site plan, as well as conceptual project renderings. Project team members were available to share detailed information about the project scope, project phasing, and to record and answer attendees' questions.

3. **Who was involved in the discussions?**
At the Applicant-initiated meeting, Applicant representatives included representatives of the owners and Applicant, the project's architects, the project's engineer, and the project's land use attorney. Seven to eight community members attended. A sign-in sheet is attached to this summary report.

4. **Questions and discussion**:
    - The feedback was positive and it appeared everyone was happy about Ashton Woods being the builder as they are familiar with their quality.
    - There were comments about the western property line screening and how much evergreen we are going to be doing. We answered that their concerns were also ours. We are selling our most expensive homes along the border so we will be doing heavy screening.
    - They asked about screening to the apartments.

- They asked about how trail would work around the lake and excited to see that.
- They liked that we could create a civic style sitting style area up along Ashford Dunwoody.
- Went over price points varying from 650-875k
- Went over architectural ideas.
- They were very familiar with the site and showed us where there were old walking trails around the lake. We talked about the paths and what you see from the road.
- They mentioned adding parallel to the frontage on Ashwood
- They asked to see the open space areas.
- They asked to go over the orientation of the buildings, meaning what is fronting and what Is back.
- Asked about amenity
- Ask about when this would start construction.
- Overall great meeting.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

4/3/2026

Re: **Neighborhood Meeting – 1200 Ashwood Pkwy Rezoning**
Planners and Engineers Collaborative, Inc. Project No. 25002.01A

Dear Property Owner:

We would like to notify you of a community meeting to discuss a potential rezoning of the property located at 1200 Ashwood Parkway, Dunwoody, GA from Office-Institutional uses to a residential district. The rezoning would be for the purposes of redeveloping the site as a mix of residential uses. As part of Dunwoody's rezoning process, we are required to hold a community meeting with neighbors **prior to filing the application**.

A community information meeting will be held on **Tuesday, April 28 from 6:00 to 7:00pm.** The meeting will be held at: **Spruill Center for the Arts (5339 Chamblee Dunwoody Rd, Dunwoody, GA 30338).**

This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 770-451-2741.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E, LEED AP
President

For the Firm

kjw/ht/rb

25002.01A – Community Meeting Sign-in

[redacted]

Planners & Engineers Collaborative+

5/4/2026

Re: **Environmental Site Analysis – PD Rezoning**
1200 Ashwood Pkwy Redevelopment – 11.64 acres
PEC+ Project No. 25002.01a

Dear Community Development Officials,

See below for the anticipated impact of the proposed rezoning for the approximately 16.91-acre site known as Perimeter Center (the "Subject Property," 1200 Ashwood Pkwy).

Conformance with Comprehensive Plan

The Subject Property is located at 1200 Ashwood Pkwy at the northwest intersection of Ashwood Parkway and Ashford Dunwoody Road. The site is bordered by a strip shopping center to the east, townhomes and apartments to the west and north, and office buildings/parking structures to the south. There is an existing lake onsite that would remain and be improved as part of the redevelopment. Of the 11.64 acres, practically all of it is currently developed with a building or impervious surfaces for parking. The proposed rezoning would facilitate the redevelopment of the site to be residential, a rehabilitation from the current office uses. The residential uses would consist of up to 122 attached townhomes across three product types.

The goal of the Perimeter Center character area is this:
"Perimeter Center will be a visitor friendly "livable" regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment. The area will serve as a regional example of high quality design standards. In the future, the area should add public gathering space and pocket parks, venues for live music and entertainment and continue to create transportation alternatives, mitigate congestion, and reduce remaining excessive surface parking. The area creates the conditions of possible true "live-work" environment. All future development continues to emphasize high quality design standards and building materials and incorporates the current national best practices on energy efficiency, where possible. The City of Dunwoody recognizes the value of creating mixed-use, transit-oriented development within walking distance of public transit stations."

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The existing surface parking and 5-story, 200,000 square foot office building would be demolished, and the site would be redeveloped with a variety of townhomes. As mentioned, the immediate area is characterized by office tower uses surrounded by impervious surfaces. The proposed development would fit into the character of the existing context (the buildings largely will remain the same in character, with the exception of additional lower-intensity townhomes) and would present a high quality addition to the overall area. Most importantly, the plan emphasizes housing, which is sorely needed by not only Dunwoody but the greater Atlanta Metropolitan Area. Housing would be located in a major job hub which speaks to the Comp Plan's desire for "live work."

Environmental Impacts of the Proposed Project

1. **Wetlands**
   According to the National Wetlands Inventory, there are PUBh wetlands located onsite. See attached Wetlands Inventory Map. This wetland area is currently located in the same area as the

existing parking lot and office building. The proposed project is not anticipated to adversely affect any wetlands located on or near the site as they are already disturbed.

2. **Floodplains**
   According to FEMA National Flood Hazard FIRMette Map No 13089C0012K (effective 8/15/2019) there is a Flood Hazard Area (Zone X) on site. See attached FIRMette panel for the floodplain area. The proposed project is not anticipated to encroach on or adversely affect any floodplains located on site.

3. **Streams/Buffers**
   According to the site survey and field observation, the existing lake is fed by a drainage ditch along the northern property line. The existing lake/retention pond will be improved as part of this redevelopment. The lake is subject to a 25' state buffer. The two intermittent streams as identified in the Stream Delineation report will be piped and not buffered. All applicable permits will be obtained prior to any stream disturbance. See the attached survey and site plan for more information. The proposed project is not anticipated to adversely affect any streams or buffers located on site due to the nature of it being a redevelopment.

4. **Slopes**
   Planners and Engineers Collaborative has run LiDar topography on this site and the majority of the site consists of gentle slopes due to the large existing parking area and existing building on site. and Engineers Collaborative have created a proposed grading plan that shows proposed grades conducive with a townhome subdivision as well preserving natural slopes in their original condition where ever possible.

5. **Vegetation**
   According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected flora species identified onsite. Specimen trees onsite are largely located around the existing lake and will be preserved.

6. **Wildlife species**
   According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected fauna species identified onsite. The existing lake will remain and be improved, which will provide habitat for existing species.

7. **Archaeological / Historical Sites**
   According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

Project Implementation Measures
See below how the project implements each of the measures to protect environmental features.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The proposed site plan is a redevelopment that will reduce the intensity and will improve the usable open space on the site. By limiting disturbance to areas that have already long-been developed, the plan minimizes the amount of additional disturbance and will allow as much of the site to remain in a natural state.

b. Protection of water quality

The proposed site plan protects water quality by utilizing and improving the existing stormwater pond. The existing pond will remain buffered as shown on the site plan to protect its banks whereas the streams at the northern end of the site will be piped as they lead into the pond. These improvements will aid to prevent flooding on the proposed development and adjacent properties and will protect existing streams from the excess erosion and potential pollution.

c. Minimization of negative impacts on existing infrastructure

The proposed rezoning will not result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities. Additionally, the Perimeter Center character area is designated in areas of the city which can support new areas of growth due to the presence of existing utilities and capacity.

d. Minimization on archaeological/historically significant areas

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses.

There are no environmentally stressed communities in the vicinity of this project. Furthermore, there are not any of the above resources deemed environmental stressors located within the vicinity of this project.

f. Creation and preservation of open space

The project will redevelop impervious surfaces and existing buildings to minimize additional disturbance to natural areas while creating needed housing in the area and optimizing usable open space for the community.

g. Protection of citizens from the negative impacts of noise and lighting

Many of the nearby properties are already developed with office uses and will not be disturbed by noise and lighting from residential uses, which tend to have opposite hours. The proposed new use would be in harmony with the use and usability of existing properties.

h. Protection of parks and recreational green space

There is not much green space present on-site at this time, but what minimal space there is will be protected or enhanced with stormwater ponds, trails, or—in the case of existing impervious surfaces—amenities.

i. Minimization of impacts to wildlife habitats

As noted by ISA arborist James Mahoney, there are minimal wildlife habitats on-site with the potential to be disturbed. The redevelopment will assure that housing is constructed on an already-developed site and not elsewhere, on vacant land, in the City.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DUNWOODY, COUNTY OF DEKALB, STATE OF GEORGIA AND IS DESCRIBED AS FOLLOWS:
TRACT I:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 349 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF ASHFORD DUNWOODY ROAD (HAVING A RIGHT-OF-WAY WIDTH OF 107 FEET) AND THE NORTHERLY CURVED RIGHT-OF-WAY OF ASHWOOD PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND FROM THIS POINT OF COMMENCEMENT THUS ESTABLISHED, RUN ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 64.74 FEET, SAID CURVE HAVING A RADIUS OF 39.88 FEET, A CHORD BEARING OF SOUTH 38 DEGREES 35 MINUTES 40 SECONDS WEST AND A CHORD LENGTH OF 57.86 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN SOUTH 85 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.73 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 118.66 FEET, SAID CURVE HAVING A RADIUS OF 638.08 FEET, A CHORD BEARING OF NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST AND A CHORD LENGTH OF 118.49 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN NORTH 84 DEGREES 14 MINUTES 01 SECOND WEST A DISTANCE OF 164.14 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 253.42 FEET, SAID CURVE HAVING A RADIUS OF 383.24 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 49 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 248.83 FEET TO A ONE-HALF INCH REBAR SET AT THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING THUS ESTABLISHED, CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 87.71 FEET, SAID CURVE HAVING A RADIUS OF 383.24 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 19 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 87.52 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN SOUTH 44 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 192.22 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 308.33 FEET, SAID CURVE HAVING A RADIUS OF 345.97 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 17 MINUTES 51 SECONDS WEST AND A CHORD LENGTH OF 298.23 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN NORTH 84 DEGREES 10 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 119.57 FEET TO A POINT;
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 14.07 FEET, SAID CURVE HAVING A RADIUS OF 77.00 FEET, A CHORD BEARING OF SOUTH 87 DEGREES 40 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 14.05 FEET TO AN IRON PIN FOUND;
THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN NORTH 26 DEGREES 04 MINUTES 26 SECONDS WEST ALONG THE EASTERLY LINE OF THE GRAMERCY CONDOMINIUMS FOR A DISTANCE OF 184.56 FEET TO AN IRON PIN FOUND;
THENCE CONTINUING ALONG THE EASTERLY LINE OF THE GRAMERCY CONDOMINIUMS, RUN NORTH 11 DEGREES 29 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 71.91 FEET TO AN IRON PIN FOUND;
THENCE CONTINUING ALONG THE EASTERLY LINE OF THE GRAMERCY CONDOMINIUMS, RUN NORTH 04 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 377.82 FEET TO AN IRON PIN SET ON THE SOUTHERLY LINE OF FAIRFIELD PERIMETER;
THENCE ALONG THE SOUTHERLY LINE OF FAIRFIELD PERIMETER, RUN NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 670.35 FEET TO A ONE-HALF INCH DIAMETER REBAR SET;
THENCE LEAVING THE SOUTHERLY LINE OF FAIRFIELD PERIMETER, RUN SOUTH 06 DEGREES 33 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 384.52 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINS 388,984 SQUARE FEET OR 8.9298 ACRES.
TRACT II:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 349 AND LAND LOT 350 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF ASHFORD DUNWOODY ROAD (HAVING A RIGHT-OF-WAY WIDTH OF 107 FEET) AND THE NORTHERLY CURVED RIGHT-OF-WAY OF ASHWOOD PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND FROM THE POINT OF BEGINNING THUS ESTABLISHED, RUN ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY AND ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 64.74 FEET, SAID CURVE HAVING A RADIUS OF 39.88 FEET, A CHORD BEARING OF SOUTH 38 DEGREES 35 MINUTES 40 SECONDS WEST AND A CHORD LENGTH OF 57.86 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY, RUN SOUTH 85 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.73 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ASHWOOD PARKWAY AND ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 118.66 FEET, SAID CURVE HAVING A RADIUS OF 638.08 FEET, A CHORD BEARING OF NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST AND A CHORD LENGTH 118.49 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN NORTH 84 DEGREES 14 MINUTES 01 SECOND WEST, A DISTANCE OF 164.14 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 253.42 FEET, SAID CURVE HAVING A RADIUS OF 383.24 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 49 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 248.83 FEET TO AN IRON PIN SET;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ASHWOOD PARKWAY, RUN NORTH 06 DEGREES 33 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 384.52 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF PROPERTY BELONGING TO FAIRFIELD PERIMETER, LLC;

THENCE ALONG THE SOUTH LINE OF PROPERTY BELONGING TO FAIRFIELD PERIMETER, LLC, RUN NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 276.77 FEET TO A ONE-HALF INCH DIAMETER REBAR FOUND ON THE EASTERLY LINE OF LAND LOT 349 (SAID LINE IS COMMON TO LAND LOT 349 AND LAND LOT 350);

THENCE ALONG THE EASTERLY LINE OF LAND LOT 349, RUN SOUTH 08 DEGREES 28 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 171.48 FEET TO ONE-HALF INCH DIAMETER REBAR FOUND;

THENCE CONTINUING ALONG THE SAID EASTERLY LINE OF LAND LOT 349, RUN SOUTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 139.38 FEET TO A POINT;

THENCE LEAVING THE SAID EASTERLY LINE OF LAND LOT 349, RUN NORTH 88 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 342.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ASHFORD DUNWOODY ROAD;

THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY OF ASHFORD DUNWOODY ROAD, RUN SOUTH 04 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 14.01 FEET TO THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 118,035 SQUARE FEET OR 2.7097 ACRES

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TRACT 1
2.730 ACRES
118,907 SQ.FT.

TRACT 2
8.906 ACRES
387,933 SQ.FT.

10' TRANSITION YARD TO MEET TY2 STANDARDS

THE POINT AT PERIMETER, LLC
TAX PARCEL ID: 18-349-01-043
DB 27173 PG 320

FENCE CROSSING PROPERTY LINE

ZONED RM-HD

DRAINAGE EASEMENT PER DB 5828-PG 643 (EXCEPTION 3)

IPF 1/2" REBAR

36"CMP (APP.D.)

I.E.=1016.74

I.E.=1025.75

CHAIN LINK FENCE

WALL

10' ZONING TRANSITION YARD

CREEK CENTERLINE

CREEK CENTERLINE TOP OF BANK

POTENTIAL FUTURE CONNECTION

SSMH

SANITARY SEWER EASEMENT

L.L. 349

L.L. 350

APPROXIMATE LOT LINE

10' STUB FOR FUTURE PATH CONNECTION

IPF 1/2" REBAR (1' WEST OF PROPERTY LINE)

20' WIDE SECONDARY FIRE ACCESS/ MULTI-USE TRAIL

20' SECONDARY FIRE ACCESS

0' SIDE YARD SETBACK

APPROXIMATE LOCATION OF 20' SANITARY SEWER EASEMENT PER DB 4935 PG 329 (EXCEPTION 2b. & 2h.)

ZONE "X"

POND

EXISTING STORMWATER FACILITY TO BE RENOVATED

ZONED O-I

ASHWOOD GROVE, LLC
TAX PARCEL ID: 18-349-01-038
DB 31781 PG 715

SSMH
TOP=1021.19
I.E.(N)=1006.59
I.E.(O)=1006.39

W.S.=1008.87

25' STATE BUFFER

APPROXIMATE LOCATION OF DETENTION POND EASEMENT PER DB 4723 PG 361, PB 75 PG 34 (EXCEPTION 8)

N/F
REGENCY RETAIL PARTNERSHIP, L.P.
TAX PARCEL ID: 18-350-04-001
DB 9359 PG 55

GEORGIA POWER EASEMENT PER DB 6410 PG 592 (EXCEPTION 1.)

POTENTIAL CIVIC AREA TO BE DESIGNED

I.E.=1019.64
I.E.=1015.86

ORIGINAL PARCEL LINE PER DEKALB COUNTY GIS

N/F
ASHWOOD GROVE, LLC
TAX PARCEL ID: 18-349-01-002
DB 31781 PG 715

STONE WALL / SIGN

10' CONCRETE PUBLIC TRAIL

P.O.T.
P.O.T.

ASHFORD DUNWOODY ROAD
(107' PUBLIC RIGHT OF WAY)

CITY PUBLIC SIDEWALK FROM ENTRANCE EAST TO ASHFORD DUNWOODY TO ASHFORD DUNWOODY IS A 6' L/S STRIP AND 10' SIDEWALK

SEE TRAFFIC STUDY FOR NEW INTERSECTION UPDATES

SIGN EASEMENT PER DB 15034 PG 308 (EXCEPTION 7)

N/F
GRAMERCY, PHASE 7 CONDOMINIUM
CONDO, PLAT 236 PG 1
DB 23666 PG 456

ZONED RM-HDc

FENCE CROSSING PROPERTY LINE

N03°36'55"W 372.04'

METAL FENCE

LDER AVENUE
PRIVATE ROAD)

IPF 1/2" REBAR DISTURBED

N11°46'16"E 72.04'

N/F
ATLANTA RESIDENTIAL, L.L.C.
PARCEL ID: 18-349-12-152
PB 206 PG 21
PB 202 PG 37

OPEN SPACE

N26°44'43"W 18.55'

ZONED RM-HDc

IPF 3/4" REBAR LAGGED OVER

IPF 1/2" REBAR LAGGED OVER

10' FRONT SETBACK

10' L/S STRIP

PROPOSED 9'x24' PARALLEL GUEST PARKING SPACES SIDEWALK BEHIND CURB ALONG PARKING

6' LANDSCAPE STRIP AND 10' SIDEWALK ALONG THIS SECTION

IPF 1/2" REBAR DISTURBED

26' PRIVATE DRIVE

Guest Parking

COURTYARD

OPEN SPACE

MASTER AMENITY

MAIL KIOSK

ASHFORD PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(DB 5931 PG 402)

PED. CROSSWALK

SSMH
TOP=1052.20
I.E.(O)=1043.40
I.E.(I)=1043.36
I.E.(O)=1042.76

SSMH
TOP=1044.43
I.E.(I)=1036.99
I.E.(O)=1036.91

SSMH
TOP=1038.53
I.E.(W)=1023.03
I.E.(SW)=1024.19
I.E.(N)=1024.43
I.E.(O)=1022.87

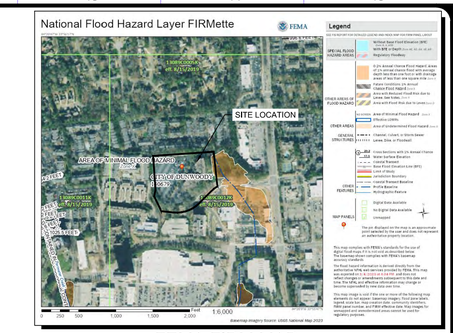
CB
TOP=1037.35
I.E.(I)=1030.45
I.E.(I)=1030.43
I.E.(Q)=1030.35

SSMH
TOP=1018.29
I.E.(N)=1004.29
I.E.(O)=1004.03

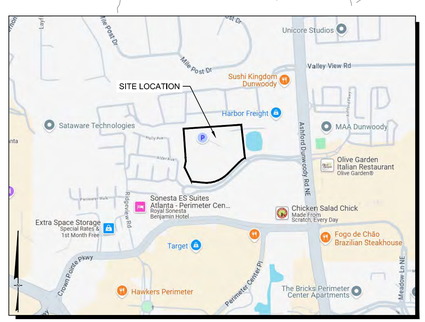
SSMH
TOP=1022.00
I.E.(SW)=1005.70
I.E.(N)=1005.30
I.E.(O)=1005.18

SWCB
TOP=1037.46
I.E.(I)=1030.39
I.E.(O)=1030.27

JB
TOP=1037.46
I.E.(W)=1027.04
I.E.(N)=1028.86
I.E.(E)=1028.46
I.E.(O)=1028.42



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 10 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 34 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 1,000 SF
5. MIN. LOT WIDTH = 18 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

SITE DATA:	
SITE AREA	11.64 ACRES
ZONING	
EXISTING ZONING	O-Ic
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	121 UNITS
TOTAL SITE AREA	11.64 ACRES
TOTAL DENSITY	10.39 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (ASHWOOD)	15 FEET
PROPOSED FRONT SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (ASHWOOD)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	135,305 SF (BUILDINGS)
---	78,860 SF (ROADS INTERNAL)
---	261,856 SF (GREEN SPACE, SIDEWALKS, DRIVEWAYS)
18' REAR LOADED ATTACHED HOMES	40 UNITS
24' REAR LOADED ATTACHED HOMES	46 UNITS
24' FRONT LOADED ATTACHED HOMES	35 UNITS
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	304,400 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MAX: 45 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	2.3 ACRES (20% OF TOTAL SITE AREA)
MIN. OPEN SPACE PROVIDED	4.86 ACRES
PARKING REQUIREMENTS	
ALLOWABLE MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	242 SPACES (2 SP/ DWELLING)
GUEST PARKING PROVIDED	40 SPACES (8 OF 40 IN ASHWOOD R/W)
TOTAL SPACES PROVIDED	282 SPACES

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PEACHTREE CORNERS, GA 30092

PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	06.17.2026	JP	CITY COMMENTS
02	07.02.2026	JP	S/W CHANGES
03	07.28.2026	JP	UPDATE NOTES
04	08.12.2026	JP	Council Comments

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 05/05/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2025\25002.01A\Dsn\Concepts & Exhibits\Zoning\25002.01A-Site Zone-3.dwg - KWood - 8/13/2026 1:49 PM

Overall Development Plan and PD Standards

Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated May 5, 2026, and last revised August 12, 2026 (the "Zoning Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house
    b. Detached House
    c. Parking, Non-accessory
3. Maximum building floor area square footage on the property shall not exceed 390,000 square feet.
4. The number of dwelling units on the property shall not exceed 121 dwelling units. Attached or Detached housing units shall not exceed 121 units.
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached or detached houses;
6. Minimum parking shall be provided as follows:
    a. Attached house use shall have a minimum two (2) car garage and provide a minimum of one guest parking space per four (4) attached units; (Either Driveway or guest space) As shown on the zoning plan.
7. A minimum of 4 outdoor, short-term bike parking spaces shall be provided within 200 feet of the frontage of Ashwood Parkway.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 80 square feet of shared courtyard area;
    b. The entire project shall have an aggregate minimum of 4.0 Acres which includes the green space around pond and the pond. The open space without the civic area and the lake is 1.55 acres.
10. Minimum building setbacks shall be as follows:
    a. Ashwood Parkway= 15 feet;
    b. Side yard setback = 0 feet;
    c. Rear yard setback = 0 feet;
    d. Zoning Transition Yard Rear and Side = 10 feet (As shown)
11. Minimum landscape strips shall be provided as follows:
    a. Ashwood Parkway = 15 feet
    b. Future Connector Road = 0 feet
12. Minimum building spacing shall be as provided on the Master Plan.
13. Garages for the attached or detached house units shall not be accessed directly from Ashwood Parkway. Garages for attached or detached homes may be accessible from future connector road.
14. Pedestrian and vehicular circulation shall be constructed only as shown on the Master Plan.

15. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
16. All streets shall be publicly accessible even if they are private drives.
17. Parking in front of buildings shall only be permitted in the location identified on the Master Plan as surface parking or garage parking as shown.
18. A maximum of ten percent (10%) of the attached housing units may be rental units. The HOA Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
19. Setbacks shall be utilized in lieu of build-to zones along all exterior road frontages.
20. Garages shall be located a maximum of five feet from back of curb or back of sidewalk, or a minimum of 18 feet from back of curb or back of sidewalk.
21. All outdoor lighting fixtures shall be full cutoff with a max of .5 footcandles along the northern and western property lines and 1 footcandles along all other property lines (including r/w).
22. The maximum color temperature of all outdoor lighting fixtures must not exceed 3,000K at the light source.
23. All outdoor lighting shall be dark skies compliant.
24. 14. A minimum of 12 units shall be constructed as “elevator-ready” units. At 50% build-out, 6 units shall be constructed as “elevator-ready” units. For purposes of this condition, “elevator-ready” means each designated unit shall be designed and built to accommodate the future installation of an elevator (for example, the unit contains stacked closets designed in a manner that will accommodate the later installation of an elevator).

LEGEND:

- 24’ REAR LOADED ATTACHED HOMES ***(46 HOMES)***
- 24’ FRONT LOADED ATTACHED HOMES ***(35 HOMES)***
- 18’ REAR LOADED ATTACHED HOMES ***(40 HOMES)***

TOTAL ATTACHED HOMES - 121 HOMES

EXISTING STORMWATER FACILITY TO BE RENOVATED

COURTYARD

MASTER AMENITY

ASHFORD DUNWOODY ROAD

ASHWOOD PARKWAY

PLANNED TRAILS

ASHWOOD PARKWAY

ASHFORD DUNWOODY ROAD NE

PERIMETER VILLAGE

Walmart

Publix.

RIDGEVIEW ROAD

MEADOW LANE ROAD

PERIMETER CENTER PLACE

target

Michaels

PLANNED TRAILS

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FUTURE NORTH ROAD CONNECTIONS

PLANNED TRAILS

ASHWOOD PARKWAY

ASHFORD DUNWOODY ROAD NE

PERIMETER VILLAGE

Walmart

Publix.

RIDGEVIEW ROAD

MEADOW LANE ROAD

PERIMETER CENTER PLACE

target

Michaels

PLANNED TRAILS

360 STUDIO LANDSCAPE ARCHITECTURE

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ASHWOOD PARKWAY

1200 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA

GRID NORTH

0 50 100 200 300

SCALE: 1" = 100'
DATE: 05/16/2026
PROJECT: 25002.01A

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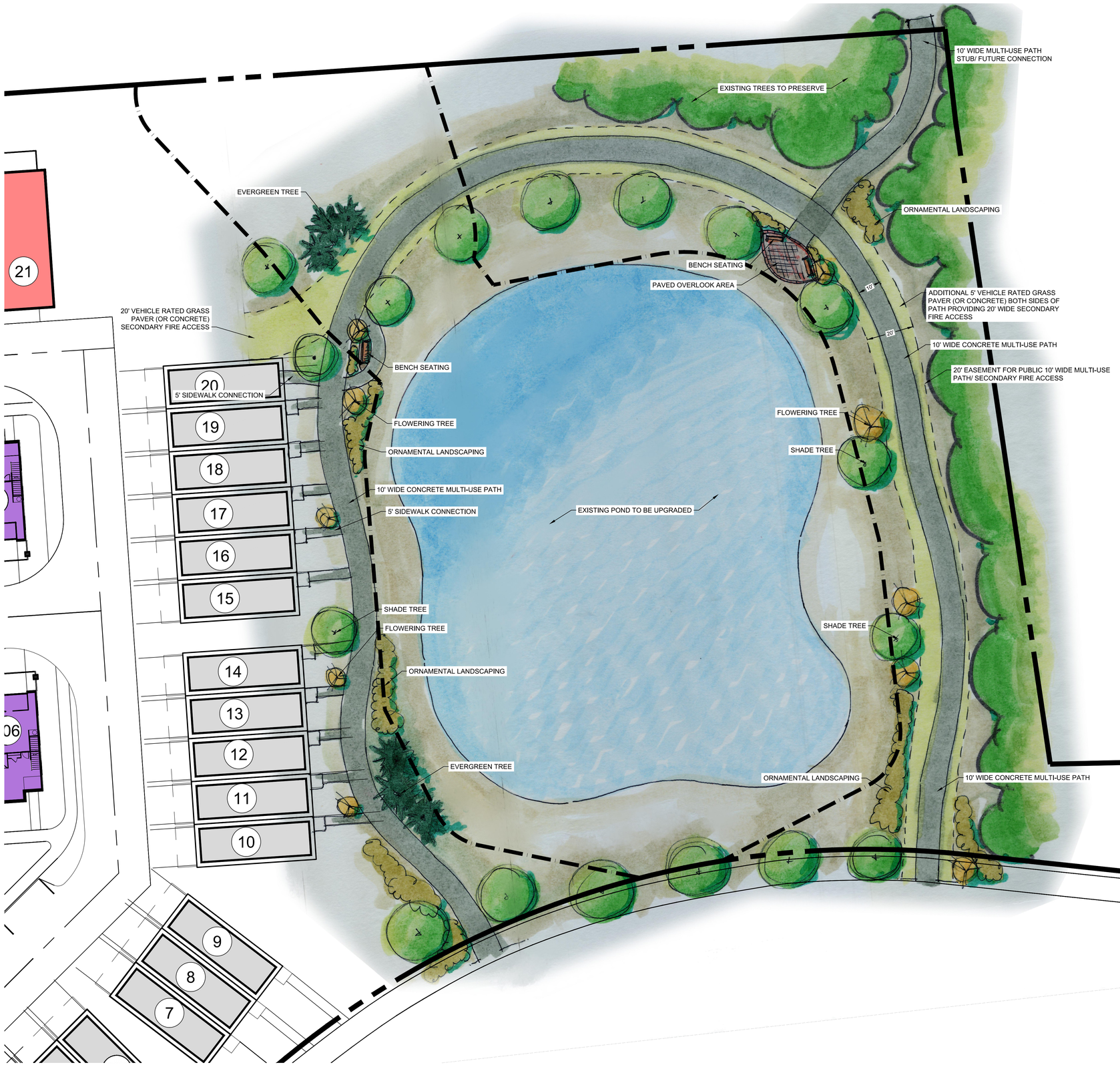

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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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PATH EXHIBIT

0 10 20 40 60

SCALE: 1" = 20'
DATE: 06/17/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

EX.3
SHEET

J:\2025\25002\01A\Dwl\Concepts & Exhibits\Exhibits\3 Path & Civic Exhibit\25002.01A - Path Exhibit.dwg - HTodd - 9/17/2026 10:04 AM

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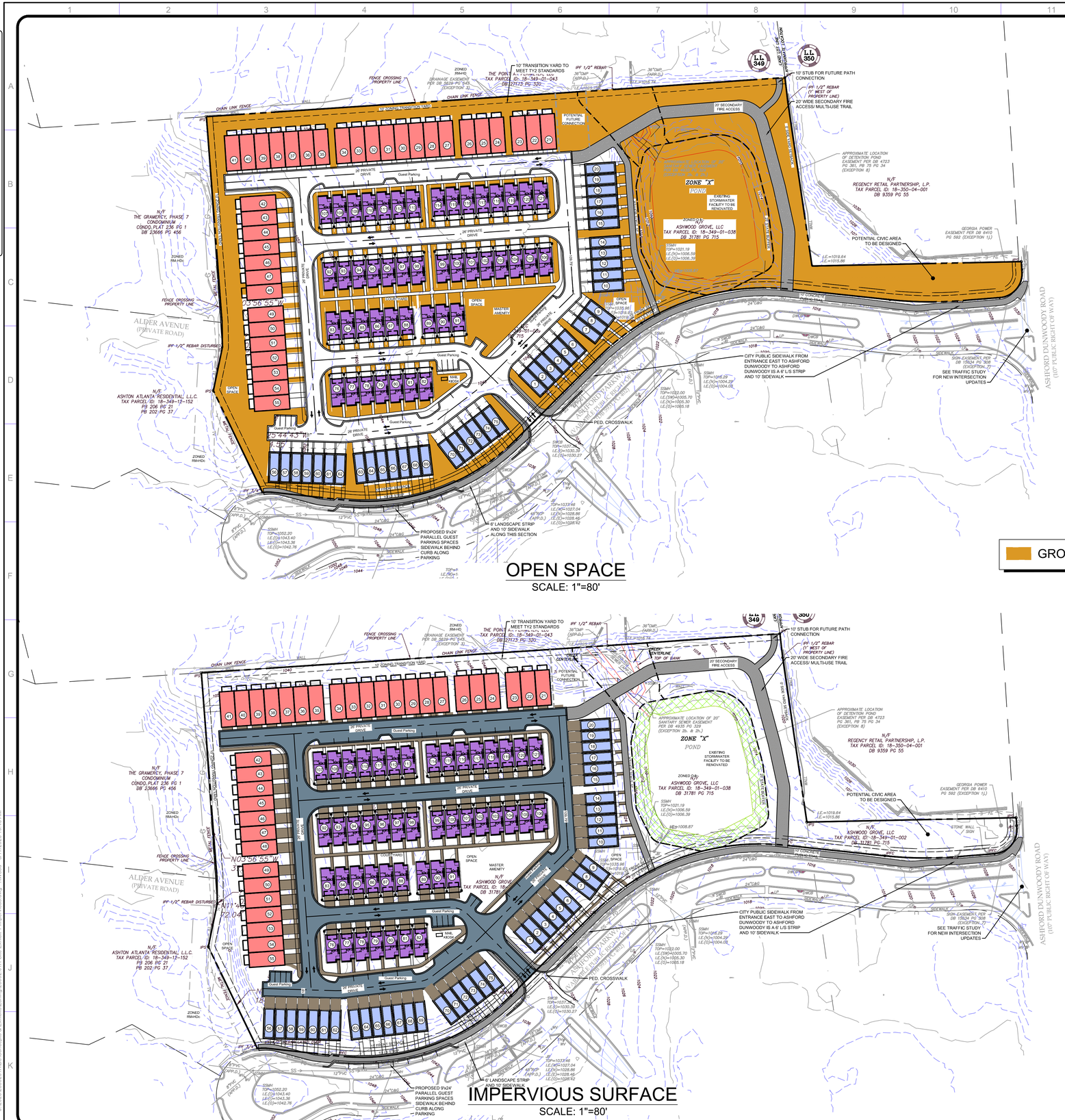
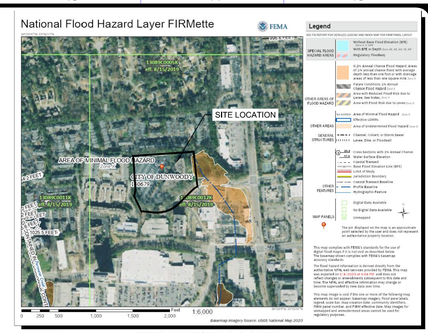


OPEN SPACE

SCALE: 1"=80'

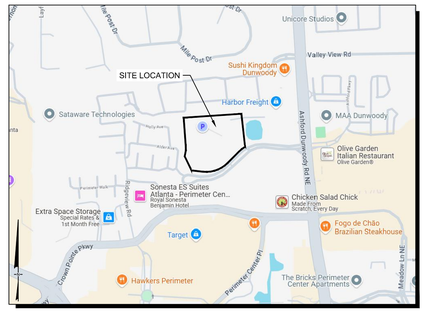
IMPERVIOUS SURFACE

SCALE: 1"=80'



FEMA FIRM MAP

NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE

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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
04	08.12.2026	JP	Council Comments

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

IMPERVIOUS SURFACES EXHIBIT

0 40 80 160 240

SCALE: 1" = 80'
DATE: 05/05/2026
PROJECT: 25002.01A

GEORGIA WEST ZONE

EX1
SHEET

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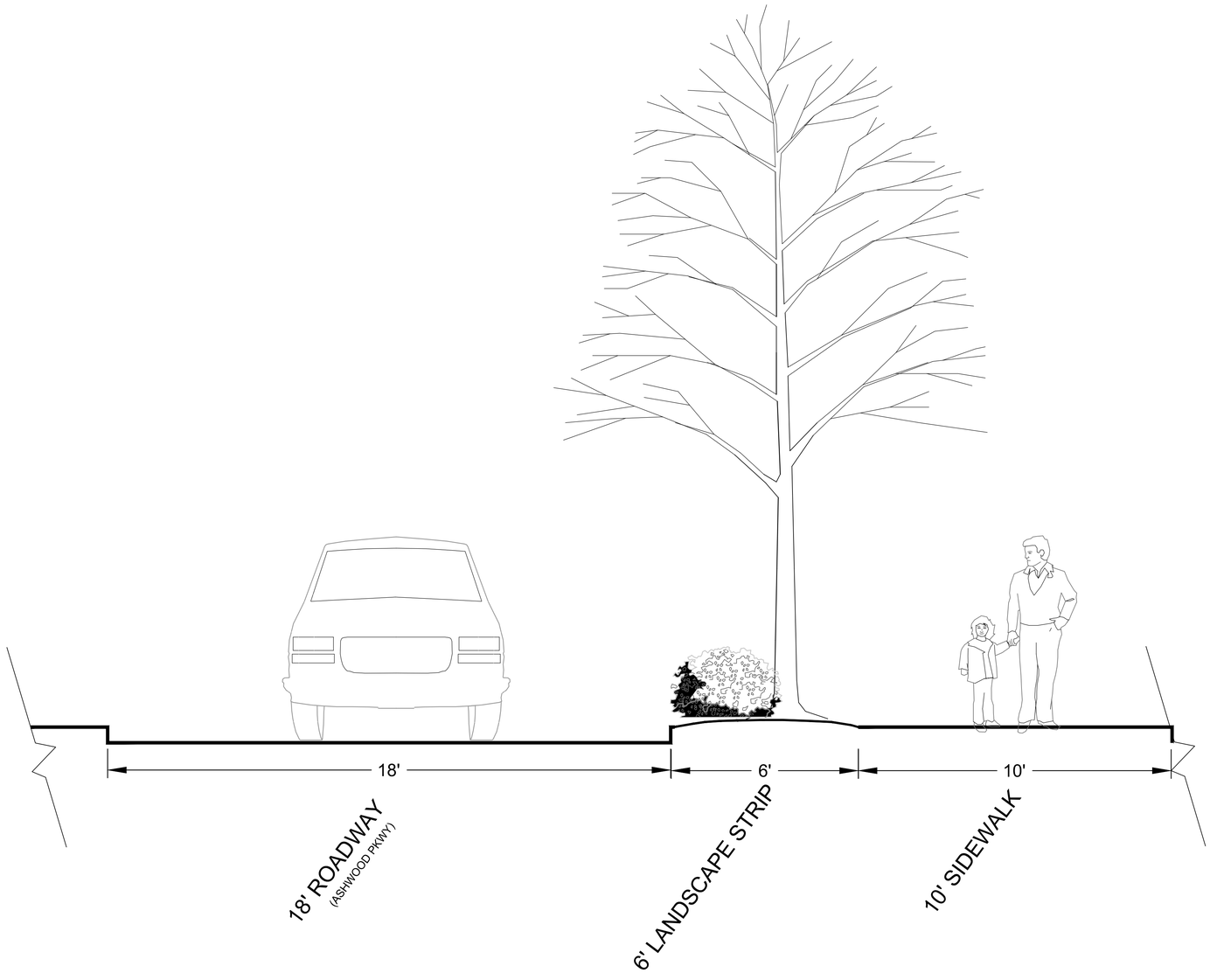

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PROJECT

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AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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TYPICAL STREET SECTION EXHIBIT

0 1' 2' 4' 6'

SCALE: 1" = 2'
DATE: 0/8/14/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

EX.4
SHEET

J:\2025\25002\01A\Docs\Concepts & Exhibits\Exhibits\4 Street Section Exhibit\25002.01A - Street Section.dwg - HTodd - 8/17/2026 9:56 AM

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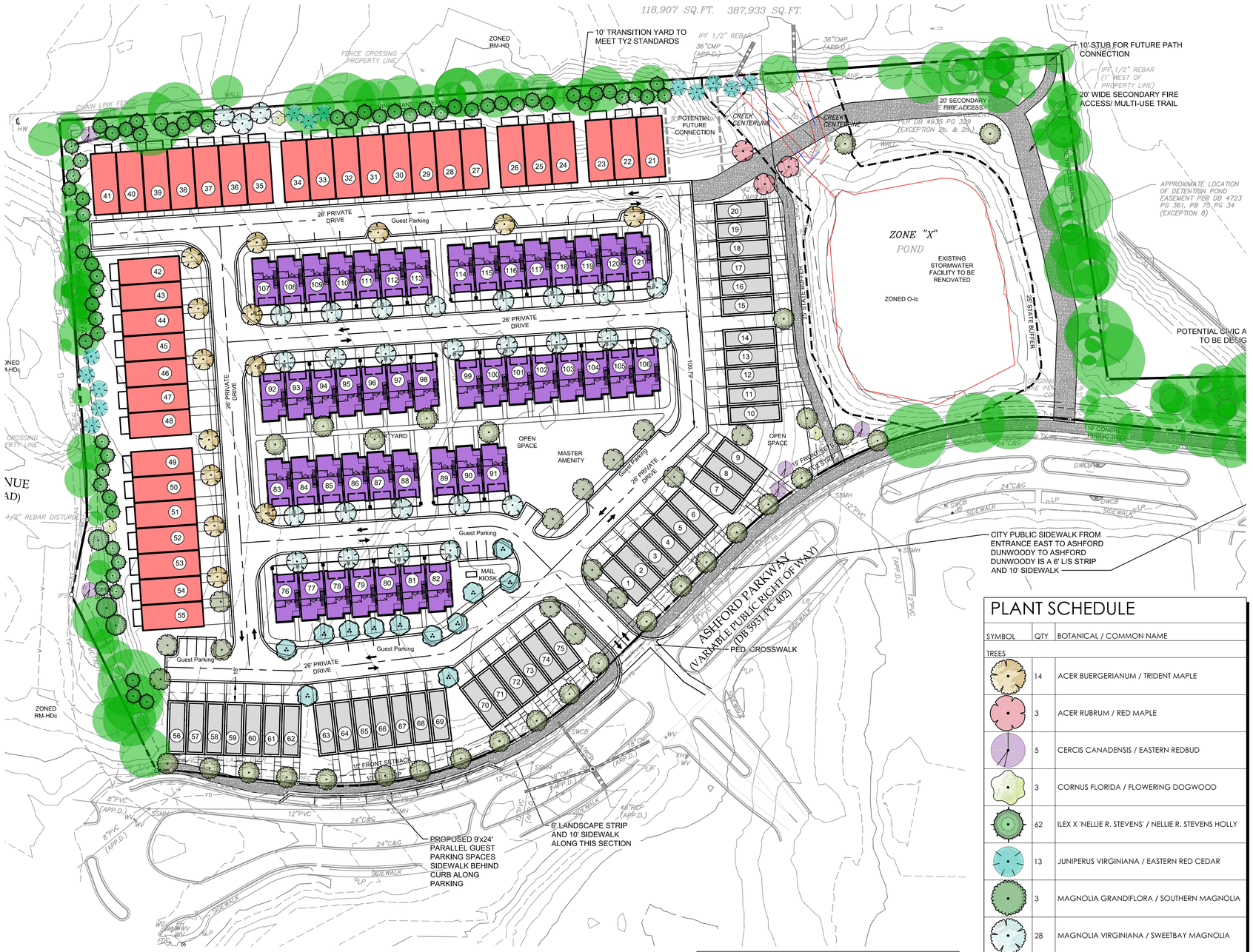

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	14	ACER BUERGERIANUM / TRIDENT MAPLE
	3	ACER RUBRUM / RED MAPLE
	5	CERCIS CANADENSIS / EASTERN REDBUD
	3	CORNUS FLORIDA / FLOWERING DOGWOOD
	62	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	13	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	28	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	14	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	29	QUERCUS NUTTALLII / NUTTALL OAK
	12	ULMUS PARVIFOLIA / CHINESE ELM

LEGEND

EXISTING SAVED TREES

EASTERN DOGWOOD

SWEETBAY MAGNOLIA

SOUTHERN MAGNOLIA

RED MAPLE

NUTTAL OAK

NELLIE R STEVENS HOLLY

LACEBARK ELM

EASTERN REDBUD

EASTERN RED CEDAR

AMERICAN SYCAMORE

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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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PRELIMINARY

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LANDSCAPE EXHIBIT

0 25 50 100 150

SCALE: 1" = 50'
DATE: 08/14/2026
PROJECT: 25002.01A

EX.1
SHEET

J:\2025\25002.01A\Dwl\Concepts & Exhibits\Exhibits\1 Zoning Landscape Exhibit\25002.01A - Zoning Landscape Exhibit.dwg - JPrice - 8/14/2026 1:08 PM

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TRACT 1
2.730 ACRES
118,907 SQ.FT.
TRACT 2
8.906 ACRES
387,933 SQ.FT.
10' TRANSITION YARD TO MEET TY2 STANDARDS
ZONED RM-HD
ZONED RM-HD
ALDER AVENUE
(PRIVATE ROAD)
26' PRIVATE DRIVE
COURTYARD
OPEN SPACE
MASTER AMENITY
Guest Parking
FENCE CROSSING PROPERTY LINE
IRF 1/2" REBAR DISTURBED
IPS
CREEK CENTERLINE
ZONE "X"
POND
#302 9" DOGWOOD POOR
FACILITY TO BE RENOVATED
POTENTIAL COMMERCIAL AREA TO BE DESIGNED
ASHFORD PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(DB 5951, PG 402)
CITY PUBLIC SIDEWALK FROM ENTRANCE EAST TO ASHFORD DUNWOODY TO ASHFORD DUNWOODY IS A 6' L/S STRIP AND 10' SIDEWALK
SEE TRAFFIC STUDY FOR NEW INTERSECTION UPDATES
PED CROSSWALK
PROPOSED 9'x24' PARALLEL GUEST PARKING SPACES SIDEWALK BEHIND CURB ALONG PARKING
6' LANDSCAPE STRIP AND 10' SIDEWALK ALONG THIS SECTION
#2386 32" SOUTHERN RED OAK GOOD
#2387 28" SOUTHERN RED OAK GOOD
#2389 25" WHITE OAK GOOD
#2388 21" SOUTHERN RED OAK GOOD
#2416 41" SWEETGUM POOR
#2411 26" SWEETGUM POOR
#2412 25" POPLAR GOOD
#2414 33" POPLAR GOOD
#2384 26" RED MAPLE POOR
#2385 24" SHUMARD OAK GOOD
#2397 28" SHUMARD OAK GOOD
#2398 30" RED MAPLE POOR
#2401 32" RED MAPLE POOR
#2382 25" SHUMARD OAK GOOD
#2394 38" SHUMARD OAK GOOD
#2395 36" SHUMARD OAK GOOD
#2396 27" SHUMARD OAK GOOD
#2390 24" RED MAPLE GOOD
#2391 28" RED MAPLE GOOD
#2392 36" RED MAPLE GOOD
#2399 24" SHUMARD OAK GOOD
#2400 24" RED MAPLE POOR
#2402 30" SHUMARD OAK GOOD
#2403 28" SHUMARD OAK GOOD
#2404 27" SHUMARD OAK GOOD
#2405 25" SHUMARD OAK GOOD
#2415 36" PINE GOOD
#305 12" DOGWOOD POOR
#306 36" PINE GOOD
#308 8" DOGWOOD POOR
#307 25" RED MAPLE GOOD
#309 23" DOGWOOD POOR
#310 30" POPLAR GOOD
#311 26" POPLAR GOOD
#312 30" POPLAR GOOD
#313 25" POPLAR GOOD
#308 30" PINE GOOD
#406 32" PINE GOOD
#24" RIVER BIRCH GOOD
#307 24" RED MAPLE GOOD
#308 24" RED MAPLE GOOD
#309 24" RED MAPLE GOOD
#310 24" RED MAPLE GOOD
#311 24" RED MAPLE GOOD
#312 24" RED MAPLE GOOD
#313 24" RED MAPLE GOOD
#314 24" RED MAPLE GOOD

Ashwood Elevations

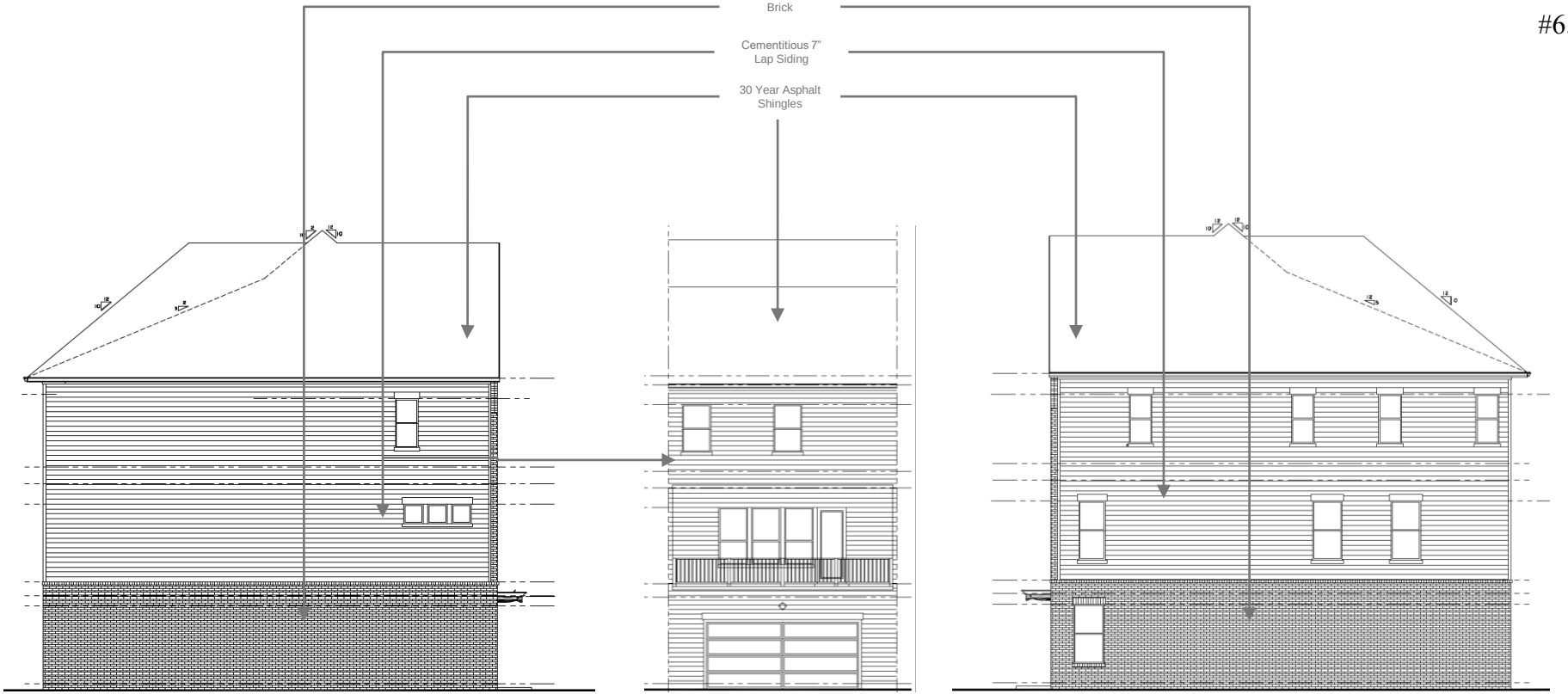
ASHTON WOODS.
HOME TO INSPIRATION.

ASHTON WOODS.
HOME TO INSPIRATION.

Cooper - Proposed

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Cooper - Proposed

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

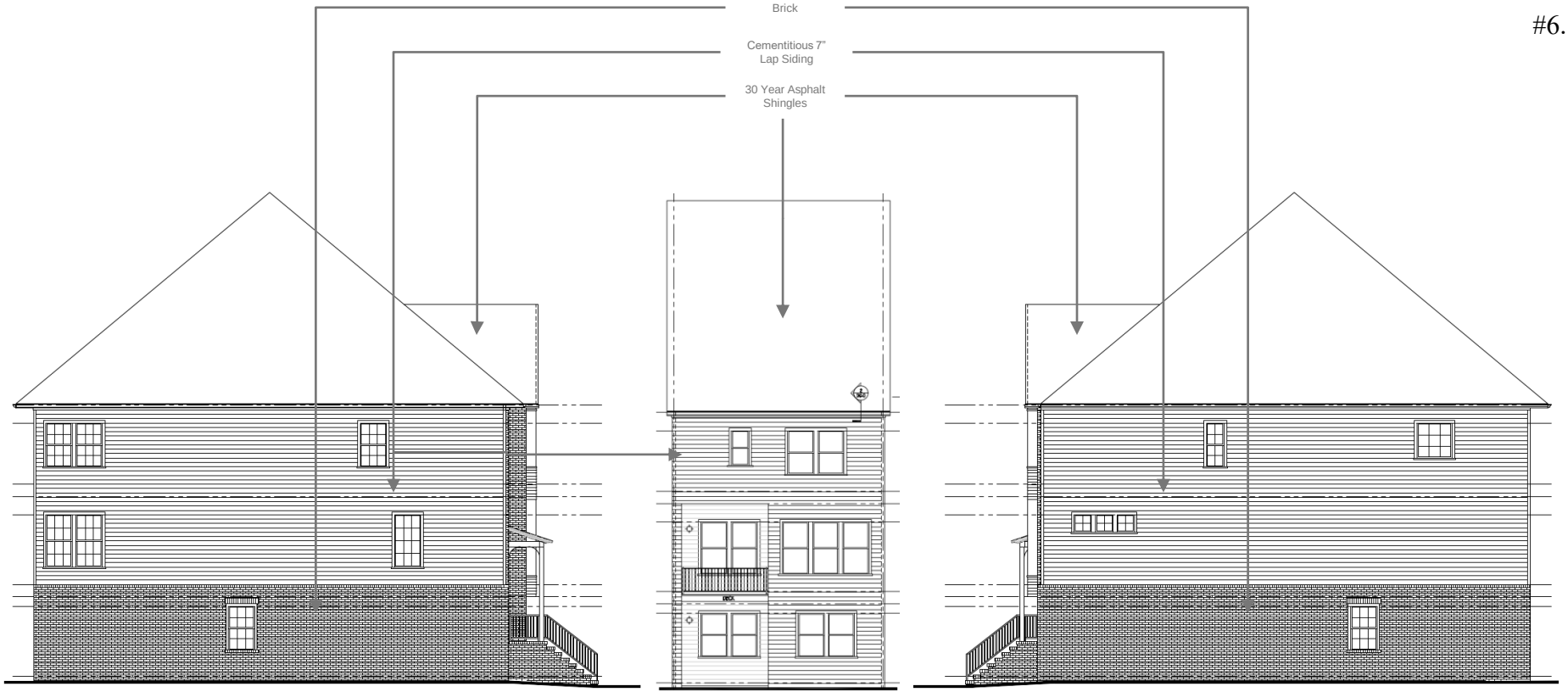
DATE: _____

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Bartoli - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

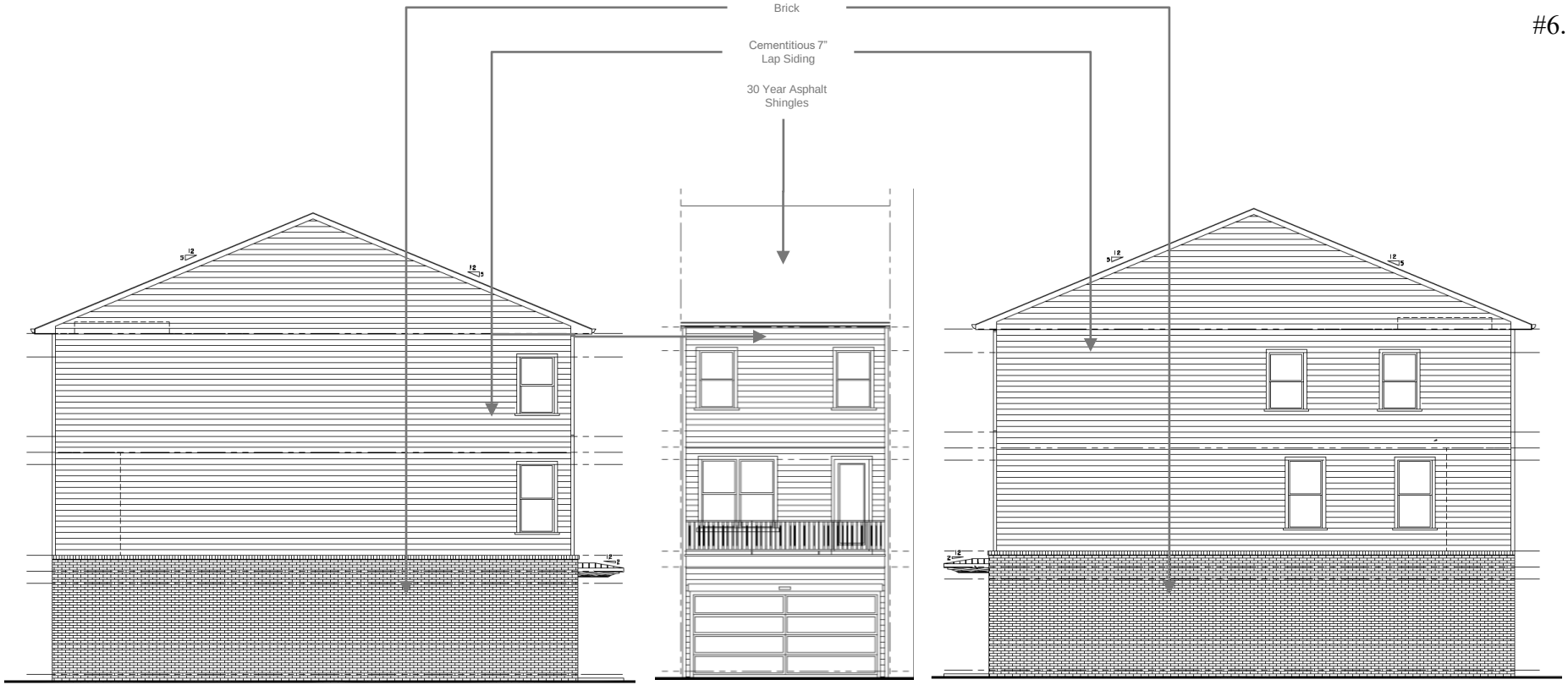
DATE: _____

Archer - Proposed

ASHTON WOODS
HOME TO INSPIRATION

APPROVED BY: _____

DATE: _____



Left Elevation

Rear Elevation

Right Elevation

Archer - Proposed

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

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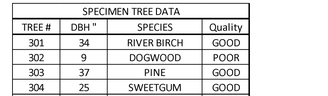
SPECIMEN TREE DATA			
TREE #	DBH "	SPECIES	Quality
301	34	RIVER BIRCH	GOOD
302	9	DOGWOOD	POOR
303	37	PINE	GOOD
304	25	SWEETGUM	GOOD
305	12	DOGWOOD	POOR
306	36	PINE	GOOD
307	25	RED MAPLE	GOOD
308	8	DOGWOOD	POOR
309	23	DOGWOOD	POOR
310	30	POPLAR	GOOD
311	26	POPLAR	GOOD
312	30	POPLAR	GOOD
313	25	POPLAR	GOOD
2382	25	SHUMARD OAK	GOOD
2383	24	POPLAR	GOOD
2384	26	RED MAPLE	POOR
2385	24	SHUMARD OAK	GOOD
2386	32	SOUTHERN RED OAK	GOOD
2387	28	SOUTHERN RED OAK	GOOD
2388	21	SOUTHERN RED OAK	GOOD
2389	25	WHITE OAK	GOOD
2390	24	RED MAPLE	POOR
2391	28	RED MAPLE	GOOD
2392	26	RED MAPLE	GOOD
2393	24	RED MAPLE	GOOD
2394	38	SHUMARD OAK	GOOD
2395	36	SHUMARD OAK	GOOD
2396	27	SHUMARD OAK	GOOD
2397	28	SHUMARD OAK	GOOD
2398	30	RED MAPLE	POOR
2399	24	SWEETGUM	GOOD
2400	29	RED MAPLE	POOR
2401	32	RED MAPLE	POOR
2402	30	SHUMARD OAK	GOOD
2403	28	SHUMARD OAK	GOOD
2404	27	SHUMARD OAK	GOOD
2405	25	SHUMARD OAK	GOOD
2406	32	PINE	GOOD
2407	34	WILLOW OAK	GOOD
2408	30	PINE	GOOD
2409	30	PINE	GOOD
2410	35	RED MAPLE	POOR
2411	26	SWEETGUM	POOR
2412	25	POPLAR	GOOD
2413	54	ASH	POOR
2414	33	POPLAR	GOOD
2415	32	PINE	GOOD
2416	41	SWEETGUM	POOR



SPECIMEN TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

SPECIMEN TREE SIZE:

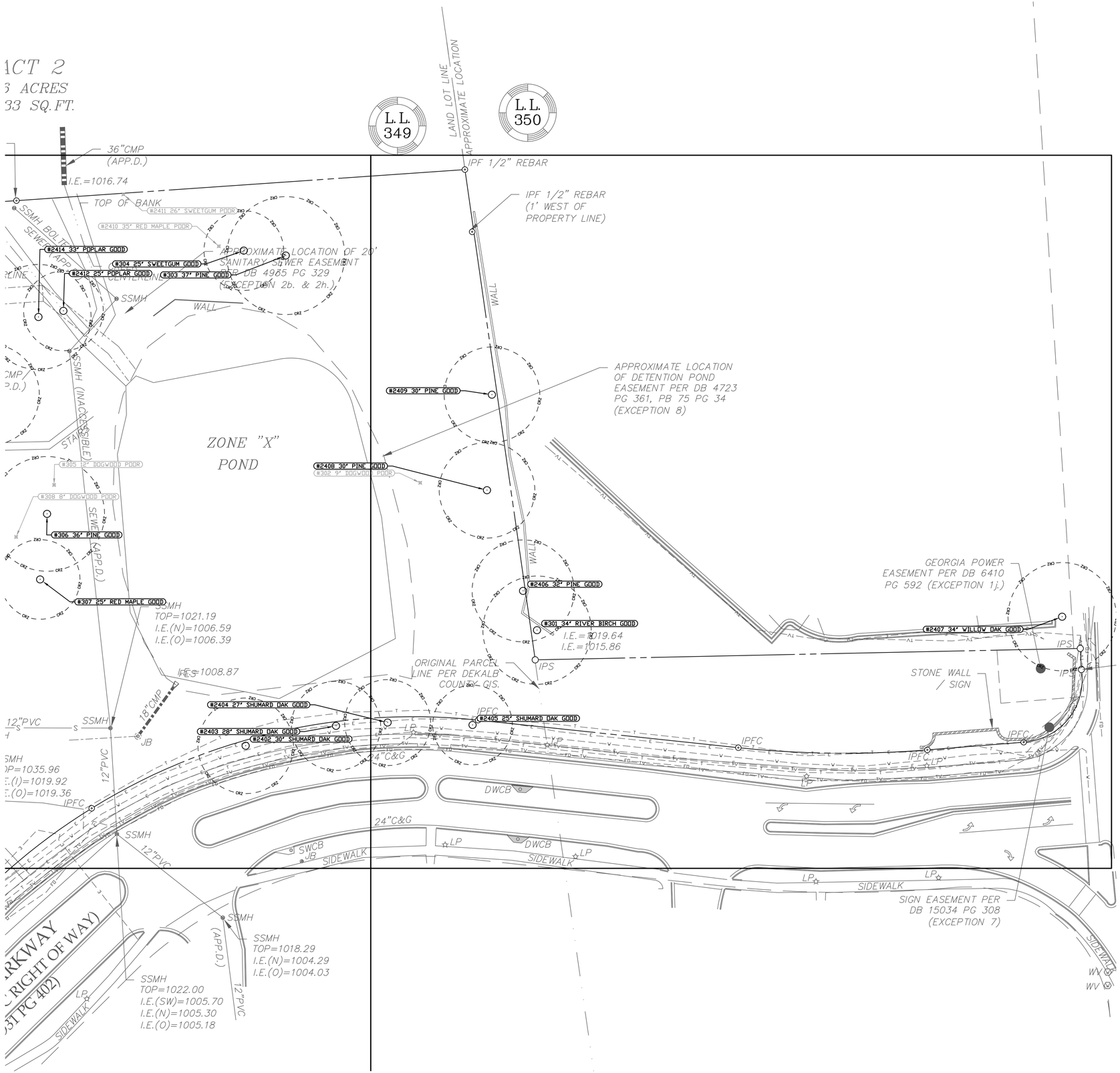
OVERSTORY HARDWOOD TREES	24 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
UNDERSTORY TREES	8 INCHES

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 5-4-2026 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES



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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

S1
SHEET

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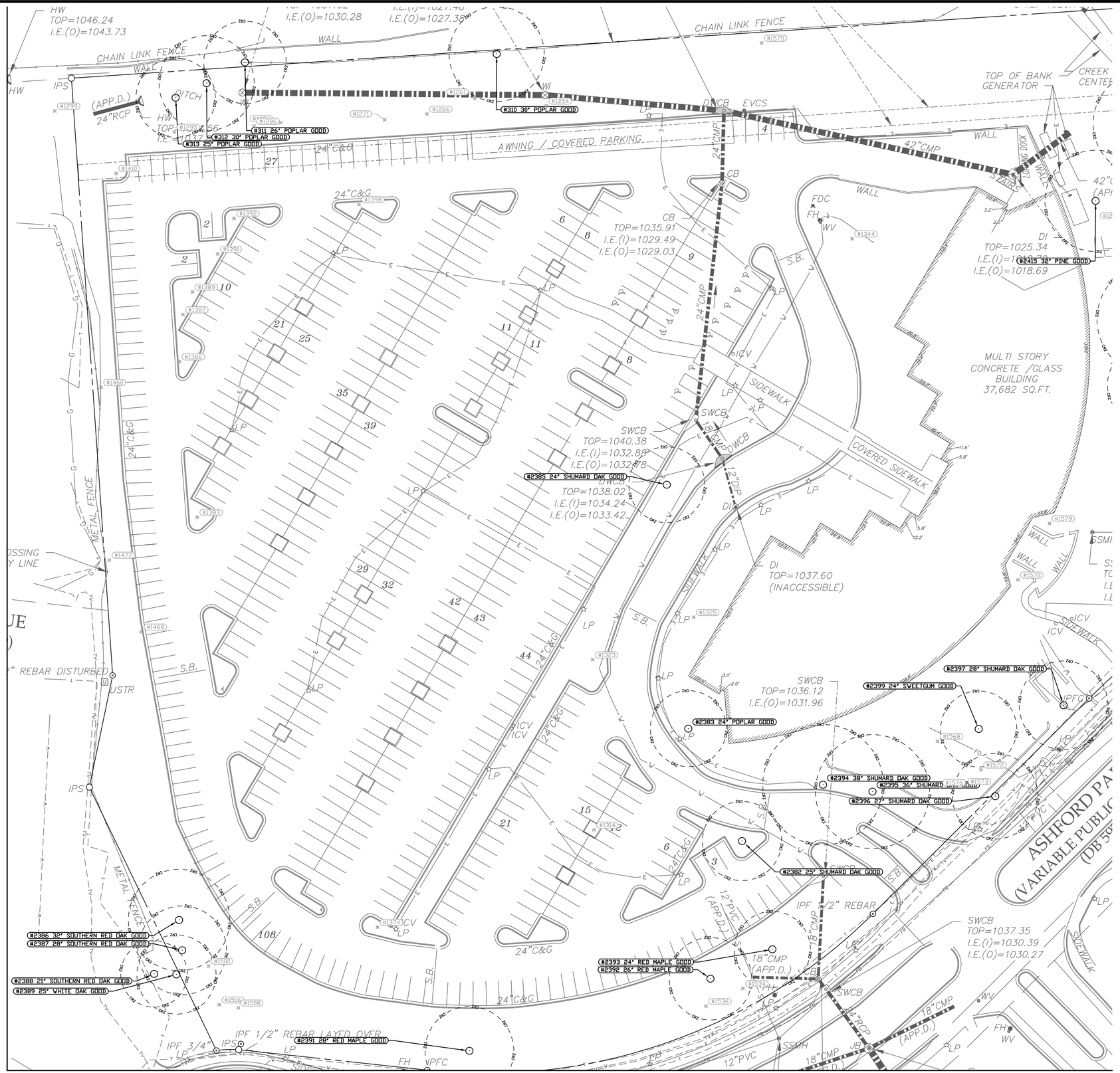

0 30 60 90

1" = 30'

SPECIMEN TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

SPECIMEN TREE SIZE:

OVERSTORY HARDWOOD TREES	24 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
UNDERSTORY TREES	8 INCHES

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 5-4-2026 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

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3. EQUIPMENT USED:
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CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

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SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S2
SHEET

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0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
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3. EQUIPMENT USED:
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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

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ASHTON WOODS

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S3
SHEET

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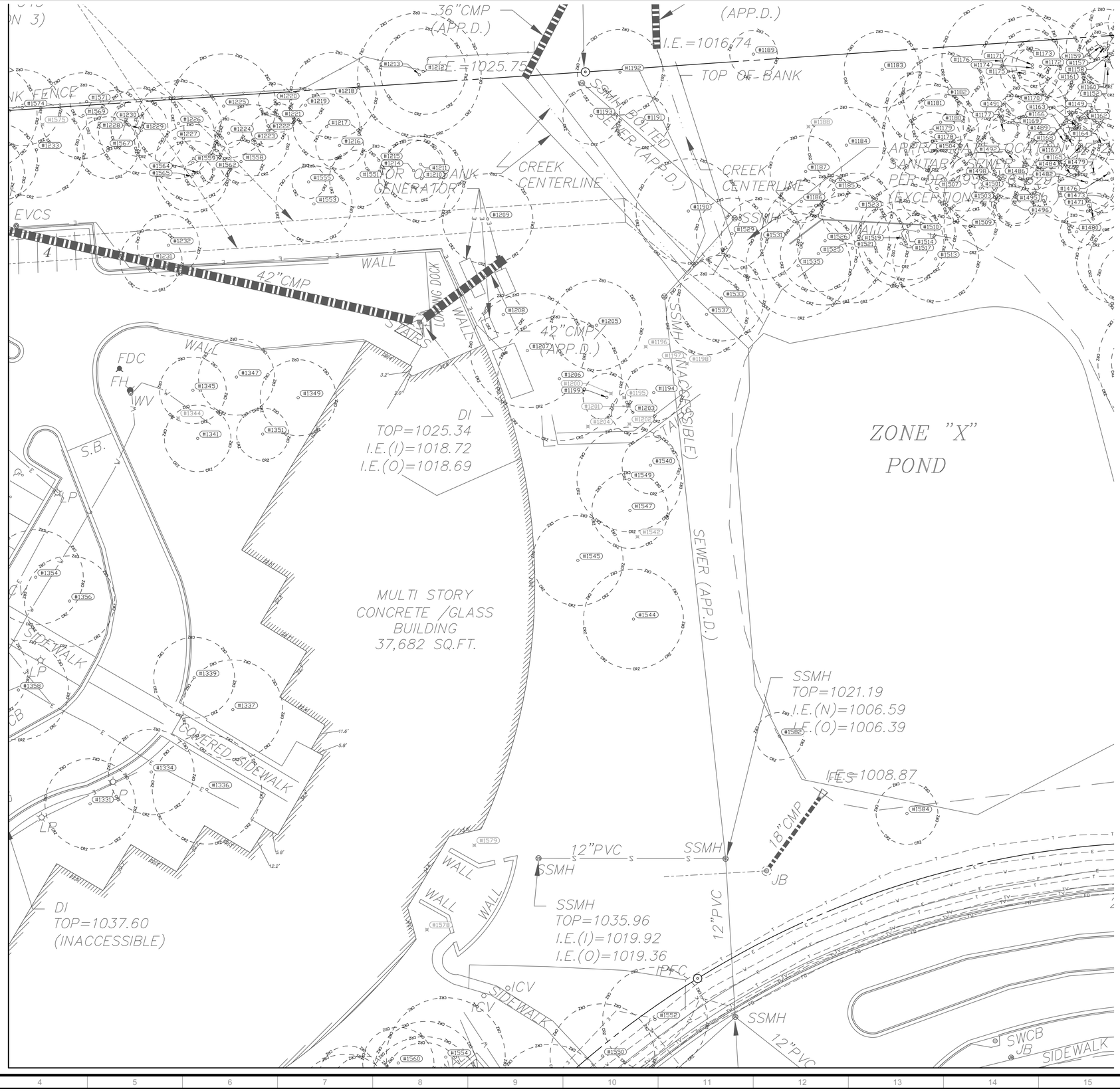

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S4
SHEET

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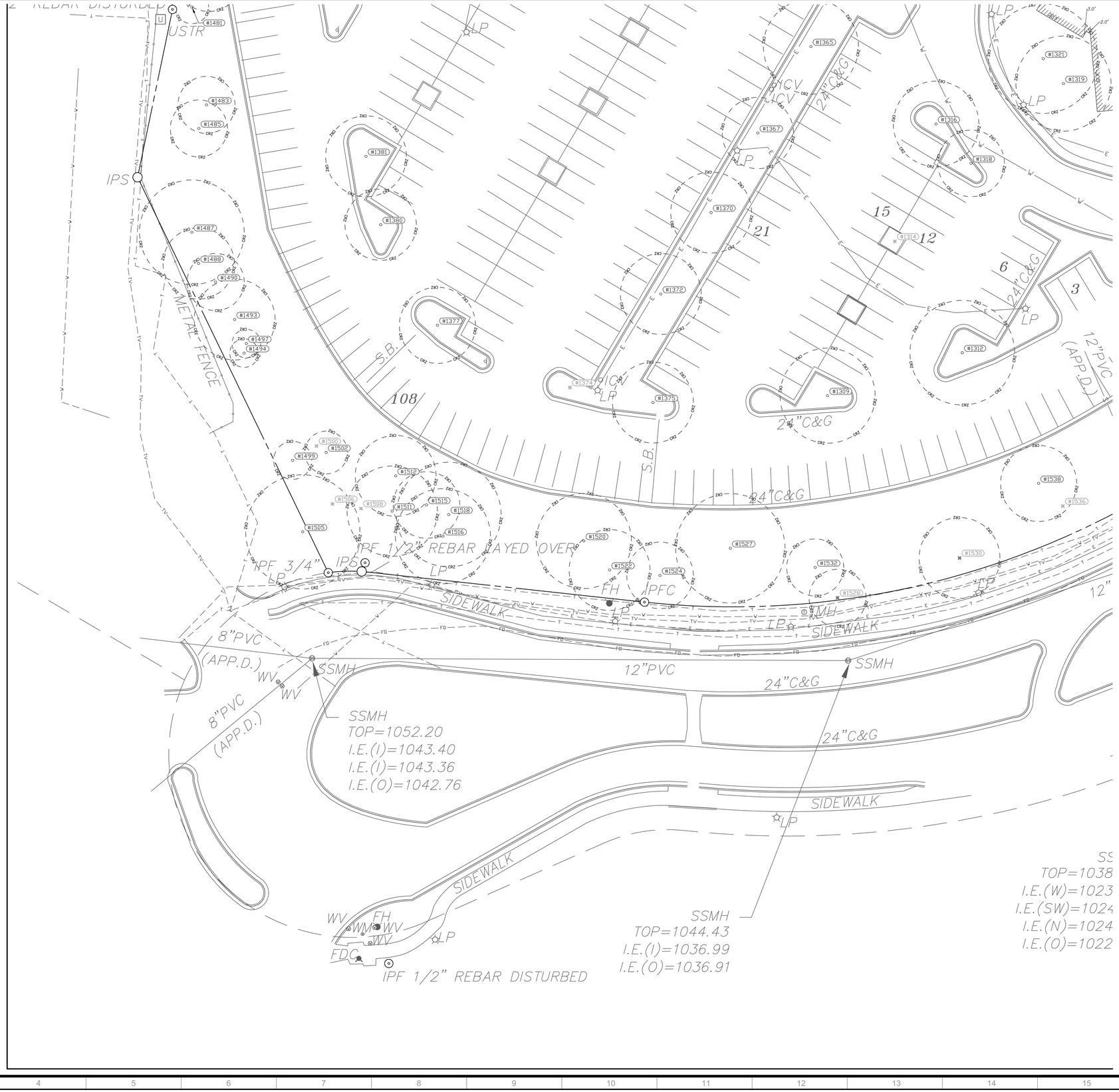

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S5
SHEET

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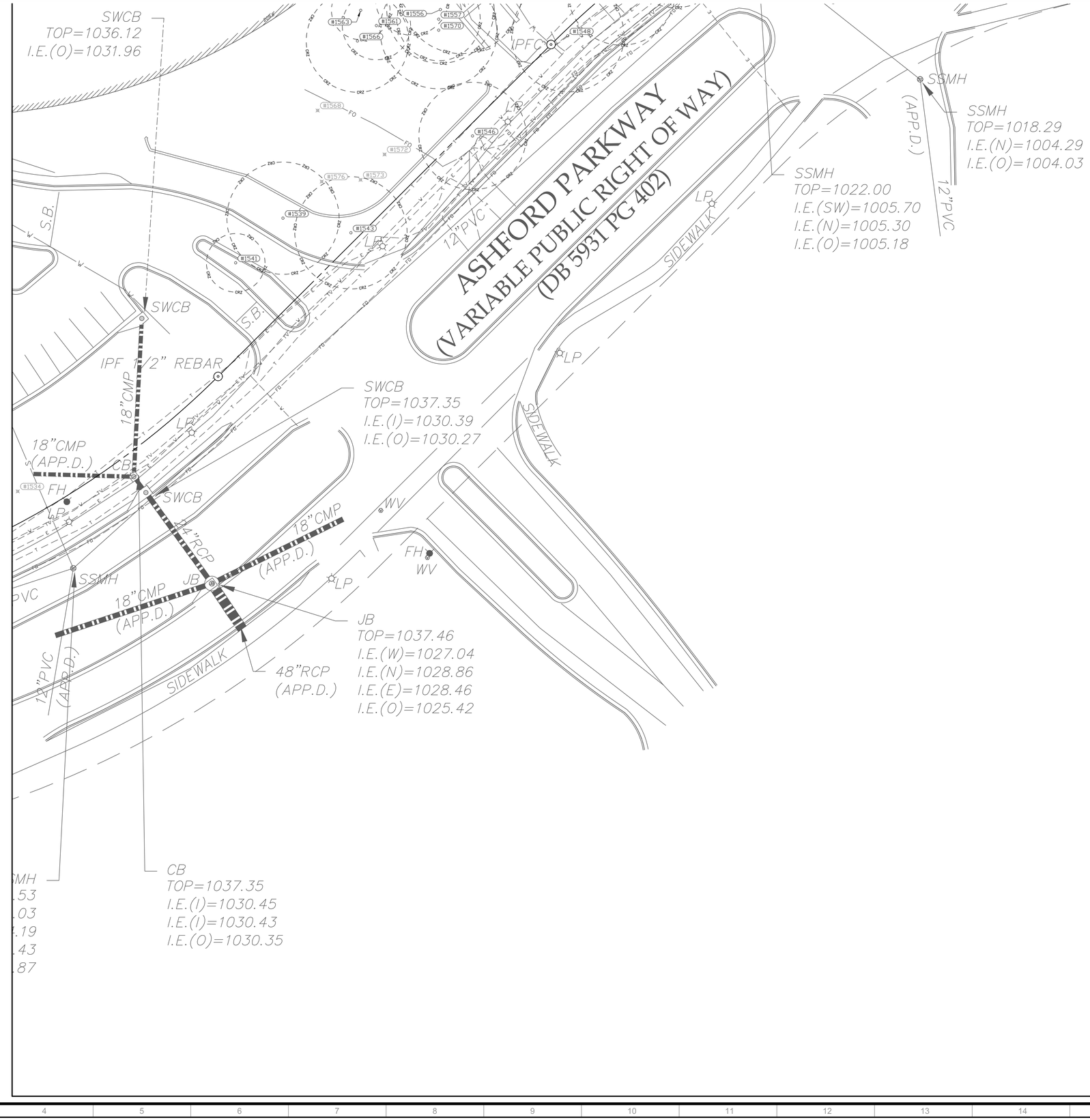

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
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TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S6
SHEET

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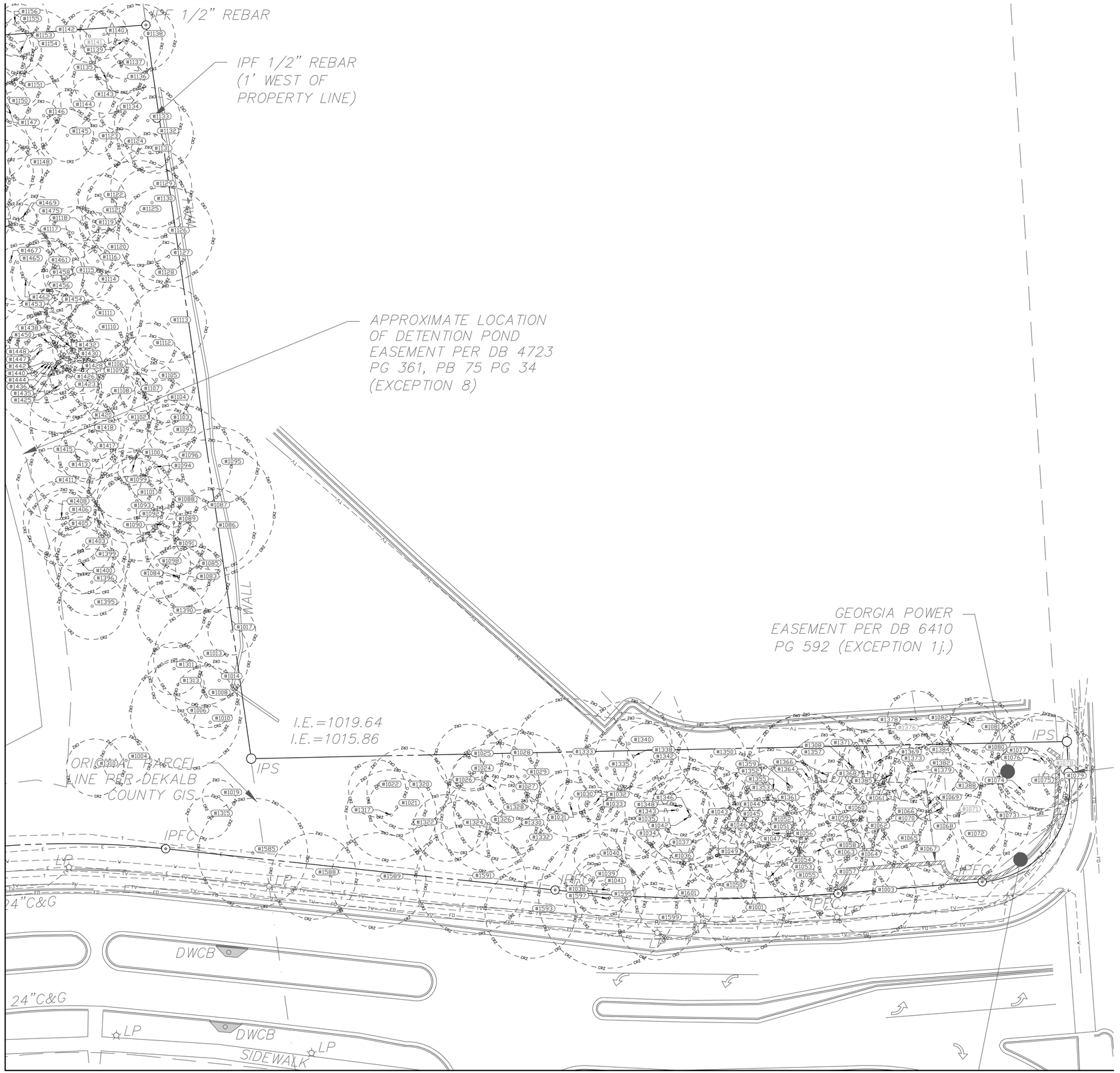

0 20 40 60

1" = 20'

TREE LEGEND

SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

NON SPECIMEN TREE

DENSITY TREE SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
   HORIZONTAL - TRIMBLE DA2 SERIES

P: (770) 451-2741 F: (770) 451-3915
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A

GRID NORTH
GEORGIA WEST ZONE

S7
SHEET

J:\2025\25002.01A\RoadZone\CAD\25002.01A - RZ - TREES.dwg - JMahoney - 5/5/2026 2:04 PM

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Know what's **below.** **Call** before you dig.

ALTA/NSPS LAND TITLE SURVEY FOR ASHTON WOODS

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 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. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0012K, PANEL 12 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JULY 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 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 PROPERTY DESCRIBED HERE ON (THE PROPERTY) IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 34220.11 WITH AN EFFECTIVE DATE OF MARCH 5, 2025, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO ASHWOOD PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. NO ABOVE-GROUND UTILITIES WERE OBSERVED WHICH ARE NOT REFLECTED ON THE SURVEY.

11. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.

12. NO GAPS OR GORES EXIST BETWEEN TRACT 1 AND TRACT 2 OR BETWEEN THE PROPERTY AND ASHWOOD PARKWAY.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY OF 1200 ASHWOOD PARKWAY, DATED 7/22/2024, LAST REVISED 7/22/2024, SURVEY COORDINATED BY GRS GROUP, AN NV5 COMPANY, SURVEY PREPARED BY EARTHPRO LAND SURVEYING, SIGNED AND SEALED BY GARY S. HARVIN, JR., REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3105.
2. WETLANDS AND STATE WATERS INSPECTION REPORT, DATED AUGUST 27, 2025, PREPARED BY SAILORS ENGINEERING ASSOCIATES, INC., PREPARED FOR MR. NATE WELCH, EAH ACQUISITIONS, LLC.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS OF THE SURVEYED PROPERTY: 1200 ASHWOOD PARKWAY, DUNWOODY, GEORGIA 30338

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 11.635 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS: .

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

Date of Map or Plat: 04/07/2026

LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 88.00 feet, having a radius of 378.34 feet, being subtended by a chord bearing of S51°43'23"W, and a chord length of 87.80 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 506,840 square feet or 11.635 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; thence leaving said northerly right of way and proceed N07°03'08"W a distance of 384.30 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 118,907 square feet or 2.730 acres.

SITE MAP (NTS)

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 349 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way); thence along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence continue along said northerly right of way the following courses and distances: along a curve turning to the left with an arc length of 88.00 feet, having a radius of 378.34 feet, being subtended by a chord bearing of S51°43'23"W, and a chord length of 87.80 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence S07°03'08"E a distance of 384.30 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 387,933 square feet or 8.906 acres.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,804 FEET.

To ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 9, 10, 11b, 13, 14, 16 & 17 of Table A thereof. The field work was completed on: 04/07/2026

Date of Map or Plat: 04/07/2026

_____
Surveyor's Signature

MICHAEL C. SANFORD
Printed name

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(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
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ALTA/NSPS LAND TITLE SURVEY
FOR
ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH
DEKALB COUNTY GEORGIA

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25
0 25 50 100

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TITLE EXCEPTIONS

First American Title Insurance Company's Commitment number 34200.11 with an effective date of March 5, 2025, 2025 was used in the preparation of this survey and the listed exceptions are as follows:

11. Matters shown on that Survey for Laing Properties, Inc., et al., Prepared by Watts & Bowning, dated February 23, 1983, and recorded at Plat Book 75, Page 34, Dekalb County, Georgia Records.
Comment: Affects subject property, as easements shown on survey.
12. Easement from H.J. Wilson dated October 12, 1934, and recorded at Deed Book 408, Page 407, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
13. Easement from S.T. Spruill dated February 1, 1946, and recorded at Deed Book 646, Page 271, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 350.
14. Easement from Grace E. Morris dated September 9, 1948, and recorded at Deed Book 743, Page 368, Dekalb County, Georgia Records.
Comment: Does not affect subject property, said property located in Land Lots 349 and 350.
15. Easement from H.J. Wilson dated December 20, 1949, and recorded at Deed Book 800, Page 134, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
16. Easement from E.N. O'Beirne dated July 17, 1961, and recorded at Deed Book 1600, Page 330, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
17. Sewer Easement from S.T. Spruill dated March 10, 1963, and recorded at Deed Book 1753, Page 568, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague and not plottable. Said sewer easement to DeKalb affects land in Land Lot 350, which is only a small portion of the subject Property, blanket in nature.
18. Easement from James B. Williams to Garrick McGaughey, dated October 2, 1963, recorded in Deed Book 1814, page 304, aforesaid records; as corrected at Deed Book 1840, page 329, aforesaid records.

Comment: Does not affect subject property, the easement has expired.
19. Easements contained in that Judgment of Court, styled Georgia Power Company vs S.T. Spruill, et al., filed for record May 5, 1971, and recorded at Deed Book 2640, Page 680, and in Deed Book 2640, Page 686 Dekalb County, Georgia Records
Comment: Does not affect subject property.
20. Sewer Easement between Jim Cowart & Associates, Inc., dated January 10, 1979 and recorded at Deed Book 3971, Page 82, Dekalb County, Georgia Records.
Comment: Does not affect the subject property.
21. Sewer Easement from Blue Cross and Blue Shield of Georgia to DeKalb County, dated March 12, 1979, recorded in Deed Book 4014, page 388, aforesaid records.
Comment: Does not affect the subject property.
22. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 1, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
23. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 4, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
24. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 9, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take
25. Declaration of Easements by Laing Properties, Inc., dated March 1, 1983, and recorded at Deed Book 4723, Page 361, Dekalb County, Georgia Records; as amended by that Amended and Restated Declaration of Protective Covenants for Ashwood – DeKalb County by and among Mony Life Insurance Company, a New York Corporation f/k/a The Mutual Life Insurance Company of New York, et al., dated February 17, 2004, and recorded in Deed Book 15821, Page 733, Dekalb County, Georgia Records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among APG 1200, LLC, et al., dated April 30, 2015, and recorded at Deed Book 25009, Page 53, aforesaid records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road Ashwood LLC, et al., dated June 5, 2017, and recorded at Deed Book 26303, Page 621, aforesaid records; as amended by First Amendment to Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, and recorded at Deed Book 28860, Page 503, aforesaid records.
Comment: Affects subject property. Other easements are blanket in nature
26. Easement Agreement by and between Laing Properties, Inc., and Marcasco Company Incorporated, dated March 1, 1983, and recorded at Deed Book 4723, Page 375, Dekalb County, Georgia Records; as affected by that Quitclaim Deed from Marcasco Company Incorporated to The Mutual Life Insurance Company of New York dated October 21, 1986, and recorded at Deed Book 5629, Page 543, aforesaid records.
NOTE: The instrument terminates the temporary access easement established in Section 1 of the former instrument.
Comment: Affects subject property and the Drainage Easement is shown on survey.

TITLE EXCEPTIONS – cont.

27. Dekalb County Sewer Easement between Laing Properties, Inc., and said county dated March 7, 1984, and recorded at Deed Book 4935, Page 329, Dekalb County, Georgia Records.
Comment: Affects subject property and is shown on survey.
28. Easement from The Mutual Life Insurance Company of New York dated March 21, 1984, and recorded at Deed Book 5001, Page 199, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
29. Easement from Ashwood Joint Venture dated September 13, 1984, and recorded at Deed Book 5285, Page 447, Dekalb County, Georgia Records.
Comment: Affects the subject property and the easement described on page 448 is shown hereon. The easement described on page 449 is vague and the affect on the subject property is uncertain.
30. Declaration of Driveway Easement by The Mutual Life Insurance Company of New York, dated January 25, 1986, recorded in Deed Book 5536, page 235, aforesaid records; as affected by that certain First Amendment to Declaration of Driveway Easement by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, recorded in Deed Book 28860, page 486, aforesaid records.
Comment: Does not affect subject property. Easement located on the south side of Ashwood Parkway.
31. Right of Way Deed from The Mutual Life Insurance Company of New York dated August 24, 1987, and recorded at Deed Book 5931, Page 402, Dekalb County, Georgia Records.
Comment: Affects subject property, as current right of way is shown on a survey.
32. Easement from The Mutual Life Insurance Company of New York dated April 3, 1989, and recorded at Deed Book 6410, Page 592, Dekalb County, Georgia Records.
Comment: Affects subject property, as shown on survey.
33. Easement from The Mutual Life Insurance Company of New York to Georgia Power Company, dated May 15, 1989, recorded in Deed Book 6446, page 606, aforesaid records.

Comment: Does not affect the subject property.

34. Right of Way Deed from The Mutual Life Insurance Company of New York dated December 12, 1997, and recorded at Deed Book 9974, Page 351, Dekalb County, Georgia Records.
Comment: Affects subject property, blanket in nature.
35. Sign Easement Agreement by and between The Mutual Life Insurance Company of New York and Centre Acquisitions, LLC, dated November 12, 1998, and recorded at Deed Book 10309, Page 46, Dekalb County, Georgia Records; as amended by First Amendment to Sign Easement Agreement by and between Mony Life Insurance Company, and HPT IHG Properties Trust dated as of September 16, 2003, and recorded at Deed Book 15034, Page 288, aforesaid records.
Comment: Does not affect subject property.
36. Signage Easement between Transwestern/Mony Ashwood 900, LLC, and Mony Life Insurance Company dated September 16, 2003, and recorded at Deed Book 15034, Page 308, Dekalb County, Georgia Records.
Comment: Affects subject property. Approximate location is shown on survey.
37. Easement from APG 1200, LLC to BellSouth Telecommunications, LLC d/b/a AT&T Georgia, dated August 28, 2013, and recorded at Deed Book 24014, Page 312, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Easement located west of subject property.

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Planners & Engineers Collaborative+
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ALTA/NSPS LAND TITLE SURVEY

FOR

ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 349, 350
DISTRICT 18TH

DEKALB COUNTY
GEORGIA

SHEET 2 OF 4

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25

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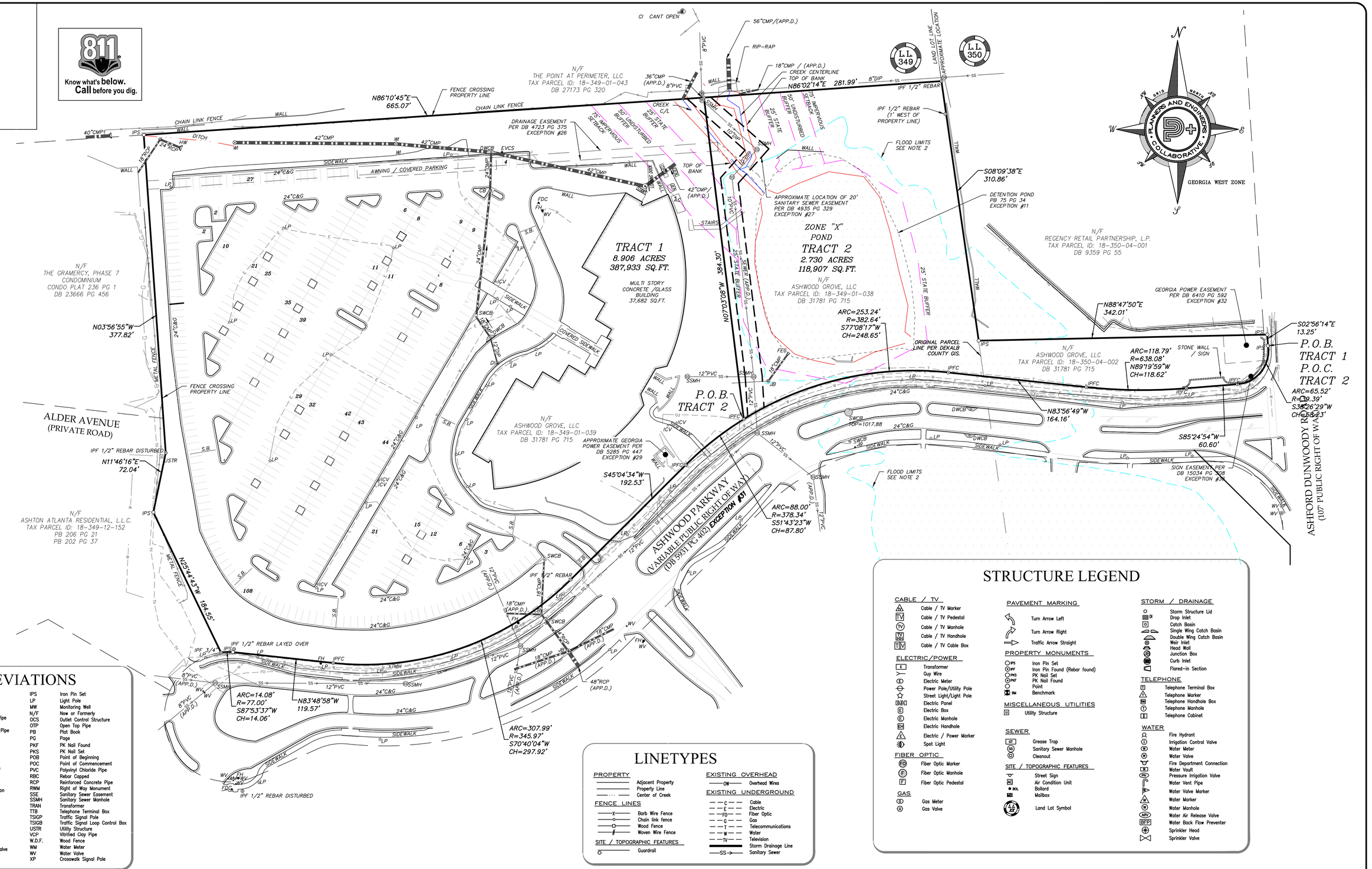

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
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
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS → Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
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- Electric Manhole
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- Spot Light

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- Street Sign
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STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
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- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

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- Telephone Manhole
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WATER
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- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
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- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
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LAND LOT(S) 349, 350
DISTRICT 18TH

DEKALB COUNTY GEORGIA

SHEET 3 OF 4
DRAWN BY: MS
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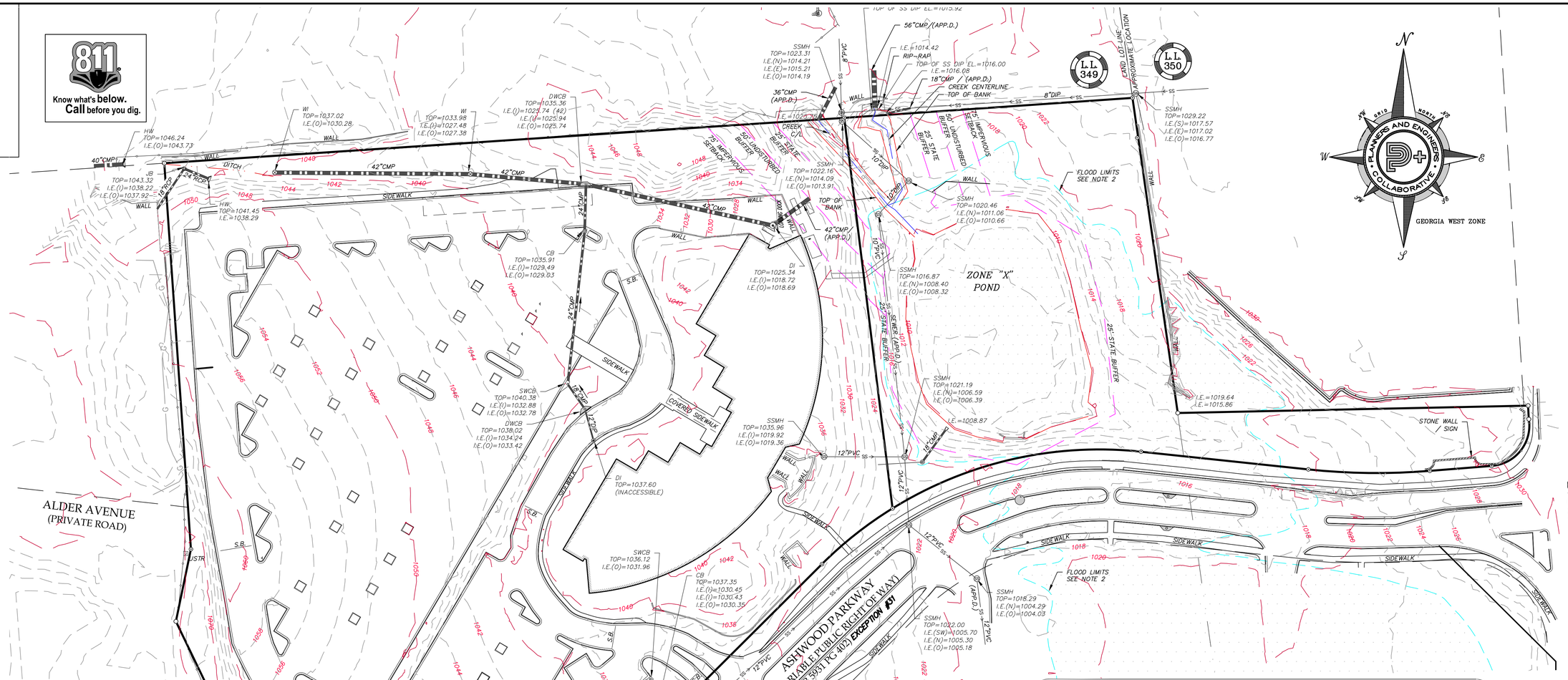

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April 28, 2026

Ashton Woods - Atlanta Division
3820 Mansell Road,
Suite 300,
Alpharetta, GA 30022

Re: 1200 Ashwood Parkway
City of Dunwoody, Dekalb County, Georgia 30338 (Parcel ID: 18 349 01 039)
Planners and Engineers Collaborative, Inc. Project No. 25002.01A

Dear Ingram,

A site visit was conducted by representatives from Planners and Engineers Collaborative, Inc. (PEC+) on April 16th, 2026, to verify the presence and location of jurisdictional streams, open waters and wetlands. The evaluation included online databases as well as a site visit to delineate and locate all aquatic features within the project area. This report summarizes the findings and future permitting considerations. The data collected is necessary documentation that would be required by the US Army Corps of Engineers for permitting falling under the 404 Clean Water Act.

Site Description
The project is located on tax parcel ***18 349 01 039*** in the City Dunwoody, Georgia. The 10.01 site is largely cleared and developed. There is currently an office building with a large parking lot onsite. The site is bordered by Ashwood Parkway to the south. Along the western and norther property lines, exist two separate multifamily developments, the northern appearing to have been constructed prior to 1993 and the western being constructed in 2007. Along the eastern property line is a commercial development that appears to have been constructed before 1999. Historical imagery has shown the existing development having existed on the property for the past 50 years.

The site contains two streams; none are currently named, one open water pond, and one ephemeral ditch. The two streams run from the center of the northern property line meet together and flow into a the open water pond. The ephemeral ditch is located on the northwestern edge of the property and feeds into an underwater piping system that connects with the stream IS-1.

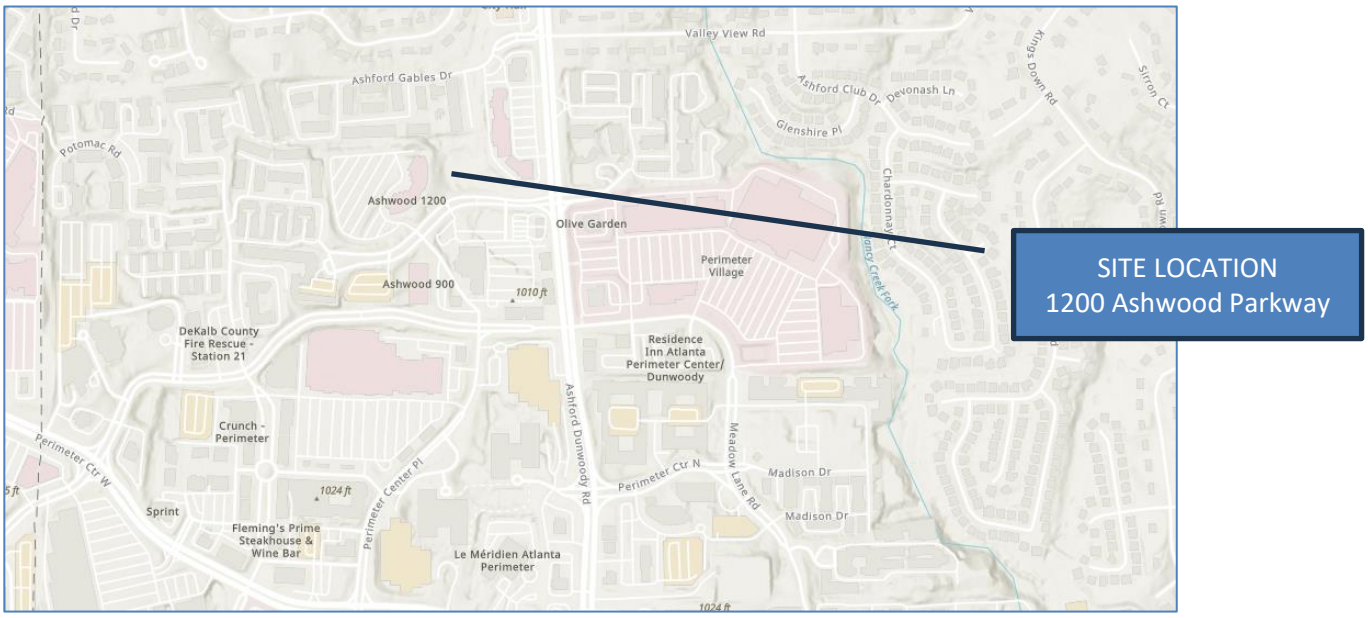


Figure 1 – Parcel Boundary (City of Dunwoody GIS)

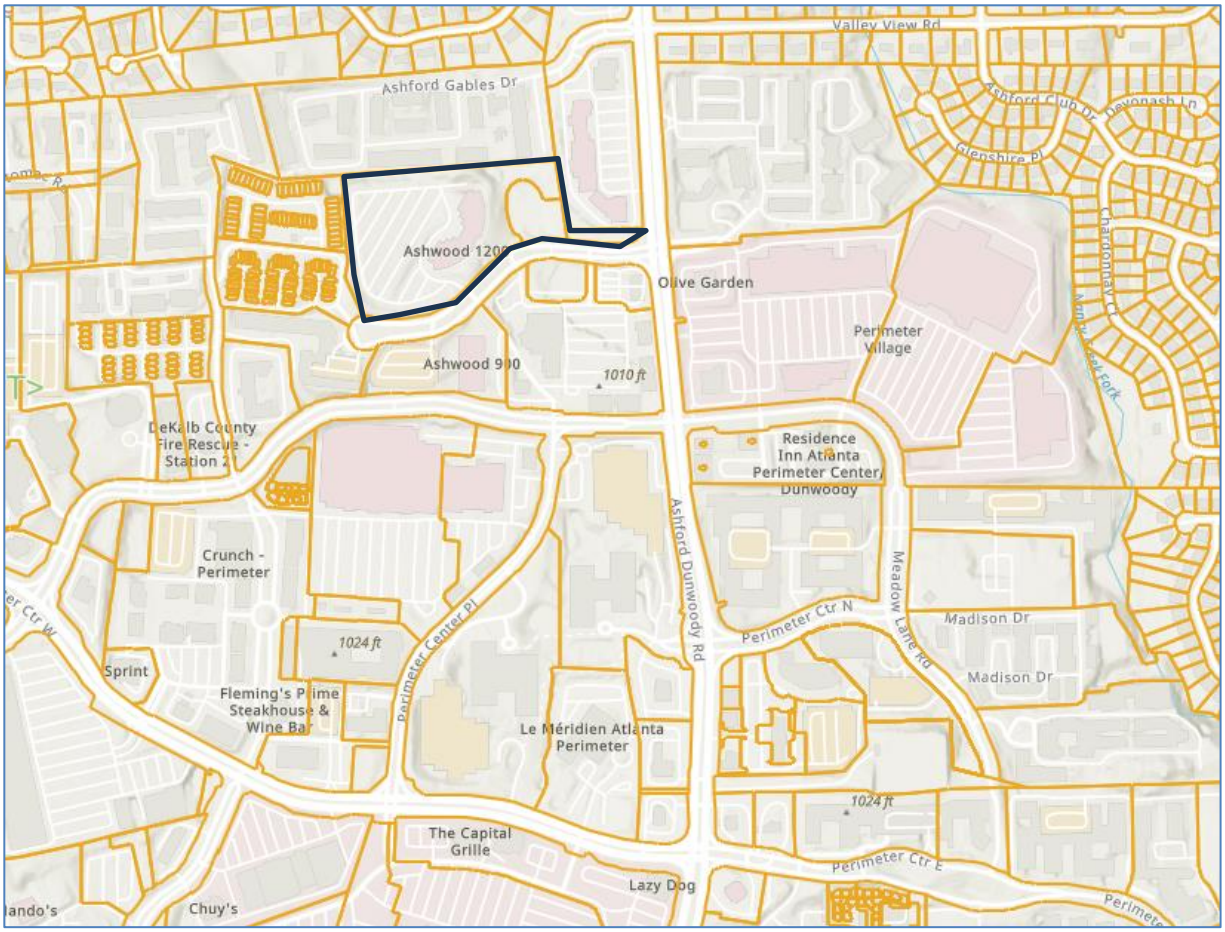


Figure 2 – Parcel View (City of Dunwoody GIS)

Figure 3 – FEMA Floodplain Map (Georgia DFIRM)

Figure 4 - Aerial Imagery ~1993 (Google)

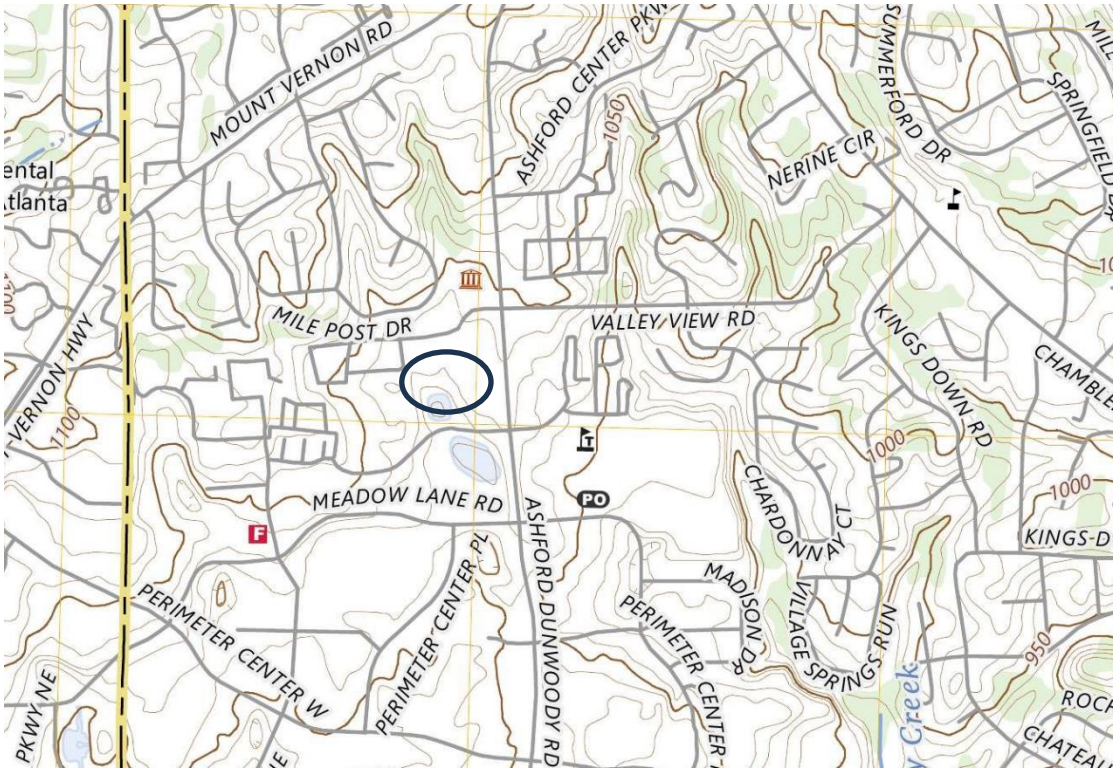


Figure 5 – Topography Map – 10’ Contours (USGS)

Aquatic Resources

PEC+ utilized the 1987 *Corps of Engineers Wetlands Delineation Manual* methodology to identify potential wetlands on the site. Streams were identified using the parameters described in the NCDWQ Stream ID version 4.11. Additional data collection will be necessary to obtain the submittal evidence required by the EPD and the USACE.

The following table is a list of jurisdictional features that PEC+ identified during the field investigation. See also the attached Delineation Survey.

FEATURE	TYPE	CLASSIFICATION	CODE	LENGTH (lf)	AREA (sf)	AREA (ac.)
IS-1	Intermittent stream 1	RIVERINE	R4SB3	172	1398	.0320
IS-2	Intermittent stream 2	RIVERINE	R4SB3	97	1030	.0236
ES-1	Ephemeral Ditch 1	NON-JURISDICTIONAL	R4SB6	65	308	.0071
OW-1	Open Water 1	PALUSTRINE	PUBH		30041	. 6896

Threatened and Endangered Species

One “Candidate” Threatened species was listed by the US FWS IPaC as potentially being affected by disturbance in the project location, the Monarch Butterfly (*Danaus plexippus*). Also, one “Candidate” Endangered Species is listed within the habitat range of the site, the Tricolor Bat. Also, two endangered species are listed within the habitat range of this site. One is a plant species Michaux’s Sumac (*Rhus Micauxii*), the other is a Bat, the Gray bat (*Myotis grisescens*). In addition, there is a listed “Experimental Population” listed as potentially occurring on the site, the Whooping Crane (*Grus americana*) This designation is strictly due to the geographic range of these species. No observations were made of these species during the site visits. No additional action is necessary at this time.

Permitting Considerations

USACE Permitting:

A nationwide permit (NWP) would be required for impacts to streams and wetlands associated with development. This permit authorizes impacts to Waters of the U.S. up to 0.5-acres. A pre-construction notification (PCN) would be required for any impacts to jurisdictional streams and wetlands. A compensatory mitigation plan is required for all impacts that are equal to or greater than 0.1 acre of wetlands and 0.01 acres of jurisdictional streams while stream disturbance is limited to 0.05 acres per project.

EPD Stream Buffer Variance:

Per the requirements of O.C.G.A. § 12-7-6(15), there is an established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. Encroachments within this buffer may require a variance from EPD. Road crossings are exempt from a variance, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees perpendicular to the stream.

LIA Stream Buffer Variance:
The City of Dunwoody is the Local Issuing Authority (LIA) for the project area. Section 16-78 (a) through (c) of the Code of the City of Dunwoody describes the additional city buffers placed on intermittent and perennial streams. Per section 16-78-(a) "Stream buffers are established along all perennial and intermittent streams in the city. These required stream buffers begin at the stream bank and extend 75 feet away from the stream.

Should you have any questions, please feel free to contact me at [redacted]
Sincerely,

Planners and Engineers Collaborative, Inc.

N. M. Schaap

Neil M. Schaap, P.E., CFM
Director of Water Resources

PEC+ | Planners & Engineers Collaborative+

Georgia East: 350 Research Court, Peachtree Corners, GA 30092
Georgia West: 900 Circle 75 Pkwy, Suite 760, Atlanta, GA 30339
Georgia South: 315 West Solomon Street, Suite 210, Griffin, GA 30223
Gulf Coast: 73 Eglin Parkway NE, Suite 110, Fort Walton Beach, FL 32548

Appendices:

App. 1: Aquatic Resource Map

App. 2: NWI Map

App. 3: USDA Soil Survey

App. 4: IPaC Report

App. 5: Site Photographs

App. 6: NCDWQ Stream Score

Picture 1: Intermittent Stream 1

Picture 2: Intermittent Stream 1

Picture 3: Intermittent 1

Picture 4: Intermittent 1

Picture 5: Intermittent Stream 2

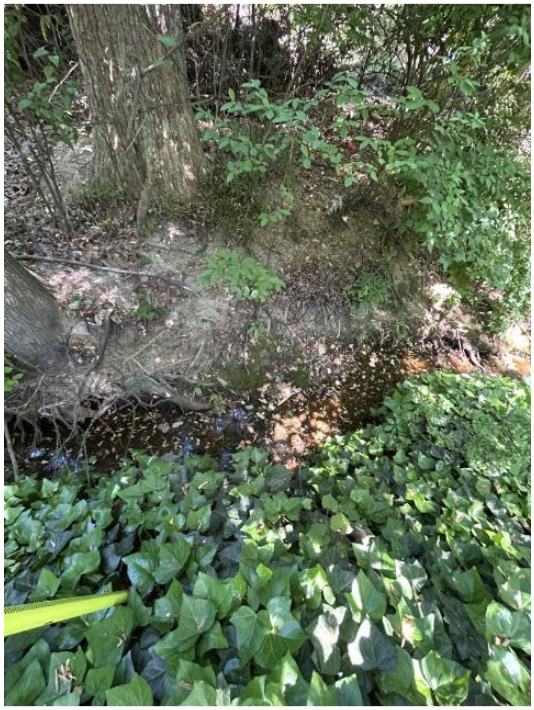
Picture 6: Intermittent Stream 2

Picture 7: Intermittent Stream 2

Picture 8: Intermittent Stream 2

Picture 9: Ephemeral Stream 1

Picture 10: Ephemeral Stream 1



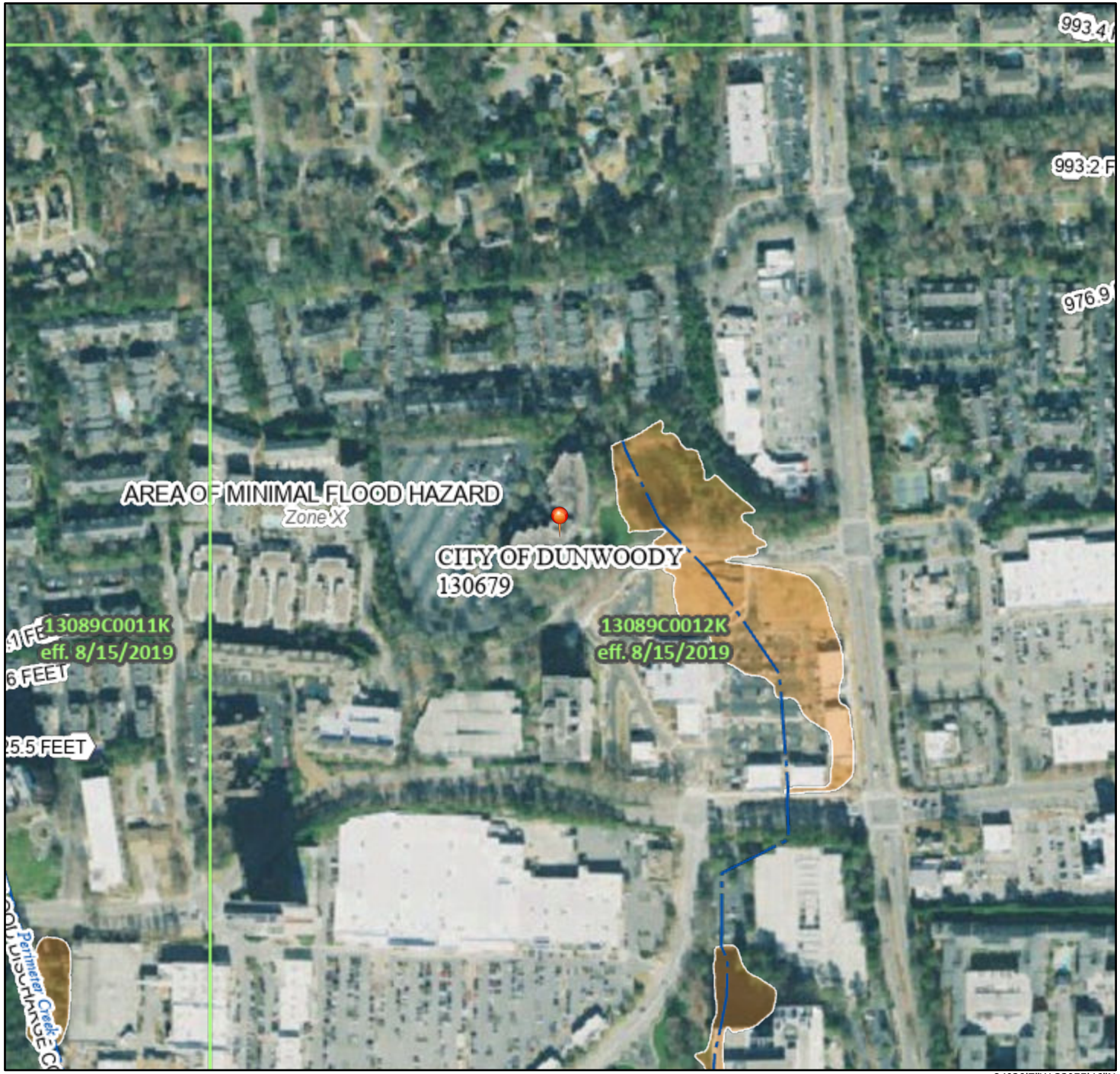
Picture 11: Ephemeral Stream 1

Picture 12: Ephemeral Stream 1

National Flood Hazard Layer FIRMette

FEMA

84°20'44"W 33°56'16"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

84°20'7"W 33°55'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/1/2026 at 7:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Search

Text Search | Map Search

Select Resource by: Point Tool

Click on a map selection tool icon below.

Distance Buffer: 300 feet

Point search requires a buffer - a fixed distance in all directions from the point representing the search area.

Identify Point By: (•) Address ( ) Longitude/Latitude

Address*: 1200 ashwood pkwy

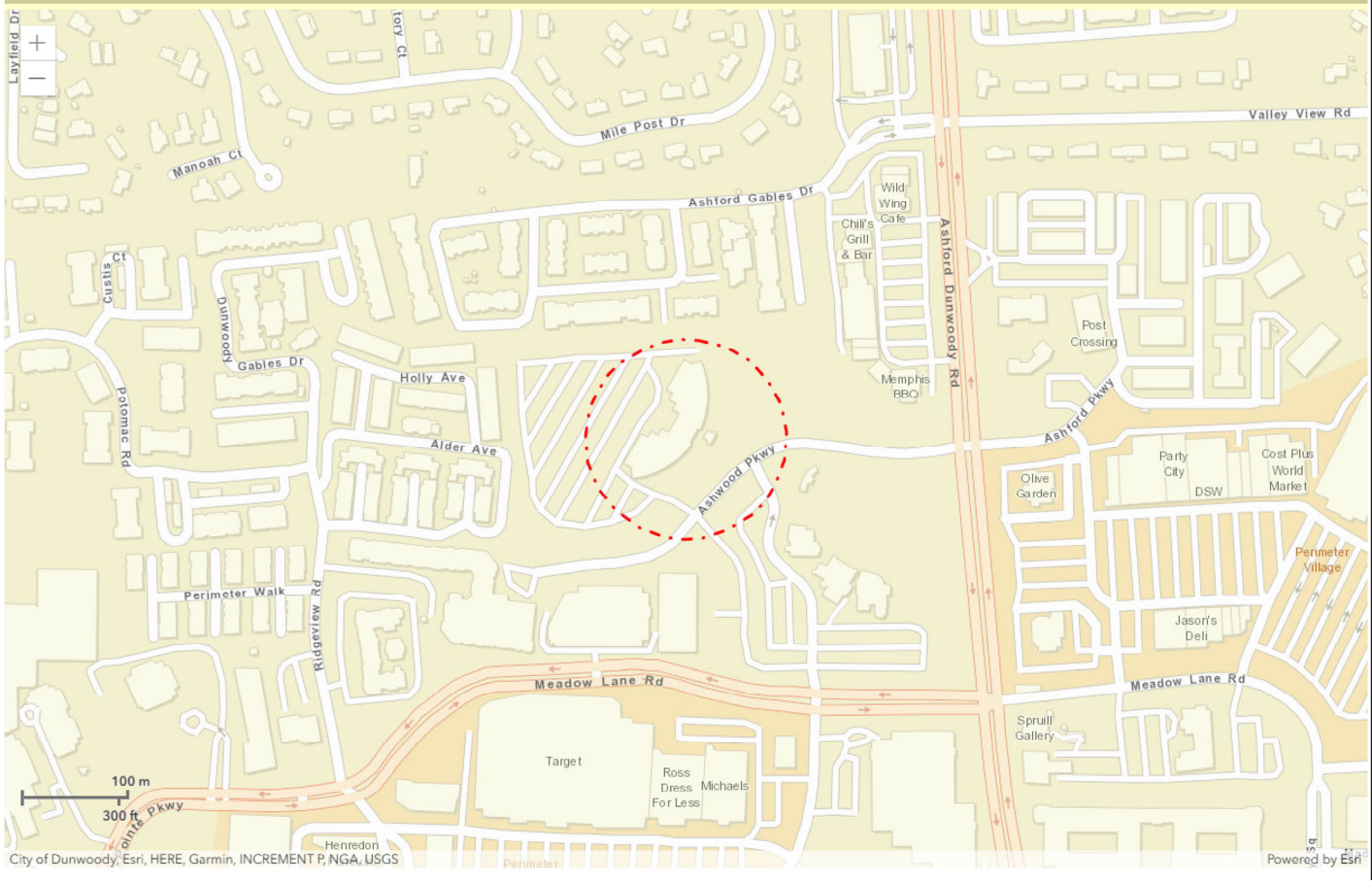
City*: dunwoody

Zip:

Search

Clear Search Results

Click the +/- zoom tool or use mouse to zoom into the map in the area of interest to display historic resource points.



U.S. Fish and Wildlife Service
National Wetlands Inventory

1200 Ashwood Pkwy Wetlands map

May 1, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

Reginald D. Wells, Director

DeKalb County
GEORGIA

Chief Executive Officer
Lorraine Cochran-Johnson

Board of Commissioners

District 1
Robert Patrick

District 2
Michelle Long Spears

District 3
Nicole Massiah

District 4
Chakira Johnson

District 5
Mereda Davis Johnson

District 6
Edward "Ted" Terry

District 7
LaDena Bolton

LETTER SHOWING SEWER CAPACITY

April 29, 2026

Attention: **Neil Schaap**
350 Research Ct. Ste. 200
Peachtree Corners, GA 30092

Re: 1200 Ashwood Pkwy.
1200 Ashwood Parkway
Dunwoody, GA 30338
Dist. LL 18-349
Private
Nancy Creek
Req:26033152

Dear Neil Schaap,

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location (the "Property"). **After evaluating the capacity request, it has been determined, based on the criteria set forth in DeKalb County's Modified Consent Decree (entered on September 22, 2021) and Section 4 of the incorporated Capacity Assurance Program (dated September 2021), that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and the accuracy of the information provided in the Sewer Capacity Evaluation Request, which provided anticipated capacity needs associated with the project. This approval is conditional upon the accuracy of the information provided in that request and is valid for two years from the date of this correspondence. If the requested connection has not been made at that time, a new request for capacity must be submitted for the County's review and approval.

In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – "Sewers and Sewerage Disposal." Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at sewercapacity@dekalbcountyga.gov.

Sincerely,

Zachary L. Williams

Executive Assistant/Chief Operating Officer

Kerry B. Williams

Deputy Director, Watershed Management

DeKalb County GEORGIA

2022 SEWER CAPACITY EVALUATION

Department of Watershed Management

Email request to: *sewercapacity@dekalbcountyga.gov*

Project Name:

Dekalb County AP # (if applicable):

Type of Development: Residential

Project Address: 1200 Ashwood Pkwy
Dunwoody, GA 30338

Land Lot & Parcel ID: LL:349 IDs:18-349-01-039

Estimated Month Flow Begins: (mm/yyyy) 12/2027

Replacing existing sewer customer? Yes ☒ No ☐
If yes, see calculations notes.

Total Peak Flow Requesting (gpd): 1,858

Sewershed: Nancy Creek

Average Daily Flow Requesting (gpd): 743

Intended Tie-in Manhole ID: 18-349-s076
See Additional Resources

Developer/ Owner Information

Company Name: Ashton Woods - Atlanta Division

Address: 3820 Mansell Road, Suite 300

Contact Name: Joe Ingram

City, State, Zip Code: Alpharetta, GA 30022

Phone Number [redacted]

Email Address: [redacted]

Engineer Information (if applicable)

Company Name: Planners & Engineers Collaborative

Address: 350 Research Ct Ste 200

Contact Name: Neil Schaap

City, State, Zip Code: Peachtree Corners, GA 30092

Phone Number [redacted]

Email Address: [redacted]

Please include the following items in your submittal package if applicable:

- ☒ Proposed Peak and Average Daily Flow **Calculation** based on attached guidelines (See Appendix - A)
- ☒ Detailed information about building use type(s) and unit counts for both proposed and existing uses, if applicable
- ☒ Requested flows greater than 500 GPD average daily flow should be sealed by a Professional Engineer
- ☒ If a new physical connection to the sewer is being proposed Geographical Information System (GIS) map clearly showing the proposed site(s) surrounding areas, and utilities. (See Page 3 for map request form)
- ☐ Proposed utility or site plan, if available
- ☐ Essential Services & Community Enhancement screener (optional - See Appendix B)

Name: NEIL SCHAAP

Date: 3/22/2022

Signed:

Seal: (if signed by Professional Engineer)

GEORGIA
REGISTERED
NO. 34209
PROFESSIONAL
ENGINEER
NEIL M. SCHAAP

Fill out all highlighted fields, sign form (electronically or scanned) and email to: sewercapacity@dekalbcountyga.gov

Additional Resources:

Water & sewer map request (manhole ID): https://survey123.arcgis.com/share/c496b791b4cd497994fb38da543444f1
Watershed GIS requests: dwm_gis@dekalbcountyga.gov
Capacity Assurance Program: https://www.dekalbcountyga.gov/watershed-management/capacity-assurance-program
Watershed Planning Docs: https://www.dekalbcountyga.gov/planning-and-sustainability/watershed-guides-checklists-and-calendars

1200 Ashwood Parkway										
Description	Unit Counts / Square Footage				Existing ADF (gpd)	Existing Peak Flow (gpd)	Proposed ADF Flow (gpd)	Proposed Peak Flow (gpd)	Net ADF Flow Req (gpd)	Net Peak Flow Req (gpd)
	Total Units/SF	1 bdrm	2 bdrm	3 bdrm						
Existing Office Building	198,431 SF	-	-	-	21,827	54,568	-	-	-21,827	-54,568
Proposed Apartments	122 Units	-	-	-	-	-	22,570	56,425	22,570	56,425

Remaining Available Flow -743 GPD -1,858 GPD

GEORGIA REGISTERED NO. 34209 PROFESSIONAL ENGINEER NEIL M. SCHAAP

3/27/2026

Sanitary Sewer Capacity Calculations

Residential Homes/Apartments: 185 GPD/Unit

1. Proposed Average Daily Flow Calculations:

122 Townhome Units

Residential

a. 1 Bedroom Units

0 Units x 185 GPD/Unit

= **0 GPD**

b. 2 Bedroom Units

0 Units x 185 GPD/Unit

= **0 GPD**

c. 3 Bedroom Units

122 Units x 185 GPD/Unit

= **22,570 GPD**

d. 4 Bedroom Units

0 Units x 185 GPD/Unit

= **0 GPD**

Proposed Average Daily Flow = 22,570 GPD 15.67 GPM

2. Proposed Peak Flow Calculations:

2.50 Peaking Factor

2.5 (minimum allowable PF)

22,570 GPD x 2.50

= **56,425 GPD**

Proposed Peak Flow = 56,425 GPD 2351.04 GPH

Sanitary Sewer Capacity Calculations

Office: 110 GPD/1,000 SF

1. Existing Average Daily Flow Calculations:

5 Story Office Building

Office

198,431 SF x 110 GPD/1000 SF

= 21,827 GPD = 15.16 GPM

Existing Average Daily Flow = 21,827 GPD

2. Existing Peak Flow Calculations:

2.50 Peaking Factor

2.5 (minimum allowable PF)

21,827 GPD x 2.50

= 54,568 GPD

Existing Peak Flow = 54,568 GPD = 2273.67 GPH

1200 Ashwood Pkwy, Atlanta, GA, 30338

3/25/2026, 10:17:27 AM

1:3,681

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

ESRI World Address and Place Search

Manholes
- DEKALB
- PRIVATE
- Cleanout

Sewers
- DEKALB
- PRIVATE
- Laterals
- Creek Crossings

Hydrant

Water Fittings
- 22 Bend
- 45 Bend
- 90 Bend
- Plug
- Reducer

Water Valve
- Tap Sleeve
- Tee
- Valve
- WML
- Water Mains
- Water Pump
- Pond

Structure
- Catch Basin
- Headwall
- Drop Inlet
- Intersection
- Plain Pipe End
- Manhole
- Junction Box
- Flume
- Control Structure
- Bridge
- Trench Drain
- Stand Pipe
- Spillway
- Grate
- Water Quality
- Common Concrete
- Drain
- Outlet Control Structure

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DeKalb County
GEORGIA

DEKALB COUNTY, GEORGIA
DEPARTMENT OF WATERSHED MANAGEMENT
CAPACITY ANALYSIS

1200 Ashwood Parkway

Request Date: 3/30/2026

Request Closing Date: 4/6/2026

1		Property Name	1200 Ashwood Parkway	
2		Property Address	1200 Ashwood Parkway, Dunwoody, Ga. 30338	
3		Sub-Model Area	Nancy Creek (NC)	
4		Proposed Property Tie-in Manhole ID(s)	18-349-s076	
5		Net Prop. Daily Ave. Flow from Property	743.20 GPD	
		Net Prop. Peak Flow from Property	1,858.00 GPD	
6		Net Prop. Peak Flow from Property <= 50% capacity of downstream receiving sewer assets?		**Yes**
7		Downtream Capacity-Related PFL Locations and SSO Analysis indicates adequate capacity?		**Yes**
	a	Have downstream capacity-related PFL locations, if any, been adequately fixed and verified by the County per the requirements of CAP Section 4.5.2?	Yes	
	b	Have downstream capacity-related SSO locations (excluding those caused by severe natural conditions), if any, been adequately fixed and verified by the County per the requirements of CAP Section 4.5.2?	Yes	
8		Collection System Capacity Analysis indicates adequate capacity?		**Yes**
	a	Hydraulic Model Capacity Check: CAP Section 4.2 (Collection System Capacity Definition): Does the dynamic model simulation of a 2 year, 24-hour design storm 1-hour peak flow indicate that flow is less than pipe capacity and depth of flow is less than top of pipe for all downstream gravity pipes as required by CAP Section 4.2?	No	
	b	Hydraulic Model Capacity Check: CAP Section 4.5 (New Connection Conditions): Does the dynamic model simulation of a 2 year, 24-hour design storm 1-hour peak flow indicate that depth of flow is less than 2 feet from ground surface for all downstream gravity pipes (or for pipes within 350 feet of certain aerial crossings, that depth of flow is less than 2 feet from manhole rim) as required by CAP Section 4.5?	Yes	
9		Transmission System Capacity Analysis - CAP Section 4.3 Do downstream lift stations have capacity to transmit a 2 year, 24-hour design storm 1-hour peak flow with the largest pump out of service as required by CAP Section 4.3?		**N/A**
10		Wastewater Treatment Facility (WWTF) Capacity Analysis - CAP Section 4.4 Does the downstream WWTF have the capacity as required by CAP Section 4.4 to treat the proposed flow plus existing flow without being in "non-compliance" for quarterly reporting as defined in 40 CFR Part 123.45, Appendix A in cases where proposed flow is treated by a DeKalb WWTF?		**N/A**
11		Intergovernmental Agreement Requirements Does the existing flow plus proposed flow remain within the limits contained in Interjurisdictional Agreements in cases where proposed flow discharges to other wastewater utilities?		**Yes**
12		Comments:		
13			Hydraulic Modeler Initial	LTN

By signing below, I certify that the determinations included herein were reached through application of and in compliance with the Modification to the Consent Decree (MCD) (entered 9/22/2021), including the requirements of the Capacity Assurance Program (CAP) (attached as Appendix D to the MCD).

Name: Kerry Williams, P.E., PMP
Title: Deputy Director
Date: April 30, 2026

GEORGIA REGISTERED No. PE027946 PROFESSIONAL ENGINEER KERRY WILLIAMS

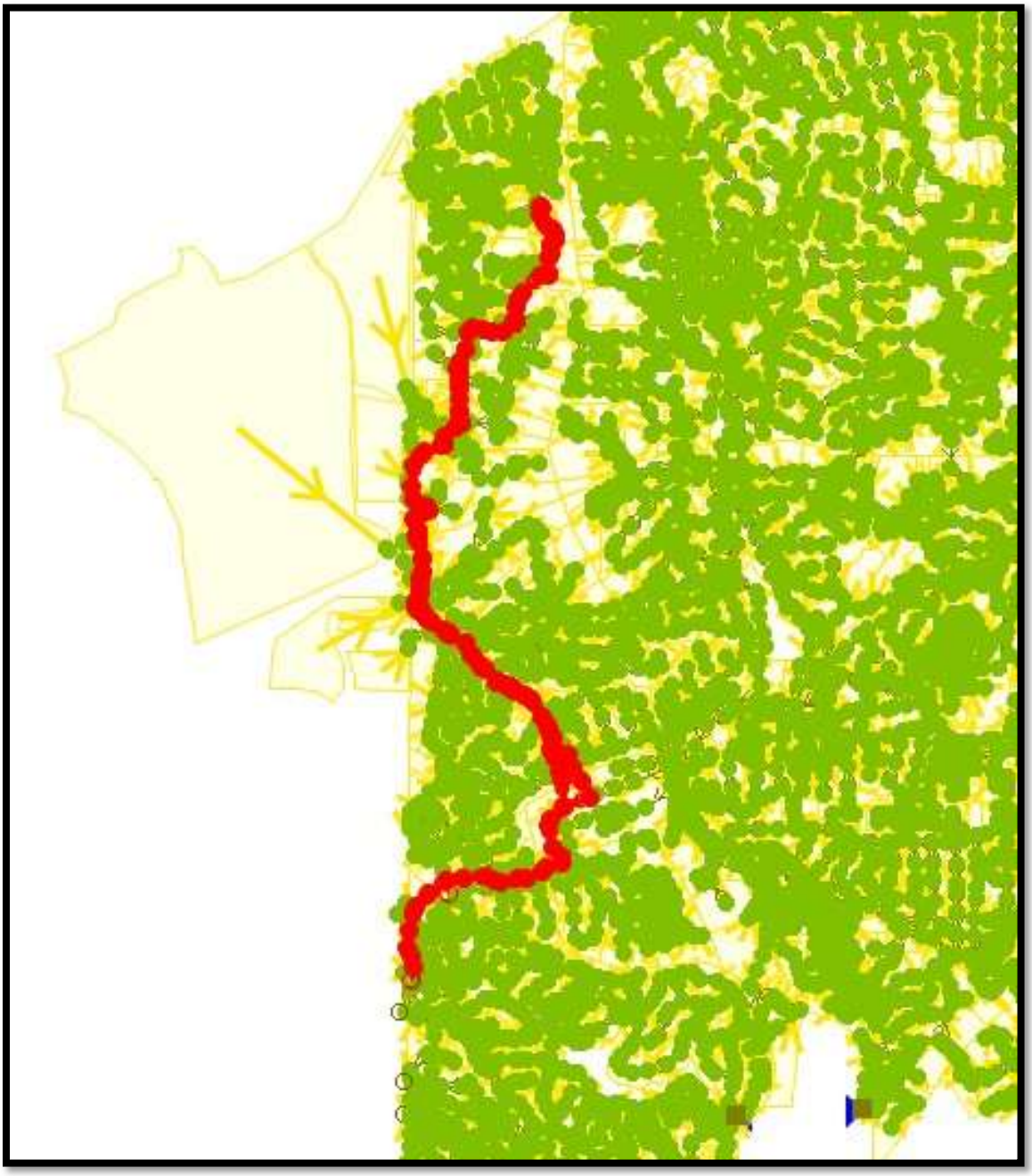
Sewer Capacity Request Evaluation# 26033235

Proposed Tie-in Manhole: 18-349-s076

Address: 1200 Ashwood Parkway, Dunwoody, Ga. 30338

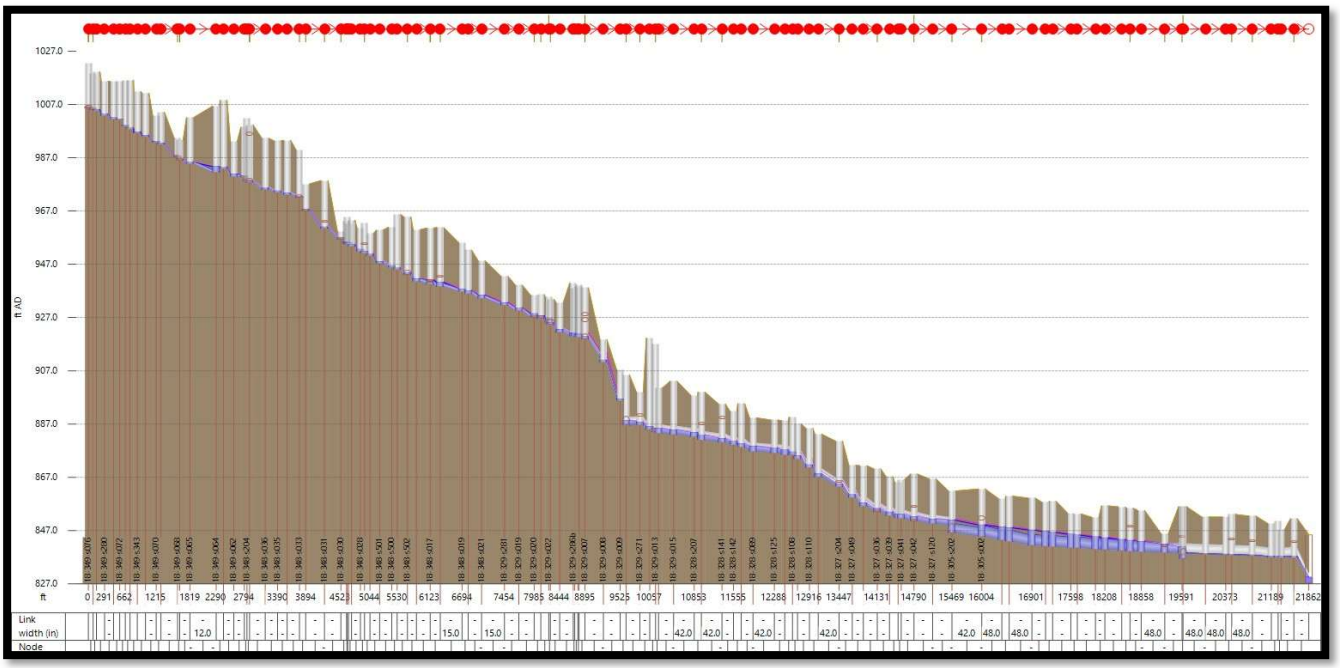
Hydraulic Model Run: NANCY_WWF_2yr24hr_Capacity Assessment_SCE_ 4/3/2026

Notes: All pending peak flow has been added with peak flow = 2.5 * Average Daily Flow.

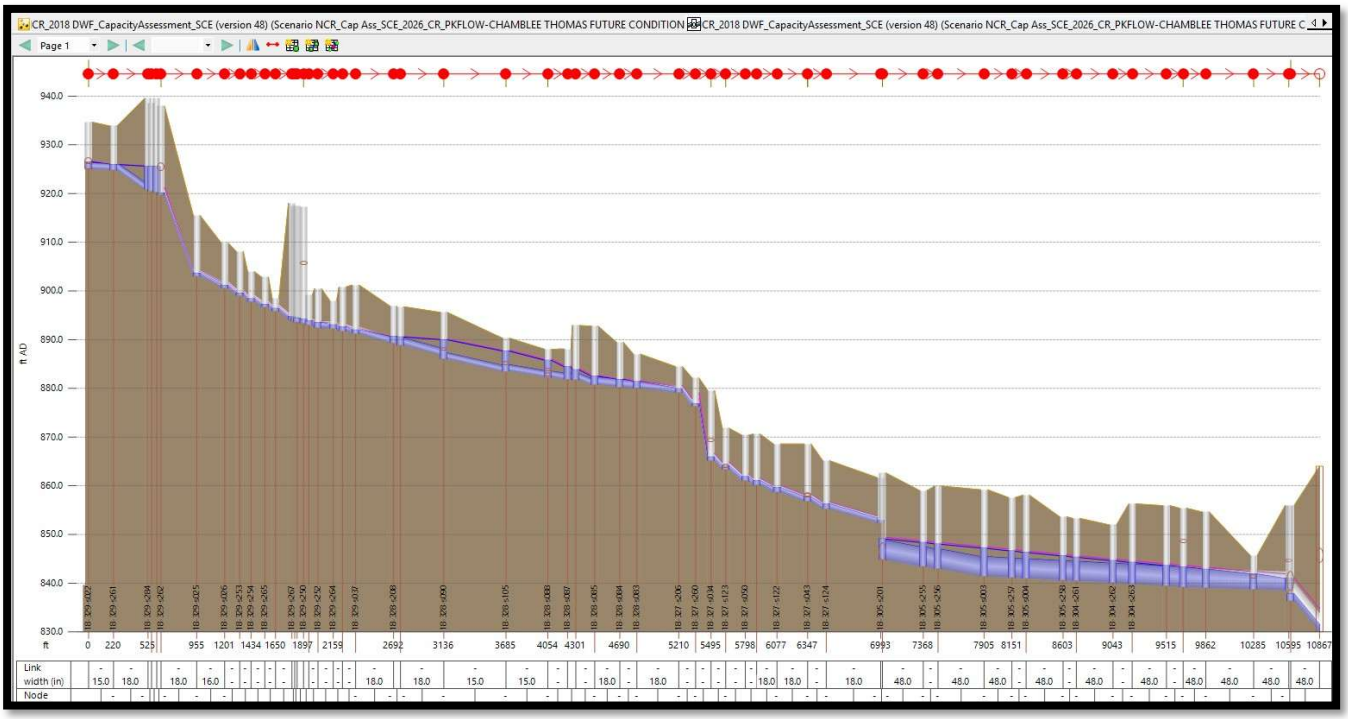


Sewer Capacity Request Evaluation# 26033235

Hydraulic profile downstream of proposed tie-in manhole shown below. Multiple locations where flow depth exceeded top of pipe.



The image below is of the alternate flow path downstream of the split at manhole 18-329-s022 and 18-304-s125.



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4.	SAMUEL ESSON JONAH JR SPECIAL 4722 CYPRESS COMMONS ATLANTA GA 30338			
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2.	MCCUTCHEN THOMAS W 4691 DOGWOOD ALY # 604 ATLANTA GA 30338			
3.	SMITH LEZLY S 4693 DOGWOOD ALY DUNWOODY GA 30338			
4.	VORREY NAGESHWARRAO 4695 DOGWOOD ALY DUNWOODY GA 30338			
5.	BELL COREY 4697 DOGWOOD ALY DUNWOODY GA 30338			
6.	SPELLS RONALD LAMAR JR 4699 DOGWOOD ALY ATLANTA GA 30338			

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2.	WEISSMAN LEE 4686 DOGWOOD ALY DUNWOODY GA 30338			
3.	BYRUM JOHN 1049 RIVERBEND CLB ATLANTA GA 30339			
4.	VAN DRIEL MARC 4647 MAGNOLIA CMNS DUNWOODY GA 30338			
5.	SPRAGG ANDREW 4649 MAGNOLIA CMNS # 302 ALPHARETTA GA 30022			
6.	GERMANO KELLEY M 4651 MAGNOLIA CMNS ATLANTA GA 30338			

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2.	BONILLA MARISOL 4641 PUTNAM DR PLANO TX 75024			
3.	CHAN MICHELLE WEI CHENG 4710 DOGWOOD ALY ATLANTA GA 30338			
4.	ZANDIEH ABDOL R 4708 DOGWOOD ALY DUNWOODY GA 30338			
5.	STANFORD LESLIE 4706 DOGWOOD ALLEY # 503 ATLANTA GA 30338			
6.	AGRAWAL SUMIT 3910 GRIFFIN TRAIL WAY CUMMING GA 30041			

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3.		BARNARD BRIAN W 1342 MILE POST DR DUNWOODY GA 30338			
4.		YARAHUAN JULIA KW 1350 MILE POST DR DUNWOODY GA 30338			
5.		D N G REVOCABLE TRUST 1358 MILE POST DR DUNWOODY GA 30338			
6.		KULICH ROMAN T REVOCABLE TRUST 1071 MANOAH CT DUNWOODY GA 30338			

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2.	SOLAN RAHUL 4672 MAGNOLIA CMNS ATLANTA GA 30338			
3.	MANYAM NAGAVARDHAN 3549 WATERS RUN DR ALPHARETTA GA 30022			
4.	LEE EUNIM 4668 MAGNOLIA CMNS DUNWOODY GA 30338			
5.	ALAO FATIMAH 4666 MAGNOLIA CMNS UNIT 01 ATLANTA GA 30338			
6.	RATNA SHRI KANTHI BUDHA RADHA 4664 MAGNOLIA CMNS DUNWOODY GA 30338			

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2.	KIM YOO MEE 5037 VERNON OAKS DR ATLANTA GA 30338			
3.	YAO QIMIN 4656 MAGNOLIA CMNS ATLANTA GA 30338			
4.	KIANIAN BEHROUZ 4654 MAGNOLIA CMNS DUNWOODY GA 30338			
5.	BOWLING REBECCA K 4652 MAGNOLIA CMNS # 104 DUNWOODY GA 30338			
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4.	STOKES TONYA 1250 MILE POST DR ATLANTA GA 30338			
5.	COOK JEFFREY 1258 MILE POST DR DUNWOODY GA 30338			
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2.	COOK ZACKARY 212 PERIMETER WALK DUNWOODY GA 30338			
3.	KSHIRSAGAR ASHISH 222 PERIMETER WALK DUNWOODY GA 30338			
4.	SHAPIRA ALEXANDER 4753 VERMACK RDG DUNWOODY GA 30338			
5.	KUPKOVITS ROBERT 242 PERIMETER WALK DUNWOODY GA 30338			
6.	PARTINGTON MEGAN 300 PERIMETER WALK ATLANTA GA 30338			

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2.	LBERT ABAYE 1100 HOLLY AVE DUNWOODY GA 30338			
3.	CAMPBELL MASHANDA 1104 HOLLY AVE UNIT 12 DUNWOODY GA 30338			
4.	RAY RHONDA L 1108 HOLLY AVE DUNWOODY GA 30338			
5.	SHOAF TOVAR ADAM 1112 HOLLY AVE DUNWOODY GA 30338			
6.	PATEL NIRBHAY G 1116 HOLLY AVE DUNWOODY GA 30338			

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3.	FRANSLAY JOHNY 4657 MAGNOLIA COMMONS DUNWOODY GA 30338			
4.	SOHANI ALI H 4659 MAGNOLIA CMNS ATLANTA GA 30338			
5.	RAI PARLTOSH 4661 MAGNOLIA CMNS ATLANTA GA 30338			
6.	BALL KEVIN 4676 MAGNOLIA CMNS UNIT 207 DUNWOODY GA 30338			

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	KANG SOHI 6394 Lucent Ln ATLANTA GA 30328			
2.	PAUCKE JENNIFER 4740 CYPRESS CMNS ATLANTA GA 30338			
3.	PATEL MARMIK VIJAYKUMAR 5830 STOW DR TUCKER GA 30084			
4.	SEDEVIE ALEXANDRA 4736 CYPRESS CMNS DUNWOODY GA 30338			
5.	RAR HOME INVESTMENTS LLC 4551 DEVONSHIRE RD DUNWOODY GA 30338			
6.	JARVIS TODD E 4730 CYPRESS CMNS DUNWOODY GA 30338			

PS Form **3665**, December 2024 (Page ___ of ___) PSN 7530-17-000-5549

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6
	Postmaster, per *(name of receiving employee)*	

PEACHTREE CORNERS-NORCROSS GA 30092 USPS APR 03 2026

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
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AMOUNT
$4.20
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	BLOCK ROBERT M JR 1124 HOLLY AVE DUNWOODY GA 30338			
2.	BHAKTA AMIT 1128 HOLLY AVE DUNWOODY GA 30338			
3.	CAUSEY EAMON G 1132 HOLLY AVE DUNWOODY GA 30338			
4.	BOWMAN JANICE L 1136 HOLLY AVE UNIT 19 DUNWOODY GA 30338			
5.	MACK FAMILY TRUST 1140 HOLLY AVE DUNWOODY GA 30338			
6.	LAWRENCE KEITH D 1144 HOLLY AVE UNIT 21 DUNWOODY GA 30338			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Aff Pos
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	APR 03 2026 PEACHTREE CORNERS GA 30092 USPS	

Postmaster, per *(name of receiving employee)*

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PEACHTREE CORNERS, GA
30092
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	GARRISON KEITH M 4561 OLDE PERIMETER WAY # 1805 ATLANTA GA 30346			
2.	BALLESTEROS 2005 TRUST 4561 OLD PERIMETER WAY STE 1809 ATLANTA GA 30346			
3.	RODGERS BERYL 4561 OLDE PERIMETER WAY # 1810 ATLANTA GA 30346			
4.	KANAGAVEL SENTHIL RAJIV 4561 OLDE PERIMETER WAY UNIT 1901 DUNWOODY GA 30346			
5.	PYVAND KAMBIZ ARJMAND 4561 OLDE PERIMETER WAY # 1903 ATLANTA GA 30346			
6.	YUN BONG KWON 4561 OLDE PERIMETER WAY # 1907 ATLANTA GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	A P
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS, GA 30092 APR 03 2026 USPS	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14 0000
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	LIM ESTHER H 4561 OLDE PERIMETER WAY # 1110 ATLANTA GA 30346			
2.	ZALKOW LEON HARRY 4561 OLDE PERIMETER WAY # 1201 ATLANTA GA 30346			
3.	PATEL DEEPAK 4561 OLDE PERIMETER WAY # 1203 ATLANTA GA 30346			
4.	SUBBARAYAN CHITRA 4561 PERIMETER WAY UNIT 1205 ATLANTA GA 30346			
5	LI DUO 4561 OLDE PERIMETER WAY # 1207 DUNWOODY GA 30346			
6.	MANHATTAN 1209 LLC 1637 KINSMON LN MARIETTA GA 30062			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp or Postn
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NA GA APR 03 2026 30092 USPS	UNITED STATES POSTAL SERVICE® 0000
	Postmaster, per *(name of receiving employee)*		

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	KENNEDY TALBOT WINN IRRV TR 4561 OLDE PERIMETER WAY # 1210 ATLANTA GA 30346			
2.	COBB THOMAS A 4561 OLDE PERIMETER WAY 1401 ATLANTA GA 30346			
3.	REZAEIFARD GELAREH 9015 OLD SOUTHWICK PASS ALPHARETTA GA 30022			
4.	INNER CITY RESTORATIONS LLC 98 40 57TH ST # 6 C CORONA NY 11368			
5.	KARIM ABDUL 1815 WINDSONG TRL MERRITT ISLAND FL 32952			
6.	BAKER CAROLE 4561 OLDE PERIMETER WAY ATLANTA GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NO APR 03 2026 30092 USPS GA	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	PIRKLE SHERRY 4641 VILLAGE DR ATLANTA GA 30338			
2.	GONZALEZ CARLOS 4876 WINDHAVEN CT DUNWOODY GA 30338			
3.	WANG AND WU FAMILY TRUST 10381 BRET AVE CUPERTINO CA 95014			
4.	PETRUS KATHLEEN 4561 OLDE PERIMETER WAY # 1603 ATLANTA GA 30346			
5.	DURHAM BRYCE V 4561 OLDE PERIMETER WAY # 1605 ATLANTA GA 30346			
6.	CHEN JASON 1958 BELLINGHAM CT MARIETTA GA 30062			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	
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U.S. POSTAGE PAID
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	FRIAS LUIS AUGUSTO 4561 OLDE PERIMETER WAY # 310 ATLANTA GA 30346			
2.	HYATT ROBERT K JR 4561 OLDE PERIMETER WAY APT 401 ATLANTA GA 30346			
3.	MHAWLA RUPAL 4561 OLDE PERIMETER WAY 410 ATLANTA GA 30340			
4.	ROTHENBERG DEBRA A 4561 OLDE PERIMETER WAY # 501 ATLANTA GA 30339			
5.	CHOI JIHYUN 4561 OLDE PERIMETER WAY # 510 ATLANTA GA 30346			
6.	ASARI NAOMICHI 4561 OLDE PERIMETER WAY # 601 ATLANTA GA 30339			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	
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PEACHTREE CORNERS-NORCROSS GA APR 03 2026 30092 USPS

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AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	WIERZBINSKI TRESSA LIVING TRT 16563 CAVA DR FISHERS IN 46037			
2.	SCHLOSSBERG BLAIR G 102 46TH ST HOLMES BEACH FL 34217			
3.	KETMAYURA DAN 4561 OLDE PERIMETER WAY # 810 DUNWOODY GA 30339			
4.	MONDALEK PETER 4561 OLDE PERIMETER WAY # 901 ATLANTA GA 30339			
5.	ADEMULEGUN ADETOKUNBOH 4561 OLDE PERIMETER WAY # 903 ATLANTA GA 30346			
6.	VALENTINE MATTHEW R 1705 S ATLANTIC AVE 204 NEW SMYRNA BEACH FL 32169			

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# of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL of Piec
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	

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30092 USPS APR 03 2026 NORCROSS GA

USPS® Tracking Number / Firm-specific Identifier	Address	Postage	Fee	Parcel Airlift
1.	JAKAITIS CARL 4561 OLDE PERIMETER WAY # 1610 ATLANTA GA 30346			
2.	PERRY CECILIA 100 SOMERBY DR # 4175 ALPHARETTA GA 30009			
3.	DURHAM NORMAN THENA M 966 WILLIS MILL RD SW ATLANTA GA 30311			
4.	JAY ROBOT EDUCATION LLC 4561 OLDE PERIMETER WAY 1109 ATLANTA GA 30346			
5.	STEVENS KIMBERLY D 4310 KINGSTON GATE CV ATLANTA GA 30341			
6.	E M ACREE I LLLP PO BOX 39 DALTON GA 30722			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS GA 30092 USPS APR 03 2026	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14 0000
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	TORRES KATRINA R 122 PERIMETER WALK DUNWOODY GA 30338			
2.	BERGER KEITH 132 PERIMETER WALK DUNWOODY GA 30338			
3.	PHAM TRUONG THUONG 142 PERIMETER WALK DUNWOODY GA 30338			
4.	ROBERT I I BONDI TRUST 311 EAST MAIN ST STE 207 GALESBURG IL 61401			
5.	LU STEPHANIE Z 221 PERIMETER WALK ATLANTA GA 30338			
6.	WALSER ELIZABETH 231 PERIMETER WALK ATLANTA GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender

Planners & Engineers Collaborative+
350 Research Court, Suite 200
Peachtree Corners, GA 30092

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affi Pos
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AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	YAN NIAN 1176 HOLLY AVE DUNWOODY GA 30338			
2.	STOLOVITZKY JOSE PABLO 1180 HOLLY AVE UNIT 29 DUNWOODY GA 30338			
3.	MODY SAUMIL C 1184 HOLLY AVE UNIT 30 DUNWOODY GA 30338			
4.	ZHAO PING 1188 HOLLY AVE UNIT 31 DUNWOODY GA 30338			
5	PARK JUNG HA 1192 HOLLY AVE UNIT 32 DUNWOODY GA 30338			
6.	ZHANG JERRY JINGWEI 1159 HOLLY AVE DUNWOODY GA 30338			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS GA APR 03 2026 30092 USPS	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14 0000
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	REGENCY RETAIL PARTNERSHIP LP PO BOX 790830 SAN ANTONIO TX 78279			
2.	ALBANY ROAD ASHWOOD LLC 10 HIGH ST STE 700 BOSTON MA 2110			
3.	MEHROTRA SHWETA 1246 VALLEY VIEW RD ATLANTA GA 30338			
4.	JLG 1 PROPERTIES LLC 8050 INNSBRUCK DR ATLANTA GA 30350			
5	CRIDER GAIL 1259 VALLEY VIEW RD DUNWOODY GA 30338			
6.	MAISEL MARK B 1269 VALLEY VIEW RD ATLANTA GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6

Postmaster, per *(name of receiving employee)*

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PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
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S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	ARTINIAN ISSA MARAL 121 JOHNSONT FARM LN WOODSTOCK GA 30188			
2.	HOLCOMBE DAVID E JR 4561 OLDE PERIMETER WAY # 2705 ATLANTA GA 30346			
3.	POON JASON HON WAI 4561 OLD PERIMETER WAY # 2707 ATLANTA GA 30346			
4.	MERCER UNIVERSITY 1501 MERCER UNIVERSITY DR MACON GA 31207			
5.	BUERGLER TIMOTHY L 4561 OLDE PERIMETER WAY # 1 ATLANTA GA 30346			
6.	SCHOEDINGER JAMES L JR LIVING TRUST 2612 CASTLE BUTTE DR CASTLE ROCK CO 80109			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6		PEACHTREE CORNERS-NORCROSS APR 03 2026 30092 USPS
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USPS® Tracking Number / Firm-specific Identifier	Address	Postage	Fee	Parcel Airlift
1.	LOW DEBORAH H 1550 LAZY RIVER LN ATLANTA GA 30350			
2.	PFEFFER SUSAN 4561 OLDE PERIMETER WAY UNIT 2103 DUNWOODY GA 30346			
3.	MILLER JEFFREY R 4561 OLDE PERIMETER WAY 2105 ATLANTA GA 30346			
4.	GOGGINS PATRICE A 4561 OLDE PERIMETER WAY 608 ATLANTA GA 30346			
	SCHROEDER LEAH D 246 HIGH MEADOWS RD BLAIRSVILLE GA 30512			
6.	LEE JEFFREY YOONSUK 4561 OLDE PERIMETER WAY # 2110 ATLANTA GA 30346			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affi: Pos
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS/NORCROSS GA APR 03 2026 30092 USPS	
	Postmaster, per *(name of receiving employee)*		

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
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AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	KIM YUNGU J 4762 LAUREL WALK UNIT 4 DUNWOODY GA 30338			
2.	WOODARD CAMALYN 4766 LAUREL WALK DUNWOODY GA 30338			
3.	PIRONE NICOLE A 4770 LAUREL WALK DUNWOODY GA 30338			
4.	NADLER JAMES A 4774 LAUREL WALK DUNWOODY GA 30338			
5.	LUEBBE KARL 1088 HOLLY AVE DUNWOODY GA 30338			
6.	SALISBURY JOSHUA M 1092 HOLLY AVE # 9 DUNWOODY GA 30338			

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Name and Address of Sender

Planners & Engineers Collaborative+
350 Research Court, Suite 200
Peachtree Corners, GA 30092

TOTAL NO. of Pieces Listed by Sender: 6

TOTAL NO. of Pieces Received at Post Office™

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
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S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	GALINSKY MARTIN C LIVING TRUST 4561 OLDE PERIMETER WAY #1609 ATLANTA GA 30346			
2.	YANCEY BRUCE D 4561 OLDE PERIMETER WAY#1801 ATLANTA GA 30346			
3.	FREDERICKSEN LYNNETTE L 4561 OLDE PERIMETER WAY #1807 ATLANTA GA 30346			
4.	ECKLES NATHAN ANDREW 4561 OLDE PERIMETER WAY #1905 ATLANTA GA 30346			
5	THOMAS LISA GAYE 4561 OLDE PERIMETER WAY #2001 ATLANTA GA 30346			
6.	BENOIT MICHAEL LOGAN JR 4561 OLDE PERIMETER WAY #2010 ATLANTA GA 30346			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	
	Postmaster, per *(name of receiving employee)*	

PEACHTREE CORNERS GA
APR 03 2026
30092 USPS

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	NIEDERKOHR NATHAN D 1131 HOLLY AVE DUNWOODY GA 30338			
2.	BEITH ROBERT R 1127 HOLLY AVE DUNWOODY GA 30338			
3.	BASSETT SHARON N 1123 HOLLY AVE DUNWOODY GA 30338			
4.	WANG ERQIU 1119 HOLLY AVE DUNWOODY GA 30338			
5.	ROG JAKE 4771 LAUREL WALK UNIT 44 DUNWOODY GA 30338			
6.	HANDA KAPIL 2685 VOLAIRE LN CUMMING GA 30041			

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PS Form **3665**, December 2024 (Page ___ of ___) PSN 7530-17-000-5549

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Rec
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
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PEACHTREE CORNERS-NORCROSS GA 30092 USPS APR 03 2026

USPS® Tracking Number / Firm-specific Identifier	Address	Postage	Fee	Parcel Airlift
1.	GORDON ROBERT W 4702 DOGWOOD ALY # 501 ATLANTA GA 30338			
2.	HARLEAUX TERICA P 4698 DOGWOOD ALY DUNWOODY GA 30338			
3.	BURGESS MATTHEW 4696 DOGWOOD ALY DUNWOODY GA 30338			
4.	ERIC DANIELLE BIO 4694 DOGWOOD ALY ATLANTA GA 30338			
5.	LEE HUNG YI 4692 DOGWOOD ALY ATLANTA GA 30338			
6.	SHRAGO CLAUDIA REVOCABLE TRUST 4690 DOGWOOD ALY DUNWOODY GA 30338			

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PS Form **3665**, December 2024 (Page ___ of ___) PSN 7

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UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

Planners & Engineers Collaborative+
350 Research Court, Suite 200
Peachtree Corners, GA 30092

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
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Postmaster, per *(name of receiving employee)*

PEACHTREE CORNERS GA 30092 USPS APR 03 2026

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	PARK MIN HO 4561 OLDE PERIMETER WAY #2607 ATLANTA GA 30346			
2.	CIANFRONE BETH 4561 OLDE PERIMETER WAY #2610 ATLANTA GA 30346			
3.	ZHANG TAOHANG 4561 OLDE PERIMETER WAY #2703 ATLANTA GA 30346			
4.	W R I RETAIL POOL I LP 500 NORTH BROADWAY BLVD #201 JERICHO NY 11753			
5.	GEORGIA MUNICIPAL ASSOCIATION 4800 ASHFORD DUNWOODY RD DUNWOODY GA 30338			
6.	WILLIAM H JORDAN REVOCABLE LIVING TRUST 4561 OLDE PERIMETER WAY APT 2301 ATLANTA GA 30346			

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PS Form **3665**, December 2024 (Page ___ of ___) PSN 7530-17-000-3049

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Af Pc
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6		
	Postmaster, per *(name of receiving employee)*		

PEACHTREE CORNERS APR 03 2026 30092 USPS

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
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APR 03, 26
AMOUNT
$4.20
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1.	CHEN ZHUOWEN 1155 HOLLY AVE DUNWOODY GA 30338				
2.	SARDI FREITEZ ALEJANDRO HUMBERTO 1151 HOLLY AVE DUNWOODY GA 30338				
3.	TWOMEY JEREMIAH GERARD 1147 HOLLY AVE DUNWOODY GA 30338				
4.	WINTER JOSEPH III 1143 HOLLY AVE DUNWOODY GA 30338				
5.	EUN DAVID S 1139 HOLLY AVE DUNWOODY GA 30338				
6.	YASMIN K KARIM REVOCABLE TRUST 1135 HOLLY AVE DUNWOODY GA 30338				

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	

PEACHTREE CORNERS-NORCROSS
APR 03 2026
30092 USPS

Postmaster, per *(name of receiving employee)*

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
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APR 03, 26
AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	ALMASHHOUR MOHD MALIK 4561 OLDE PERIMETER WAY 907 ATLANTA GA 30346			
2.	MONCAYO RACHEL 1479 ASHFORD AVE APT 1518 SAN JUAN PR 907			
3.	FAN HOUNGYUAN 4561 OLDE PERIMETER UNIT 1001 ATLANTA GA 30346			
4.	CHENG ALEX RONG 4561 OLDE PERIMETER WAY # 1003 ATLANTA GA 30346			
5.	HA SONNY 4561 OLDE PERIMETER WAY # 1005 ATLANTA GA 30346			
6.	HO CHARLIE SHAN PONG 118 KENT DR MACON GA 31220			

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UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

Planners & Engineers Collaborative+
350 Research Court, Suite 200
Peachtree Corners, GA 30092

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp or Meter Postage
6	6	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14

PEACHTREE CORNERS GA 30092 USPS APR 03 2026

UNITED STATES POSTAL SERVICE® 0000

Postmaster, per *(name of receiving employee)*

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	B AND M ELKHAYAT LIVING TRUST 580 KEARNY ST ALPHARETTA GA 30022			
2.	TORBERT ANTHONY M 4561 OLDE PERIMETER WAY # 1010 ATLANTA GA 30346			
3.	KAHN LARRY 4561 OLDE PERIMETER WAY # 1101 ATLANTA GA 30346			
4.	LEE DONG WON 4561 OLDE PERIMETER WAY # 1103 ATLANTA GA 30346			
5.	CHANG GYEONG DON 168 GOSHEN LN WOODSTOCK GA 30188			
6.	KRUGLINSKI DAVID J 4561 OLDE PERIMETER WAY UNIT 1109 DUNWOODY GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6		Postmaster, per *(name of receiving employee)*

PEACHTREE CORNERS GA 30092 APR 03 2026 USPS

UNITED STATES POSTAL SERVICE®

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

	USPS® Tracking Number / Firm-specific Identifier	Address	Postage	Fee	Parcel Airlift
1.		J AND J FAMILY REAL ESTATE HOLDINGS LLC 5113 N IVY RD ATLANTA GA 30342			
2.		KHAN FARNAZ ALI 4561 OLDE PERIMETER WAY DUNWOODY GA 30346			
3.		CORTES ELADIA 4521 OLDE PERIMETER WAY PH9 ATLANTA GA 30346			
4.		SYLLA ABDOUL K 4723 CYPRESS COMMONS DUNWOODY GA 30338			
5.		LEE BONG KUN 4725 CYPRESS CMNS DUNWOODY GA 30338			
6.		FENG YUN 4727 CYPRESS CMNS 903 DUNWOODY GA 30338			

Packet page:...

PS Form **3665**, December 2024 (Page ___ of ___) PSN 75

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#6.

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS GA 30092 USPS APR 03 2026	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT **$4.20** S2322S500388-14
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	PEREZ LILIANA IVONHE 4729 CYPRESS CMNS ATLANTA GA 30338			
2.	HIBBEN THOMAS 4731 CYPRESS CMNS DUNWOODY GA 30338			
3.	EPPS BARRY L 4733 CYPRESS CMNS DUNWOODY GA 30338			
4.	YU DAN YUN 4748 CYPRESS CMNS ATLANTA GA 30338			
5.	KOROLKOV LEONID 4746 CYPRESS CMNS ATLANTA GA 30338			
6.	GARAGESHWARA JEETH 4744 CYPRESS CMNS DUNWOODY GA 30338			

PS Form **3665**, December 2024 (Page ___ of ___) PSN 7530-17-000-0046

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UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

Planners & Engineers Collaborative+
350 Research Court, Suite 200
Peachtree Corners, GA 30092

TOTAL NO. of Pieces Listed by Sender: 6

TOTAL NO. of Pieces Received at Post Office™

PEACHTREE CORNERS-NORCROSS GA
APR 03 2026
USPS

Postmaster, per *(name of receiving employee)*

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UNITED STATES POSTAL SERVICE®
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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	RAHMAN ABU MIZAN 4561 OLDE PERIMETER WAY # 610 ATLANTA GA 30339			
2.	COLLINS CHARLES E 4561 OLDE PERIMETER WAY # 701 ATLANTA GA 30339			
3.	SAVYONIM LLC 4561 OLDE PERIMETER WAY # 710 ATLANTA GA 30339			
4.	PERIMETER PLACE TOWER LLC 2849 PACES FERRY RD SE # 625 ATLANTA GA 30339			
5.	AHMADI IZADI VAHID 4561 OLDE PERIMETER WAY APT 801 ATLANTA GA 30346			
6.	RAJHER ALLISON 4561 OLDE PERIMETER WAY APT 805 DUNWOODY GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	APR 03 2026	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT **$4.20** S2322S500388-14 0000
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	HONG HAE K 4561 OLDE PERIMETER WAY 2505 ATLANTA GA 30346			
2.	CIMI LLC 2096 SUNBURST RD EVINGTON VA 24550			
3.	NELSON DAVID W 58 CLIFF DR FAIRHOPE AL 36532			
4.	LOSTETTER VICKI P O BOX 7638 GAINESVILLE GA 30504			
5.	HAMILTON COURTNEY 4561 OLDE PERIMETER WAY # 2605 ATLANTA GA 30346			
6.	MCELLIGOT PATRICIA M 4561 OLDE PERIMETER WAY # 2609 ATLANTA GA 30346			

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UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Af Po
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6	
	Postmaster, per *(name of receiving employee)*		

PEACHTREE CORNERS-NORCROSS GA 30092 USPS APR 03 2026

UNITED STATES POSTAL SERVICE®

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	FUSCHILLO RALPH JR REVOCABLE 5490 VENDELAY LN CUMMING GA 30040			
2.	FLUKINGER MARK P 4561 OLDE PERIMETER WAY # 2310 ATLANTA GA 30346			
3.	MOHR ALESSANDRA 4561 OLDE PERIMETER WAY #2301 ATLANTA GA 30346			
4.	PENG WUCHAO 4561 OLDE PERIMETER WAY # 2403 ATLANTA GA 30346			
5.	SHARP CHRISTOPHER DAVID 4561 OLDE PERIMETER WAY # 2407 ATLANTA GA 30346			
6.	LEMOS PAMELA R 4561 OLDE PERIMETER WAY # 2409 ATLANTA GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Aff Po:
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS GA APR 03 2026 30092 USPS	
	Postmaster, per *(name of receiving employee)*		

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	THOMASON NANCY KERR 4739 PROMONTORY CT DUNWOODY GA 30338			
2.	HENDERSON HOLLY J 4748 DUNWOODY STATION DR ATLANTA GA 30338			
3.	GRAFTON ADAM 1319 MILE POST DR ATLANTA GA 30350			
4.	VAZQUEZ ADRIANA IBARRA 1311 MILE POST DR DUNWOODY GA 30338			
5.	KONENKAMP MARK K 1297 MILE POST DR ATLANTA GA 30338			
6.	HARNESS WALTER W 1285 MILE POST DR DUNWOODY GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix S Postma
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS GEORGIA 30092 APR 03 2026 USPS	

Postmaster, per *(name of receiving employee)*

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PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	DESOUTTER NICHOLAS LOUIS 1275 MILE POST DR DUNWOODY GA 30338			
2.	FROIO LINDA H 4751 DUNWOODY STATION DR DUNWOODY GA 30338			
3.	JOYCE DAVID PAUL 1329 MILE POST DR DUNWOODY GA 30338			
4.	ROGOFF COLIN HENRY 1341 MILE POST DR DUNWOODY GA 30338			
5.	BINKLEY JEFFERY S 1359 MILE POST DR DUNWOODY GA 30338			
6.	PETIT DEREK M 4727 PULLMAN CT DUNWOODY GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	

Postmaster, per *(name of receiving employee)*

PEACHTREE CORNERS-NORCROSS GA
APR 03 2026
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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	MAYBIN ALANTE 4763 LAUREL WALK DUNWOODY GA 30338			
2.	LTD STRATEGIES LLC 1715 LAZY RIVER LN SANDY SPRINGS GA 30350			
3.	CHUNG IDA HO TING 4755 DUNWOODY WALK DUNWOODY GA 30338			
4.	VITSENTZOS IOANNIS 4751 LAUREL WALK DUNWOODY GA 30338			
5.	POST CROSSING LLC 6815 POPLAR AVE STE 500 GERMANTOWN TN 38138			
6.	ML TERRACES LLC PO BOX 450233 ATLANTA GA 31145			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT **$4.20** S2322S500388-14 0000
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	FENSKE JACQUELINE C TRUSTEE 1274 MILE POST DR DUNWOODY GA 30338			
2.	MARON GLENN 1282 MILE POST DR DUNWOODY GA 30338			
3.	WOOD CLYDEAN G 1290 MILE POST DR DUNWOODY GA 30338			
4.	HALLIGAN MICHAEL J 1298 MILE POST DR DUNWOODY GA 30338			
5	MORRIS LEE JR 1308 MILE POST DR DUNWOODY GA 30338			
6.	CHILDRESS JILL V 1318 MILE POST DR DUNWOODY GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-PEACHTREE, GA APR 03 2026 30092 USPS	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	YANG HYUN GOO 4561 OLDE PERIMETER WAY #2303 ATLANTA GA 30346			
2.	YETMGETA MERON 4561 OLDE PERIMETER WAY #2307 ATLANTA GA 30346			
3.	LI MANJUN 4561 OLDE PERIMETER WAY #2401 ATLANTA GA 30346			
4.	TAI AAREN M 4561 OLDE PERIMETER WALL #2410 ATLANTA GA 30346			
5.	FOWNES PETER THOMSON 4561 OLDE PERIMETER WAY #2501 ATLANTA GA 30346			
6.	BAHR KEVIN J 4561 OLDE PERIMETER WAY #2503 ATLANTA GA 30346			

Packet page:...

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	A P
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS, GA APR 03 2026 USPS	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	TARGET CORPORATION PO BOX 9456 MINNEAPOLIS MN 55440			
2.	DICKERSON RONALD 111 PERIMETER WALK DUNWOODY GA 30338			
3.	MASSANET DAPHNE 121 PERIMETER WALK ATLANTA GA 30338			
4.	JACKSON JERRY W 131 PERIMETER WALK DUNWOODY GA 30338			
5.	NIEMCZYK DARYL 141 PERIMETER WALK DUNWOODY GA 30338			
6.	RJ LAUREN REAL ESTATE LLC 112 PERIMETER WALK ATLANTA GA 30338			

Packet page:...

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS NORCROSS GA APR 03 2026 30092 USPS
	Postmaster, per *(name of receiving employee)*	

UNITED STATES POSTAL SERVICE®
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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	ALBANY ROAD ASHWOOD LLC 10 HIGH ST FLOOR 7 BOSTON MA 2110			
2.	POINT AT PERIMETER LLC 7 CORPORATE PLZ NEWPORT BEACH CA 92660			
3.	REEP MF MOUNT VERNON GA LLC 51 MADISON AVE # 906 NEW YORK NY 10010			
4.	PORTNOY BARRY M CO-TRUSTEE OF PO BOX 56607 ATLANTA GA 30343			
5.	DUNWOODY DEVELOPMENT AUTHORITY 3340 PEACHTREE RD NE STE 2775 ATLANTA GA 30326			
6.	CTO20 PERIMETER LLC 1140 N WILLIAMSON BLVD STE 140 DAYTONA BEACH FL 32114			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Postn
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	2	2	
	Postmaster, per *(name of receiving employee)*		

PEACHTREE CORNERS-NORCROSS GA
APR 03 2026
POSTAL SERVICE

UNITED STATES POSTAL SERVICE® 0000

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$2.40
S2322S500388-14

UNITED STATES POSTAL SERVICE® 0000

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$2.40
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address			
1.	CHENG ELAINE 4561 OLDE PERIMETER WAY STE 2510 ATLANTA GA 30346			
2.	TYAGI ANKIT 4561 OLDE PERIMETER WAY UNIT 2603 ATLANTA GA 30346			
3.				
4.				
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UNITED STATES POSTAL SERVICE®

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Aff Pos
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS GA APR 03 2026 30092 USPS	
	Postmaster, per *(name of receiving employee)*		

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	City of Dunwoody, Madalyn Smith 4800 ASHFORD DUNWOODY RD Dunwoody GA 30338			
2.	POINT AT PERIMETER LLC 7 CORPORATE PLAZA NEWPORT BEACH CA 92660			
3.	DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030			
4.	WESTMOUNT AT ASHWOOD LP 700 N PEARL ST STE N1650 DALLAS TX 75201			
5.	VELOCIS PARMENTER ASHWOOD JV LP 300 CRESCENT CT STE 850 DALLAS TX 75201			
6.	ALBANY ROAD ASHWOOD LLC 10 HIGH ST FLOOR 7 BOSTON MA 2110			

Packet page:...

PS Form **3665**, December 2024 (Page ___ of ___) PSN 75

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14
	Postmaster, per *(name of receiving employee)*		0000

PEACHTREE CORNERS GA APR 03 2026 30092 USPS

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	ZHAO LIMING 432 PERIMETER WALK DUNWOODY GA 30338			
2.	CROWN POINTE REALTY PARTNERS 3378 PEACHTREE RD NE ATLANTA GA 30326			
3.	PERIMETER PLACE TOWER LLC 2849 PACES FERRY RD SE # 625 ATLANTA GA 30339			
4.	PERIMETER PLACE TOWER LLC 2849 PACES FERRY RD SE # 625 ATLANTA GA 30339			
5.	CHAMBLESS GREGG 4561 OLDE PERIMETER WAY # 201 ATLANTA GA 30346			
6.	KORMANOVSKAYA OLGA 4561 OLDE PERIMETER WAY # 301 ATLANTA GA 30339			

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS GA APR 03 2026 USPS	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT **$4.20** S2322S500388-14
	Postmaster, per *(name of receiving employee)*		UNITED STATES POSTAL SERVICE® 0000

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	GODINA GIOVANNA 321 PERIMETER WALK DUNWOODY GA 30338			
2.	WOOD VICTORIA 331 PERIMETER WALK DUNWOODY GA 30338			
3.	BAILEY DWIGHT E 341 PERIMETER WALK DUNWOODY GA 30338			
4.	DING WEIJIAN 312 PERIMETER WALK DUNWOODY GA 30338			
	CHERKASOV ALEX 322 PERIMETER WALK DUNWOODY GA 30338			
6.	OSABUTEY AGUEDJE ISAAC 332 PERIMETER WALK ATLANTA GA 30338			

Packet page: 6

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS-NORCROSS GA APR 03 2026 30092

Postmaster, per *(name of receiving employee)*

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	TIREL DONNA 211 UNION ST 1204 NASHVILLE TN 37201			
2.	CHALABIANINEJADAZAR SHAHRAM 2341 BRIARLEIGH WAY ATLANTA GA 30338			
3.	PARKHURST KYLE 421 PERIMETER WALK DUNWOODY GA 30338			
4.	SHELNUTT PHILLIP KYLE 431 PERIMETER WALK DUNWOODY GA 30338			
5.	MUNISAMY SASIKUMAR 412 PERIMETER WALK DUNWOODY GA 30338			
6.	LOPEZ VELARDE AND ORUS LLC 7780 STRATFORD LN SANDY SPRINGS GA 30350			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here / Postmark
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	APR 03 2026	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14
	Postmaster, per *(name of receiving employee)*		0000

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	BT 4648 LLC 6661 ENCORE BLVD SANDY SPRINGS GA 30328			
2.	PIERCE BRIAN C 4646 MAGNOLIA COMMONS # 101 DUNWOODY GA 30338			
3.	ASHTON ATLANTA RESIDENTIAL LLC 1455 OLD ALABAMA RD 100 ROSWELL GA 30076			
4.	JAIN KALPESHKUMAR 4750 LAUREL WALK DUNWOODY GA 30338			
5.	FELTZIN MELANIE REVOCABLE TRUST 4754 LAUREL WALK ATLANTA GA 30338			
6.	CHEN BING FENG 4758 LAUREL WALK STE 3 DUNWOODY GA 30338			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS GA 30092 APR 03 2026 USPS	*Postm*
	Postmaster, per *(name of receiving employee)*		

UNITED STATES POSTAL SERVICE®

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	MAGRA LUISINA 4561 OLDE PERIMETER WAY UNIT 1403 ATLANTA GA 30346			
2.	ONOFIOK EDAK 4561 OLDE PERIMETER WAY APT 1509 ATLANTA GA 30346			
3.	KIM EUN W 4561 OLDE PERIMETER WAY # 1707 ATLANTA GA 30346			
4.	JAMERSON WENDY 4561 OLDE PERIMETER WAY SW 1803 ATLANTA GA 30346			
5.	MITCHEM SOOKIE 4561 OLDE PERIMETER WAY UNIT 2309 ATLANTA GA 30346			
6.	KARIBASIC ARVIN 4561 OLDE PERIMETER WAY STE 2405 ATLANTA GA 30346			

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Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Post
Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	PEACHTREE CORNERS GA 30092 USPS APR 03 2026	0000
	Postmaster, per *(name of receiving employee)*		

U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
APR 03, 26
AMOUNT
$4.20
S2322S500388-14

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	WEAVER BART E 4719 PULLMAN CT DUNWOODY GA 30338			
2.	SCOTT ADAM 4714 PULLMAN CT ATLANTA GA 30338			
3.	FONZAR KAREN TATIANA 4561 OLDE PERIMETER WAY #803 ATLANTA GA 30346			
4.	BOWLING ESTALENE C 4561 OLDE PERIMETER WAY #1407 ATLANTA GA 30346			
5.	MISHRA SANDEEP 4561 OLDE PERIMETER WAY #1510 ATLANTA GA 30346			
6.	RAD FOROOZANDEH 4561 OLDE PERIMETER WAY #1601 ATLANTA GA 30346			

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	LUCAS JASON 1148 HOLLY AVE DUNWOODY GA 30338			
2.	MARION JOHN S 1152 HOLLY AVE UNIT 23 DUNWOODY GA 30338			
3.	SCHWARZ THOMAS A 1160 HOLLY AVE DUNWOODY GA 30338			
4.	SANTMYER ROBERT 1164 HOLLY AVE DUNWOODY GA 30338			
5.	HSU DIANE 227 SANDY SPRINGS PL D218 SANDY SPRINGS GA 30328			
6.	LUGO VINA EDUARDO A 1172 HOLLY AVE UNIT 27 DUNWOODY GA 30338			

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30092
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	SMITHSON HOWARD LEE II 4561 OLDE PERIMETER WAY 1909 ATLANTA GA 30346			
2.	SILVERMAN ELISE 6719 PRELUDE DR SANDY SPRINGS GA 30328			
3.	AHMADI FARIDEH 4561 OLDE PERIMETER WAY # 2003 ATLANTA GA 30346			
4.	CHOI FRANK E 11895 CHESTNUT BRANCH WAY CLARKSBURG MD 20871			
5.	SPRADLIN JAMES TODD 4561 OLDE PERIMETER WAY # 2007 ATLANTA GA 30346			
6.	BELL JON 4561 OLDE PERIMETER WAY 2009 ATLANTA GA 30346			

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Planners & Engineers Collaborative+ 350 Research Court, Suite 200 Peachtree Corners, GA 30092	6	6	U.S. POSTAGE PAID PEACHTREE CORNERS, GA 30092 APR 03, 26 AMOUNT $4.20 S2322S500388-14

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	BOX PHILIP M 4561 OLDE PERIMETER WAY 2201 DUNWOODY GA 30346			
2.	CATRAKILIS ELENE 4409 BELVEDERE CLOSE SE MARIETTA GA 30067			
3.	BENTSEN JAMES PHILIP 4561 OLDE PERIMETER WAY 2205 ATLANTA GA 30346			
4.	KANG HYANG SOOK 4561 OLDE PERIMETER WAY # 2207 ATLANTA GA 30346			
5.	MUHAMMAD USMAN REVOCABLE TRUST 4561 OLDE PERIMETER WAY # 2209 ATLANTA GA 30346			
6.	CYNTHIA FELDEWERTH IRA 4752 OLDE VILLAGE LN DUNWOODY GA 30338			

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See Reverse for Instructions

#6.