Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy

1 Whitefield Drive
Mableton, GA 30126

TABLE OF CONTENTS

Whitefield ACADEMY

COLLINS COOPER CARUSI Architects

BREEDLOVE LAND PLANNING
Landscape Architects • Civil Engineers
www.landplanning.net

Whitefield ACADEMY

A Christ-Centered Preparatory School

October 9, 2015

The Honorable Max Bacon, Mayor of Smyrna
& City Council Members
2800 King Street
Smyrna, Georgia 30080

Dear Mayor Bacon and Council Members,

Attached are the required submission forms and information seeking approval for Whitefield Academy's campus master plan. Whitefield Academy was formed in 1996 by the partnership of The Cranmer School and the Mount Vernon Christian Academy with a mission to bolster Christian families in rearing young people who go on to college and life with a passion for learning, for others ahead of self, and for the living and active Jesus. The school is accredited by the Southern Association of Colleges and Schools (SACS) and the Southern Association of Independent Schools (SAIS) and competes athletically in the 1A division of the Georgia High School Association (GHSA), winning five State championships in three sports since 2003. We currently serve almost 800 students in PreK4 through 12th grade, with a planned eventual enrollment of 1200. Whitefield relocated its campus from Buckhead to our current Smyrna address in 1999. Today, many of our families are choosing to purchase homes in this area because of Whitefield, with almost 70% of our students living within a 5-mile radius of our campus.

Since purchasing this land in 1999, Whitefield has grown from 52 acres to, by end of this year, a campus of almost 100 acres. To date the school has invested almost $50 million of private donations into our buildings, playing fields, and infrastructure. More importantly, we have graduated 700 young men and women who have successfully matriculated to college, and many are now having widespread impact in their families, communities, workplaces, and all areas of life. Some of our graduates have now returned to our Whitefield campus as teachers, coaches, and even parents of their own Whitefield students.

The leadership at Whitefield takes its role in the development of this land as an act of godly stewardship, entrusted to build a campus that will serve future generations of students and families in this area. Because of that, the school has invested a tremendous amount of energy and resources into the plans being presented before you today. These plans reflect the work of our civil engineers, architects, and project planners, with input from neighbors, community leaders, our board of trustees, our building committee, parent groups, and countless volunteers. We would like to especially thank the City of Smyrna and your amazing staff for their direction, assistance, and advice as we navigated through this planning process. Their help and professionalism was so outstanding that our hired planners commented that they wish they could work with them on all of their projects.

Whitefield is proud to be located in the city of Smyrna and we play an integral part in supporting this community. Besides athletic and theatrical events, Whitefield provides free parenting seminars for the community, meeting space for civic groups, and our students volunteer over 6,000 hours each year in community service projects. Whitefield's prayer is that this master plan will create a campus that will continue to serve area families for many future generations.

Sincerely,

Kevin Bracher

Kevin Bracher, Ph.D. Headmaster
Whitefield Academy

Jason Bilotti

Jason Bilotti, Chairman
Whitefield Board of Trustees

1 Whitefield Drive SE ▪ Mableton, GA 30126 ▪ Phone: (678) 305-3000 ▪ Fax: (678) 305-3010 ▪ whitefieldacademy.com

Section 1

SLUP Application and Signatures

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

APPLICATION STATMENT

Location: Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

This statement has been prepared as part of the Whitefield Academy Special Land Use Permit application.

This SLUP application consists of four major tracts of property in various states of ownership.

The largest tract located at 1 Whitefield Dr consists of the main campus. This tract consists of multiple parcels acquired over time (see Section 2 deeds).

To the west of the main campus is a tract Whitefield Academy recently acquired. This address is 1289 Pebblebrook Road as is currently seeking annexation into the City of Smyrna.

To the far west of the SLUP plan is a third tract with the address 1259 Pebblebrook. This property is currently owned by another titleholder who has signed this application. Closing on this transaction should occur on or before October 15th.

To the east, across Nickajack Creek, is a tract of multiple parcels owned by Crypt Properties. There are multiple addresses for this property including 1677 and 1691 Buckner Road. Included in this application is a Letter of Intent indicating intent to transfer the property to Whitefield Academy.

This application is somewhat complicated in that it consists of multiple titleholders and pending transactions of property. It is the goal of the campus, once transfer of titleholder property to the campus is complete, to consolidate these parcels into as few plats as possible as indicated in Section 9- Future Plat Statement.

Should these transactions be completed during the course of this application process, we will move as quickly as possible to update this submittal if requested by the City.

End of Statement

APPLICATION FOR SPECIAL LAND USE PERMIT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)
Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Whitefield Academy

Name: Kevin Bracher
(Representative's name, printed)

Address: 1 Whitefield Dr SE, Mableton, GA 30126

Business Phone: 678.305.3000 Cell Phone: 404.219.2384 Fax Number: 678-305-3010

E-Mail Address: KBracher@whitefieldacademy.com

Signature of Representative: Kevin Bracher

TITLEHOLDER: Whitefield Academy

Name: Kevin Bracher
(Representative's name, printed)

Address: 1 Whitefield Dr SE, Mableton, GA 30126

Business Phone: 678.305.3000 Cell Phone: 404.219.2384 Fax Number: 678-305-3010

E-Mail Address: KBracher@whitefieldacademy.com

Signature of Representative: Kevin Bracher

(Attach additional signatures, if needed)

(To be completed by City)
Received: _____
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

ZONING:

Present Zoning: RAD Single Family (Whitefield Academy)

LAND USE:

Present Land Use: Private School (PK-12)

For the Purpose of: Private School (PK-12)

Size of Tract: 77.76

Location: 1 Whitefield Dr SE, Mableton, GA 30126

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 538, 539, 542, 543, 610, 611 District: 17th

DESCRIPTION OF PROPOSED SPECIAL LAND USE:

The expansion of an existing private school PK-12 campus to include new educational buildings, sports fields, parking, utilities, storm water management, green spaces and other associated elements as identified on the SLUP master plan.

(To be completed by City)

Recommendation of Planning Commission:

_____

_____

Council's Decision:

_____

_____

CONTIGUOUS ZONING

North: RAD Single Family

East: HI (cobb county)

South: RAD Single Family and R-20 (cobb county)

West: R-20 (cobb county)

CONTIGUOUS LAND USE

North: Single family

East: Industrial

South: Single family

West: Single family

APPLICATION FOR SPECIAL LAND USE PERMIT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)
Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Whitefield Academy

Name: Kevin Bracher
(Representative's name, printed)

Address: 1 Whitefield Dr SE, Mableton, GA 30126

Business Phone: 678.305.3000 Cell Phone: 404.219.2384 Fax Number: 678-305-3010

E-Mail Address: KBracher@whitefieldacademy.com

Signature of Representative: _____

TITLEHOLDER:

Name: Whitefield Academy

Address: 1289 Pebblebrook Rd, Mableton, GA 30126

Business Phone: 678-305-3000 Cell Phone: Fax Number: 678-305-3010

E-Mail Address: kbracher@whitefieldacademy.com

Signature of Representative: _____

(Attach additional signatures, if needed)

(To be completed by City)
Received: _____
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

ZONING:

Present Zoning: R-20 (cobb county)

LAND USE:

Present Land Use: Single Family

For the Purpose of: Private School (PK-12)

Size of Tract: 1.0 +/-

Location: 1565 Pebblebrook Road

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 539 District: 17th

DESCRIPTION OF PROPOSED SPECIAL LAND USE:

The expansion of an existing private school PK-12 campus to include sports fields, parking and protected buffer.

(To be completed by City)

Recommendation of Planning Commission:

_____

_____

Council's Decision:

_____

_____

CONTIGUOUS ZONING

North: R-20 (cobb county)

East: RAD Single Family (Whitefield Academy)

South: R-20 (cobb county)

West: R-20 (cobb county)

CONTIGUOUS LAND USE

North: Single family

East: Private School (Whitefield Academy)

South: Single family

West: Single family

APPLICATION FOR SPECIAL LAND USE PERMIT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)
Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Whitefield Academy

Name: Kevin Bracher
(Representative's name, printed)

Address: 1 Whitefield Dr SE, Mableton, GA 30126

Business Phone: 678.305.3000 Cell Phone: 404.219.2384 Fax Number: 678-305-3010

E-Mail Address: KBracher@whitefieldacademy.com

Signature of Representative: Kev Brach

TITLEHOLDER:

Name: Carol Hughes Perry

Address: 1259 Pebblebrook Road

Business Phone: Cell Phone: 678-492-1518 Fax Number:

E-Mail Address: adeeperwalk@yahoo.com

Signature of Representative: Carol H Perry

Based on 10/15/2016 closing

(Attach additional signatures, if needed)

(To be completed by City)
Received: _____
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

ZONING:

Present Zoning: R-20

LAND USE:

Present Land Use: Single Family

For the Purpose of: Private School (PK-12)

Size of Tract: 0.8 +/-

Location: 1 Whitefield Drive SE, Mableton, GA 30126

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 539 District: 17th

DESCRIPTION OF PROPOSED SPECIAL LAND USE:

The expansion of an existing private school PK-12 campus to include sports fields and parking and protected buffer.

(To be completed by City)

Recommendation of Planning Commission:

_____

_____

Council's Decision:

_____

_____

CONTIGUOUS ZONING

North:	R-20 (cobb county)
East:	R-20 (cobb county
South:	R-20 (cobb county)
West:	R-20 (cobb county)

CONTIGUOUS LAND USE

North:	Single family
East:	Single family
South:	Single family
West:	Single family

APPLICATION FOR SPECIAL LAND USE PERMIT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)
Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Whitefield Academy

Name: Kevin Bracher
(Representative's name, printed)

Address: 1 Whitefield Dr SE, Mableton, GA 30126

Business Phone: 678.305.3000 Cell Phone: 404.219.2384 Fax Number: 678-305-3010

E-Mail Address: KBracher@whitefieldacademy.com

Signature of Representative: _____

TITLEHOLDER: Crypt Property LLC

Name: John Charles

Address: 1677 and 1691 Buckner Road plus one unaddressed tract.

Business Phone: Cell Phone: Fax Number:

E-Mail Address:

Signature of Representative: SEE ATTACHED

(Attach additional signatures, if needed)

(To be completed by City)
Received: _____
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

ZONING:

Present Zoning: HI (cobb county)

LAND USE:

Present Land Use: Industrial

For the Purpose of: Private School (PK-12)

Size of Tract: 18.70 acres +/-

Location: 1677 and 1691 Buckner Road plus one unaddressed tract.
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 609, 610, 614, 615 District: 17th

DESCRIPTION OF PROPOSED SPECIAL LAND USE:

The expansion of an existing private school PK-12 campus to include new parking and the re-purposing of an existing building.

(To be completed by City)
Recommendation of Planning Commission:

_____

_____

Council's Decision:

_____

_____

CONTIGUOUS ZONING

North: LI, RTD Residential, OI

East: HI (cobb county) and LI

South: R-20 (cobb county)

West: RAD Single Family (Whitefield Academy)

CONTIGUOUS LAND USE

North: Light Industrial, Office and Residential

East: Industrial

South: Single family

West: Private School Campus (Whitefield Academy)

Crypt Property, LLC
5417 Buckland Way
Mableton, Georgia 30126

October 7, 2015

Whitefield Academy, Inc.
1 Whitefield Drive
Mableton, Georgia 30126
Kevin Bracher, PhD

RE: Land and improvements on approximately 18 acres located at 1677 and 1691 Buckner Road, Smyrna, Cobb County, Georgia 30126 (the "Property")

Dear Dr. Bracher:

In consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each party to the other, Crypt Property, LLC, a Georgia limited liability company ("Transferor") has agreed and does hereby agree that it intends to make a tax deductible donation transfer of the Property to Whitefield Academy, Inc., a Georgia not for profit corporation ("Transferee"), under the terms and conditions set forth as follows:

1.) **Due Diligence:** For 30 days after the date this letter is executed by both Transferor and Transferee, which is considered the ""Effective Date", Transferee, at Transferee's sole cost and expense, shall have the right to conduct tests, surveys and inspections on the Property during normal business hours on normal business days. Transferee agrees to indemnify Transferor from any liability arising from tests and inspections if conducted on the Property.

2.) **Closing Date:** Closing will take place on or within 30 days after the expiration of the due diligence period, but in no event later than December 31, 2015. Transferee will be responsible for the cost of any title and title insurance costs, recording fees, surveys and environmental reports and other inspection reports that Transferee chooses to obtain, and its attorneys' fees and expenses. Transferor agrees to pay the Georgia transfer tax associated with the transfer, its prorated share of real estate taxes, and its attorneys' fees and expenses at closing.

3.) **Closing Documents:** At Closing, Transferor shall convey the Property to Transferee by Quitclaim Deed, and Transferor and Transferee shall execute such documents and instruments as are ordinarily and customarily required for purposes of conveying real property in the State of Georgia. Transferor shall convey the Property to Transferee in an "as is, where is" condition and "with all faults" as of the date of Closing, with no representations, warranties, covenants or guarantees whatsoever, express or implied.

4.) **Notices:** Any notices shall be addressed to Transferor or Transferee, as the case may be, at the address set forth below, or at such other address as the parties may have designated by notice to the other:

Transferor: Crypt Property, LLC
Attn: Mr. John Charles
Telephone: (404) 420-5600
Email: jcharles@trimontrea.com

Transferee: Whitefield Academy, Inc.
1 Whitefield Drive
Mableton, Georgia 30126
Kevin Bracher, PhD
Telephone: 678-305-3000
Email: KBracher@whitefieldacademy.com

5.) **Improvements and Fixtures:** The transaction contemplated herein shall include all improvements and fixtures currently located on the Property as of the date of this letter (this "Letter of Intent").

6.) **No Commissions Due:** Transferor and Transferee warrant and represent to the other that neither is represented by a real estate broker, agent or representative, so no real estate commissions are due to be paid to any persons.

This Letter of Intent constitutes an expression of intent and shall not constitute a binding agreement between Transferor and Transferee as it is subject to the terms and conditions stated herein, but both Transferor and Transferee agree to act in good faith to use commercially reasonable efforts to complete the transfer as contemplated herein, with or without a more formalized purchase and sale agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Provided the aforementioned key terms are acceptable, please sign in the space provided below and return to me by scan/email at jcharles@trimontrea.com, with the original to follow by overnight mail.

Sincerely,

Crypt Property, LLC,
a Georgia limited liability company

By: _____
John Charles, Authorized Signatory

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Section 2

Property Deeds and Property Owner Confirmation

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

HISTORIC DEEDS STATEMENT

Location: Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

This statement has been prepared as part of the Whitefield Academy Special Land Use Permit application.

This SLUP application consists of four major tracts of property. Many of those, including the main campus and Crypt Property to the east, consist of parcels with multiple deeds. The deeds associated with each tract and parcel are included.

It is the goal of the campus, once transfer of titleholder property to the campus is complete, to consolidate these parcels into as few plats as possible as indicated in Section 9- Future Plat Statement.

End of Statement

FOR ML SEE
LB BOOK 73 PAGE 1449 KO

Deed Book 12496 Pg 531
Filed and Recorded May-14-1999 11:23am
1999-0081436
Real Estate Transfer Tax $3,000.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

9/26 pl.

Above Space Reserved for Recording

AFTER RECORDING, RETURN TO:
King & Spalding
191 Peachtree Street, Suite 4800
Atlanta, Georgia 30303-1763
Attention: Scott J. Arnold, Esq.

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this 12th day of May in the year of our Lord Nineteen Hundred Ninety-Nine, between **HUBERT R. JOHNSON** and **JOHNSON DRILLING COMPANY, INC.**, a Georgia corporation, as party of the first part (hereinafter, collectively, called "Grantor"), and **WHITEFIELD ACADEMY, INC.**, a Georgia non-profit corporation, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH: THAT,

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and

ATL3-1073593-1
May 12, 1999-11:8:13

being in Land Lots 542, 543, 610 and 611 of the 17th Land District,2nd Section of Cobb County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property") subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor, subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

[EXECUTIONS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, sealed and delivered the day and year first above written.

GRANTOR:

Signed, sealed and delivered under seal in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

ANGELA E. YARBROUGH NOTARY PUBLIC EXPIRES GEORGIA JAN. 4, 2000 FULTON COUNTY

(SEAL)
HUBERT R. JOHNSON

Signed, sealed and delivered under seal in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

ANGELA E. YARBROUGH NOTARY PUBLIC EXPIRES GEORGIA JAN. 4, 2000 FULTON COUNTY

JOHNSON DRILLING COMPANY, INC., a Georgia corporation

By:
HUBERT R. JOHNSON, as President

[CORPORATE SEAL]

EXHIBIT A

TRACT 1:

PARCEL ONE:
All that tract or parcel of land lying and being in Land Lot 543 of the 17th District, 2nd Section of Cobb County, Georgia, being 9.076 acres thereof, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located on the north side of Pebblebrook Road 165 feet northwest and west as measured along the northeast and north side of Pebblebrook Road from the intersection of the northerly side of Pebblebrook Road with the south line of Land Lot 543, said point of beginning point being 16.1 feet north of a point on the south line of said Land Lot at a distance of 330 feet west of the southeast corner thereof as measured along the south line; thence south 89 degrees, 55 minutes, 20 seconds west along the north side of Pebblebrook Road 156 feet to an iron pin and corner; thence north 00 degrees, 30 minutes west 382.1 feet to an iron pin and corner; thence south 89 degrees, 27 minutes west 179.4 feet to an iron pin and corner; thence north 00 degrees, 33 minutes west 1025.6 feet to an iron pin and corner located on the north line of Land Lot 543; thence north 89 degrees, 30 minutes east along the north line of said Land Lot 329.8 feet to an iron pin and corner; thence south 00 degrees, 30 minutes, 30 seconds east 1408.9 feet to an iron pin and corner on the north side of Pebblebrook Road at the point of beginning.

The hereinabove described property constitutes the entirety of that tract conveyed by George E. Hurst and Charles J. Jones to Truman W. Davis by warranty deed recorded in Deed Book 010, Page 152, Cobb County Records.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 543, 17th District, 2nd Section, Cobb County, Georgia, and being 9.61 acres thereof in the east 10 acres of said land lot, as more fully shown and described on a plat of survey thereof, made by Thomas E. Williams, Official Cobb County Surveyor, dated 1/8/68, and designated thereon as "Plat for TRUMAN DAVIS", and being more particularly described as follows:

BEGINNING at an iron pin located on the south line of said land lot slightly in the right of way of Pebble Brook Road near the north side of said road at a distance of 240 feet west of the southeast corner of said land lot; thence west along the south line of said land lot 90 feet to an iron pin and corner; thence north 00 degrees 30 minutes west 1408.9 feet to an iron pin and corner located on the north line of said land lot; thence east (north 89 degrees 30 minutes east) along the north line of said land lot 330.3 feet to the northeast corner of said land lot and an iron pin located at that point; thence south 00 degrees 30 minutes east 1214.5 feet along the east line of said land lot to an iron pin and corner; thence south 89 degrees 30 minutes west 240 feet to an iron pin and corner; thence south 00 degrees 30 minutes east 200 feet to the point of BEGINNING.

TRACT 3:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 543 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a point that is the common corner of Land Lots 542, 543, 610 and 611 of said District, Section and County; thence South 89 degrees 30 minutes West along the South Land Lot Line of Land Lot 543, a distance of 80.0 feet to the TRUE POINT OF BEGINNING; thence South 89 degrees 30 minutes West along said South Land Lot Line of Land Lot 543 a distance of 160 feet to an iron pin; thence North 00 degrees 30 minutes West a distance of 200.00 feet to an iron pin; thence North 89 degrees 30 minutes East a distance of 240.0 feet to an iron pin located on the East Land Lot Line of Land Lot 543; thence South 00 degrees 30 minutes East along said East Land Lot Line a distance of 50.0 feet to an iron pin; thence South 89 degrees 30 minutes West a distance of 80.0 feet to a point; thence South 00 degrees 30 minutes East a distance of 150.0 feet to a point on the South Land Lot Line of Land Lot 543 and the POINT OF BEGINNING. According to a Boundary Survey for W. W. Peal, prepared by Thos. E. Williams & Assoc. Surveying & Mapping, by Thos. E. Williams, Georgia Registered Land Surveyor No. 875, dated January 10, 1965, to which reference is hereby made for a more complete and accurate description of the property herein described.

TRACT 4:

Tract 1: All that tract or parcel of land lying and being in Land Lot 543 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the Southeast corner of Land Lot 543 thence running South 89° 30' West 80 feet to an iron pin found; thence running North 00° 30' West 150.0 feet to an iron pin and corner; thence running North 89° 30' East 80.0 feet to a point located on the East line of Land Lot 543; thence running South 00° 30' East 150.0 feet along the East line of Land Lot 543 to a point located at the Southwest corner of Land Lot 543 and the POINT OF BEGINNING. Said tract containing 0.28 acre.

Tract 2: All that tract or parcel of land lying and being in Land Lot 542 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the Northeast corner of said Land Lot 542 and running thence West along the North line of said Land Lot 542 a distance of 80 feet to a point and corner; thence Southerly 20 feet to a point located on the Northerly side of the right-of-way Pebble Brook Road; thence running Easterly along the Northerly side of Pebble Brook Road and following the curvature thereof 83 feet, more or less, to a point located on the East line of Land Lot 542; thence running Northerly along the Easterly land lot line of Land Lot 542 30 feet, more or less, to a point located at the Southeast corner of Land Lot 542 and the point of beginning.

TRACT 5:

All that tract or parcel of land lying and being in Land Lot 611 of the 17th District, 2nd Section of Cobb County, Georgia, and more particularly described as follows:

BEGINNING at the northwest corner of Land Lot 611 and running thence East along the north line of said Land Lot eleven hundred fifty (1150) feet to where said land lot line intersects with Buckner Road; thence westerly along the north side of Buckner Road twelve hundred sixty (1260) feet to the west line of said lot between B.N. Buckner and T.B. Buckner; thence North two hundred and twenty eight (228) feet to the corner of said land lot and the point of beginning. The same being in a rectangular shape and approximately two hundred and twenty eight (228) feet more or less at the widest point.

TRACT 6:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 610 of the 17th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the point found at the intersection of the southwestern corner of Land Lot 610, the southeastern corner of Land Lot 543, the northeastern corner of Land Lot 542 and the northwestern corner of Land Lot 611 said intersection of Land Lots being the POINT OF BEGINNING; RUNNING THENCE FROM THE POINT OF BEGINNING NORTH 01° 09' 30" east a distance of 1,517.14 feet to a point; running thence south 56° 31' 01" east a distance of 421.93 feet to a point; running thence south 43° 13' 40" east a distance of 499.80 feet to a point; thence running south 48° 01' 02" east a distance of 395.87 feet to a point; thence running south 15° 56' 48 east a distance of 208.66 feet to a point; thence running south 10° 04' 17" east a distance of 119.31 feet to a point; thence running south 15° 42' 47" west a distance of 153.10 feet to a point; running thence along the southern land lot line of Land Lot 610 north 89° 27' 30" west a distance of 1051.96 feet to the southwest corner of said land lot and the POINT OF BEGINNING.

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

TRACT II

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 610 of the 17th District, 2nd Section, of Cobb County, Georgia, being more particularly described on the Survey Plat prepared for Johnson Drilling Company, Inc., by Perimeter Surveying Company, Inc., dated May 5, 1988, recorded at Plat Book 121, page 39, Cobb County records, incorporated herein by reference, said tract being approximately 6.0 acres.

EXHIBIT B

[Permitted Title Exceptions]

1. All taxes for the year of Closing and subsequent years thereto;

2. Easements in favor of Georgia Power Company, as follows:

   a. From B.N. Buckner, dated November 7, 1941, recorded in Deed Book 144, Page 142, for said record;

   b. From B.N. Buckner, dated November 7, 1941, recorded in Deed Book 144, Page 145, for said record;

   c. From B.N. Buckner, dated March 22, 1949, recorded in Deed Book 209, Page 7, for said record;

   d. From Roy Poss, dated September 16, 1959, recorded in Deed Book 514, Page 6, for said record;

   e. From T.W. Davis, dated March 30, 1966, recorded in Deed Book 943, Page 511, for said record;

   f. From J.H. Johnson and Hubert R. Johnson, dated May 20, 1981, recorded in Deed Book 2447, Page 418, for said record;

3. Permits for anchors, guypoles and wires in favor of Georgia Power Company, as follows:

   a. From B.N. Buckner, dated October 31, 1956, recorded in Deed Book 384, Page 220, for said record;

   b. From Hubert R. Johnson, dated June 16, 1998, recorded in Deed Book 11445, Page 386, for said record;

4. Easement from Herman H. Buckner to Atlanta Gas & Light Company, dated October 25, 1967, recorded in Deed Book 1005, Page 162, for said record;

5. Easements and rights-of-way in favor of Cobb County, as follows:

   a. From Herman H. Buckner, dated August 27, 1969, recorded in Deed Book 1132, Page 226, for said record;

b. From Herman H. Buckner, dated April 3, 1972, recorded in Deed Book 1318, Page 790, for said record;

c. From W.A. Hamilton and Hamilton and Company, Manufacturing Engineers, dated March 20, 1972, recorded in Deed Book 1322, Page 428, for said record;

d. From Johnson Drilling Company, Inc., dated November 10, 1972, recorded in Deed Book 1385, Page 547, for said record;

e. From J. H. Johnson and H. R. Johnson, dated November 10, 1972, recorded in Deed Book 1395, Page 314, for said record;

f. From Johnson Drilling Co., Inc., dated April 4, 1973, recorded in Deed Book 1452, Page 103, for said record;

g. From John H. Johnson and Hubert R. Johnson, dated November 10, 1972, recorded in Deed Book 1458, Page 306, for said record;

h. From Johnson Drilling Co., Inc., dated January 31, 1984, recorded in Deed Book 3015, Page 315, for said record;

6. Easement and right-of-way acquired by Judgment of Court in Cobb County Superior Court Docket No. 30,231 styled Cobb County v. Hubert R. Johnson, et al., dated May 8, 1970, recorded in Deed Book 1155, Page 42, for said record;

7. Easement agreement from Herman H. Buckner to Mayo Chemical Products, Inc., dated as of April 8, 1977, recorded in Deed Book 1771, Page 897, for said record;

8. Temporary construction easement from Hubert R. Johnson to Cobb County, Georgia, dated April 2, 1998, recorded in Deed Book 11308, Page 120, for said record;

9. Those matters shown on that certain Boundary and Topographical Survey prepared for Whitfield Academy and Lawyers' Title Insurance Corporation by Frontline Surveying & Mapping, Inc. dated September 27, 1998, last revised May 12, 1999.

10. Rights of tenants, as tenants only, in and to the Property.

FOR QCD SEE HG
DE BOOK 14937 PAGE 2068

Deed Book 13732 Pg 1490
Filed and Recorded Apr-24-2003 04:21pm
2003-0095223
Real Estate Transfer Tax $825.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
192 ANDERSON ST.
MARIETTA GA 30060

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 24TH day of April, in the year TWO THOUSAND THREE, between

JPK PEBBLEBROOK, LLC
A Georgia limited liability company

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WHITEFIELD ACADEMY, INC.
A domestic non-profit Georgia corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **OTHER VALUABLE CONSIDERATION AND TEN AND NO/100 DOLLARS ($10.00)** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

All those tracts or parcels of land lying and being in Land Lots 538 and 539 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

[NOTARY SEAL]

NANCY M. HARRISON
NOTARY
EXPIRES
GEORGIA
JULY 16, 2005
PUBLIC
COBB COUNTY

JPK PEBBLEBROOK, LLC
A Georgia limited liability company

By: _____ (Seal)
W. David Knight, Managing Member

EXHIBIT "A"

Tract One:
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 538 of the 17th District, 2nd Section, Cobb County, Georgia, and being 11.92 acres as shown on that certain survey for Whitefield Academy, dated August 5, 2002, prepared by Gaskins Surveying & Engineering Company, George F. McLaughlin, III, Georgia Registered Land Surveyor No. 2745, and being more particularly described as follows:

BEGINNING at a 1" open top pipe found at the common corner of Land Lots 538, 539, 542, and 543, said district and section; thence running north 88 degrees 14 minutes 21 seconds west as measured along the southerly land lot line of Land Lot 538, said district and section for a distance of 519.00 feet to a #4 rebar and corner; thence running north 01 degrees 02 minutes 05 seconds east for a distance of 209.07 feet to a #4 rebar found and corner; thence running north 81 degrees 16 minutes 41 seconds west for a distance of 12.80 feet to a #5 rebar found and corner; thence running north 01 degrees 47 minutes 09 seconds east for a distance of 773.82 feet to a #4 rebar and corner; thence running south 89 degrees 48 minutes 58 seconds east for a distance of 518.33 feet to a #4 rebar and corner located on the easterly land lot line of Land Lot 538, said district and section; thence running south 00 degrees 48 minutes 34 seconds west as measured along the easterly land lot line of Land Lot 538, said district and section, for a distance of 790.00 feet to a #4 rebar found; thence running south 01 degrees 00 minutes 06 seconds west as measured along the easterly land lot line of Land Lot 538, said district and section, for a distance of 208.81 feet to the point of BEGINNING.

Together with rights of Grantor under that certain 20 foot ingress/egress easement recorded in Deed Book 2939, Page 463, Records of Cobb County, Georgia.

Tract Two
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 539 of the 17th District, 2nd Section, Cobb County, Georgia, and being 3.92 acres as shown on survey for Whitefield Academy, dated May 7, 2002, prepared by Gaskins Surveying & Engineering Company, bearing the seals of Christopher A. Evans, Georgia Registered Land Surveyor No. 2784 and George F. McLaughlin, III, Georgia Registered Land Surveyor No. 2745, and being more particularly described as follows:

BEGINNING at a 1" open top pipe found at the common corner of Land Lots 538, 539, 542, and 543, said district and section; thence running south 01 degrees 55 minutes 51 seconds west as measured along the easterly land lot line of Land Lot 539, said district and section, for a distance of 168.98 feet to a 1" open top pipe found and corner on the northwesterly right of way of Pebblebrook Road (having a 50 foot right of way); thence running in a southwesterly direction as measured along the northwesterly right of way of Pebblebrook Road the following courses and distances: along the arc of a curve, an arc distance of 108.59 feet (said arc being subtended by a chord bearing south 62 degrees 43 minutes 40 seconds west, a chord distance of 108.50 feet, and having a radius of 798.89 feet) to a point; south 58 degrees 50 minutes 02 seconds west for a distance of 274.45 feet to a point; along the arc of a curve, an arc distance of 129.30 feet (said arc being subtended by a chord bearing south 61 degrees 50 minutes west, a chord distance of 129.24 feet, and having a radius of 1,234.88 feet) to a #4 rebar found and corner; thence running north 39 degrees 57 minutes 57 seconds west for a distance of 271.01 feet to a #4 rebar and corner; thence running north 38 degrees 59 minutes 45 seconds east for a distance of 228.33 feet to a #4 rebar; thence running north 53 degrees 51 minutes 56 seconds east for a distance of 83.43 feet to a #4 rebar and corner located on the northerly land lot line of Land Lot 539, said district and section; thence running south 88 degrees 14 minutes 21 seconds east as measured along the northerly land lot line of Land Lot 539, said district and section, for a distance of 414.12 feet to the point of BEGINNING.

RETURN TO:
Moore Ingram Johnson & Steele, LLP
192 Anderson Street
Marietta, GA 30060

Cross Ref: Deed Book 13279, Page 1603, Cobb County, GA Records.

PARTIAL QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made the ____ day of _____ in the year TWO THOUSAND TWO, between

SUNTRUST BANK

of the County of Fulton and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WHITEFIELD ACADEMY, INC.
A Georgia corporation

of the County of Fulton and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee all that tract or parcel of land lying and being in Cobb County, Georgia, and being more particularly described as follows:

THIS QUITCLAIM DEED IS GIVEN FOR THE PURPOSE OF RELEASING THE WITHIN DESCRIBED PROPERTY FROM THE EFFECT OF that certain Deed to Secure Debt and Security Agreement, between Whitefield Academy, Inc. and SunTrust Bank, dated July 1, 2002, recorded July 21, 2000, in **Deed Book 13279, Page 1603**, Records of Cobb County, Georgia, together with any other

documents executed in connection therewith, and any UCC Financing Statements filed in connection therewith. Except for the within release, the said Deed to Secure Debt and Security Agreement, shall remain in full force and effect.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alma K Shines
(Unofficial Witness)

(Notary Public)

Notary Public, Fulton County, Georgia
My Commission Expires Jan. 17, 2006

My Commission Expires:

(Notarial Seal)

SUNTRUST BANK

By:
Name: Greg Phillips
Title: First Vice President

[Affix Bank Seal]

Deed Book 14830 Pg 5639
Filed and Recorded Jan-26-2011 09:00am
2011-0009337
Real Estate Transfer Tax $179.50

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Space Above This Line For Recording Data

After Recording, Please Return to:
SLUTZKY, WOLFE AND BAILEY, LLP
2255 Cumberland Parkway
Building 1300
Atlanta, Georgia 30339
(770) 438-8000

STATE OF GEORGIA

COUNTY OF COBB

3/14

EXECUTOR'S DEED

THIS INDENTURE is made as of January 13, 2011, between **Jacob R. Bass as Executor Under the Will of William E. Bass, Jr.,** deceased (hereinafter referred to as "Grantor"), (pursuant to the Last Will and Testament of William Everett Bass recorded in the Probate Court of Cobb County on June 4, 2009, and the Order of Probate Court in Estate No. 09-0879, issued on June 8, 2009 and recorded in the Probate Court of Cobb County on June 9, 2009), and **Whitefield Academy, Inc.,** a Georgia not-for-profit corporation (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all right, title and interest of Grantor in and to certain real estate and improvements located in Land Lots 542 and 543 of the 17th District, 2nd Section of Cobb County, Georgia, more particularly described on Exhibit A attached hereto and made a part hearof by this reference (the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only

Deed from Joseph M. Lewis, Jr.
filed and recorded January 1, 1960
in W.B. 1 —[illegible]
Real Estate Transfer Tax [illegible]

Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

proper use, benefit and behoof of Grantee forever in FEE SIMPLE, in as full and ample of a manner as the same was held, possessed and enjoyed by the said deceased.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

By: _____ (SEAL)
Jacob R. Bass, as Executor Under the Will of
William R. Bass, Jr.

Elizabeth Chamblis
Notary Public
My Commission Expires: 2/24/2014

(NOTARIAL SEAL)

ELIZABETH CHAMBLISS
NOTARY
PUBLIC
COBB COUNTY, GEORGIA

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 542 & 543 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD (APPARENT 40' R/W), SAID #4 REBAR FOUND BEING 299.63 FEET NORTHEASTERLY FROM A 1" OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD AND THE WESTERN LINE OF LAND LOT 542 AND BEING SAID POINT OF BEGINNING.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD NORTH 11 DEGREES 03 MINUTES 18 SECONDS WEST, 55.78 FEET TO A 3/4" CRIMP TOP PIPE FOUND;
THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, 94.30 FEET TO A #4 REBAR SET;
THENCE NORTH 00 DEGREES 10 MINUTES 45 SECONDS WEST, 74.75 FEET TO A SQUARE ROD FOUND;
THENCE NORTH 02 DEGREES 00 MINUTES 14 SECONDS EAST, 93.00 FEET TO A #4 REBAR SET;
THENCE SOUTH 87 DEGREES 54 MINUTES 53 SECONDS EAST, 81.10 FEET TO A #4 REBAR SET IN THE CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT;
THENCE FOLLOWING ALONG SAID CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT SOUTH 51 DEGREES 26 MINUTES 39 SECONDS EAST, 163.30 FEET TO A #4 REBAR SET;
THENCE LEAVING SAID CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT NORTH 38 DEGREES 11 MINUTES 42 SECONDS EAST, 118.40 FEET TO A #4 REBAR FOUND;
THENCE SOUTH 88 DEGREES 08 MINUTES 13 SECONDS EAST, 129.98 FEET TO A #4 REBAR SET;
THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS WEST, 220.00 FEET TO AN AXLE FOUND ON THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD;
THENCE FOLLOWING ALONG SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 101.53 FEET,
SAID CURVE HAVING A RADIUS OF 341.19 FEET AND BEING SUBTENDED BY A CHORD OF 101.16 FEET, AT SOUTH 85 DEGREES 16 MINUTES 54 SECONDS WEST, TO A POINT;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD SOUTH 76 DEGREES 45 MINUTES 24 SECONDS WEST, 253.96 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 55.48 FEET,
SAID CURVE HAVING A RADIUS OF 908.22 FEET AND BEING SUBTENDED BY A CHORD OF 55.47 FEET, AT SOUTH 75 DEGREES 00 MINUTES 24 SECONDS WEST, TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.26 ACRES MORE OR LESS.

Said Property is reflected on that certain Survey for Whitefield Academy, Inc., prepared by Gaskins Engineers Surveying Land Planning and Environmental, dated December 20, 2010, most recently revised December 22, 2010, bearing the seal of Christopher A. Evans, GRLS No. 2784; and said Property is the same properties described in warranty deeds recorded in Deed Book 1073 Page 668 and Deed Book 1248, Pages 173 to 175.

BK: 15061 PG: 4548-4550
Filed and Recorded May-21-2013 02:58:31PM
DOC#: D2013-050122
Real Estate Transfer Tax Paid $175.00
03320130136 52

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Notes to Clerk of Superior Court:
1. When recorded, please return this document to:
Cutler & Schulman, P.C., Attorneys at Law, 1600 South Cobb Drive, Suite 100, Marietta, Georgia 30060 (770) 429-9242

File # 130046PC

TRUSTEE'S DEED

State of Georgia
Cobb County

THIS INDENTURE, made this date: May 8, 2013, between BRUCE D. BURKE, as TRUSTEE of THE POSS FAMILY TRUST, executed March 19, 1992, as Grantor, and WHITEFIELD ACADEMY, INC., a Georgia not-for-profit corporation, as Grantee.

WHEREAS, Grantor confirms that he is the duly appointed, qualified and acting Trustee: of the above-denominated Trust, and as such, empowered to convey the hereinafter described real property to Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and NO/100s Dollars ($10.00) paid in hand at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real property.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 543 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:
Commencing at a 1" open top pipe found at the shared corner of Land Lots 538, 539, 542 & 543; *Thence* running along the Land Lot 538 & 543 line a bearing of N01°00'06"E a distance of 79.81' to #4 rebar found; *Thence* leaving said Land Lot line running a bearing of S89°24'34"E a distance of 208.84' to a #4 rebar found; *Thence* running a bearing of S00°03'32"E a distance of 82.01' to a #4 rebar found on the Land Lot 542 & 543 line; *Thence* running a bearing of S13°55'51"E a distance of 62.17' to a #4 rebar found on the northerly right-of-way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 47.31', said curve having a radius of 1091.46, subtended by a chord of 47.31' with a bearing of N71°44'49"E to a point; *Thence* continuing to run along said right-of-way a bearing of S11°03'18"E a distance of 4.38' to a #4 rebar found; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 55.48', said curve having a radius of 908.22', subtended by a chord of 55.47' with a bearing of N75°00'24"E to a point; *Thence* continuing to run along said right-of-way a bearing of N76°45'24"E a distance of 253.96' to a point; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 101.50', said curve having a radius of 341.19', subtended by a chord of 101.12' with a bearing N85°16'44"E to an axle found and the **TRUE POINT OF BEGINNING**;

B.B.

14

FROM SAIDTRUE POINT OF BEGINNING, *Thence* leaving the right-of-way of Pebblebrook Road running a bearing of N00°38'51"E a distance of 220.00' to a #4 rebar found; *Thence* running a bearing of N00°39'37"E a distance of 145.54' to a #4 rebar found; *Thence* running a bearing of S89°21'21"E a distance of 179.40' to a #4 rebar found; *Thence* running a bearing of S00°40'36"W a distance of 377.47' to a #4 rebar set on the northerly right-of way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 48.32', said curve having a radius of 1772.39', subtended by a chord of 48.32' with a bearing of N86°06'28"W to a point; *Thence* continuing to run along said right-of-way a bearing of N85°19'36"W a distance of 126.13' to a point; *Thence* continuing to run along said right-of-way a curve to the left an arc distance of 5.19', said curve having a radius of 341.19', subtended by a chord of 5.19' with a bearing of N85°45'46"W to an axle found and the **TRUE POINT OF BEGINNING**.

The above-described property contains 1.53 acres more or less and can be found described graphically on an ALTA/ACSM Land Title Survey for Whitefield Academy Inc. and First American Title Company, dated March 20, 2013, revised April 4, 2013, prepared by Gaskins Surveying Company, a copy of which is attached hereto as **Exhibit 'A'** and incorporated herein by this reference.

Together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, referred to as the "Land").

Further, Grantor hereby quitclaims to Grantee, and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, road, alley, avenue or right of way adjoining the property herein conveyed, together with all gaps, gores, vaults within or contiguous to said property, together with any and all easements serving said property, to have and hold said property and any and all of the rights, members and appurtenances thereof to the same being, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, free and discharged of any claim of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereunto belonging, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever and in Fee Simple.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

(NOTARIAL SEAL)

SAMUEL M. CHANDLER, III
NOTARY PUBLIC
COBB COUNTY, GEORGIA

By: (LS)
BRUCE D. BURKE, as TRUSTEE
of THE POSS FAMILY TRUST

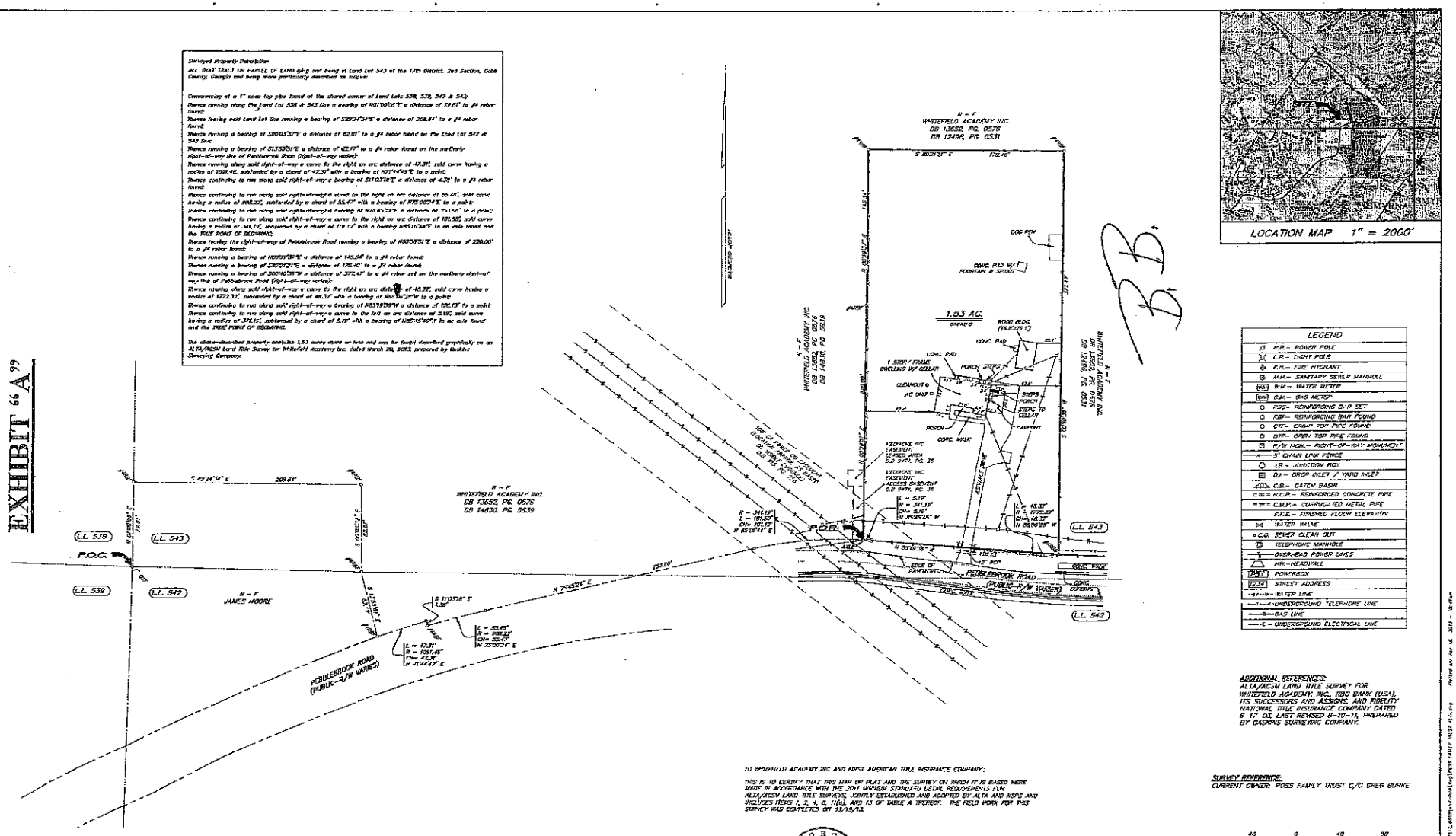
EXHIBIT "A"

Surveyed Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 543 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a 1" open top pipe found at the shared corner of Land Lots 538, 539, 542 & 543;
Thence running along the Land Lot 538 & 543 line a bearing of N01°00'05"E a distance of 79.81' to a 1/2" rebar found;
Thence leaving said Land Lot line running a bearing of S89°24'24"E a distance of 200.84' to a 1/2" rebar found;
Thence running a bearing of S00°13'30"E a distance of 82.01' to a 1/2" rebar found on the Land Lot 542 & 543 line;
Thence running a bearing of S15°53'51"E a distance of 42.17' to a 1/2" rebar found on the northerly right-of-way line of Pebblebrook Road (right-of-way varies);
Thence running along said right-of-way a curve to the right an arc distance of 47.31', said curve having a radius of 1091.46', subtended by a chord of 47.31' with a bearing of N71°44'49"E to a point;
Thence continuing to run along said right-of-way a bearing of S11°03'18"E a distance of 4.38' to a 1/2" rebar found;
Thence continuing to run along said right-of-way a curve to the right an arc distance of 55.48', said curve having a radius of 908.22', subtended by a chord of 55.47' with a bearing of N75°00'24"E to a point;
Thence continuing to run along said right-of-way a bearing of N73°52'24"E a distance of 353.95' to a point;
Thence continuing to run along said right-of-way a curve to the right an arc distance of 101.50', said curve having a radius of 341.19', subtended by a chord of 101.12' with a bearing N85°15'44"E to an axle found and the TRUE POINT OF BEGINNING;
Thence leaving the right-of-way of Pebblebrook Road running a bearing of N03°38'51"E a distance of 230.00' to a 1/2" rebar found;
Thence running a bearing of N00°00'38"W a distance of 145.54' to a 1/2" rebar found;
Thence running a bearing of S89°01'21"E a distance of 126.42' to a 1/2" rebar found;
Thence running a bearing of 200°10'38"W a distance of 272.47' to a 1/2" rebar set on the northerly right-of way line of Pebblebrook Road (right-of-way varies);
Thence running along said right-of-way a curve to the right an arc distance of 48.33', said curve having a radius of 1272.39', subtended by a chord of 48.33' with a bearing of N86°06'28"W to a point;
Thence continuing to run along said right-of-way a bearing of N85°16'36"W a distance of 126.13' to a point;
Thence continuing to run along said right-of-way a curve to the left an arc distance of 5.19', said curve having a radius of 341.19', subtended by a chord of 5.19' with a bearing of N85°45'45"W to an axle found and the TRUE POINT OF BEGINNING.

The above-described property contains 1.53 acres more or less and can be further described graphically on an ALTA/ACSM Land Title Survey for Whitefield Academy Inc. dated March 20, 2013, prepared by Gaskins Surveying Company.



LEGEND

	P.P.– POWER POLE
	L.P.– LIGHT POLE
	F.H.– FIRE HYDRANT
	M.H.– SANITARY SEWER MANHOLE
WM	W.M.– WATER METER
GM	G.M.– GAS METER
	RSS– REINFORCING BAR SET
	RBF– REINFORCING BAR FOUND
	CTF– CROWN TOP PIPE FOUND
	OTF– OPEN TOP PIPE FOUND
	R/W MON.– RIGHT-OF-WAY MONUMENT
	5' CHAIN LINK FENCE
	J.B.– JUNCTION BOX
	D.I.– DROP INLET / YARD INLET
	C.B.– CATCH BASIN
	R.C.P.– REINFORCED CONCRETE PIPE
	C.M.P.– CORRUGATED METAL PIPE
	F.F.E.– FINISHED FLOOR ELEVATION
	WATER VALVE
	C.O. SEWER CLEAN OUT
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HR.–HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

ADDITIONAL REFERENCES:
ALTA/ACSM LAND TITLE SURVEY FOR WHITEFIELD ACADEMY, INC., RBC BANK (USA), ITS SUCCESSORS AND ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED 6-17-03, LAST REVISED 8-10-11, PREPARED BY GASKINS SURVEYING COMPANY.

SURVEY REFERENCE:
CURRENT OWNER: POSS FAMILY TRUST C/O GREG BURKE

TITLE NOTES:
Title Insurance Company: ALTA Commitment
File Number: 1300488PC
Effective Date: January 28, 2013 at 5:00 PM

There are no survey related Schedule B-Section II exceptions for the subject property listed in the title Commitment.

THE FIELD SURVEY ON WHICH THIS PLAT IS BASED WAS COMPLETED MARCH 19, 2013.

THIS PLAT IS OBTAINED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL PRECISION AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/141,985 ; ANGULAR ERROR: 2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/141,149 . MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 , MAP NUMBER # 13067 C 0262 H DATED MARCH 4, 2013

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, LEANS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, DUE SECURING SUCH UNDERSTANDING AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

TO WHITEFIELD ACADEMY INC 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 4, 8, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 03/19/13.

REGISTERED GEORGIA LAND SURVEYOR 2806 BRIAN C. OLSON

BRIAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gscsurvey

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SCALE IN FEET: 40 0 40 80

DATE	: 03-20-13	REVISIONS
SCALE	: 1"=40'	04/02/13 REVISE NAME ONLY
DRAWN BY	: JMH	
CHECKED BY	: BCO	
FIELD BOOK	: N/A	

CERTIFICATE OF AUTHORIZATION: 1147 (GWCP)

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1201 Powder Springs Rd. Marietta, Georgia 30064 www.gascomp.com Phone: (770) 424-7544 Fax: (770) 424-9133

ALTA/ACSM LAND TITLE SURVEY FOR:

WHITEFIELD ACADEMY INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN L.L. 543 OF THE 17th DISTRICT, 2ND SECTION, COBB COUNTY, GA.

BK: 15061 PG: 4558
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

BK: 15263 PG: 6266-6270
Filed and Recorded Jul-30-2015 09:01:59AM
DOCN: D2015-060806
Real Estate Transfer Tax Paid $150.00
033B015017743

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Notes to Clerk of Superior Court: When recorded, please return this document to:
Cutler & Schulman, P.C., 1600 South Cobb Drive, Suite 100, Marietta, Georgia 30060
Tel. 770-429-9242

GENERAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE is made this 27th day of July, 2015 between Juanita Sexton as Grantor, and Whitefield Academy, Inc., a Georgia not for profit corporation as Grantee.

(Wherever herein Grantor or Grantee is used, the name shall be considered as well to mean the heirs, executors, administrators, successors, representatives and assigns of the same.)

WITNESSETH:

That GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey, unto GRANTEE, the following described property:

All that tract or parcel of land in Land Lot 539 of the 17th District 2nd Section of Cobb County, Georgia, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference, and which property is also shown on the boundary survey attached hereto as Exhibit "B" and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members

and appurtenances thereof, to the same being, belonging or in any way appertaining to the only proper use, benefit and behoof of Grantee forever, in Fee Simple.

AND GRANTOR, for herself, her heirs, assigns, successors, executors and administrators will warrant and forever defend the right and title to the above-described property unto GRANTEE, its heirs and assigns against all the lawful claims of all persons whomsoever.

Further, Grantor hereby quitclaims to Grantee, and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, road, alley, avenue or right of way adjoining the property herein conveyed, together with all gaps, gores, vaults within or contiguous to said property, together with any and all easements serving said property, to have and hold said property and any and all of the rights, members and appurtenances thereof to the same being, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, free and discharged of any claim of Grantor.

IN WITNESS WHEREOF, the said Grantor has herewith set her hand and seal the day and the year first above written.

Signed, Sealed and delivered in the presence of the undersigned this date: July 27, 2015.

Juanita Sexton (SEAL)
Juanita Sexton

Witness

Notary Public

My Commission Expires: 04/24/18

[NOTARY SEAL]

NOTARY PUBLIC
COUNTY, GEORGIA

EXHIBIT "A"

RECORD LEGAL:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 539, OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERLY SIDE OF PEBBLEBROOK ROAD 518.6 SOUTHWESTERLY AS MEASURED ALONG THE NORTHWESTERLY SIDE OF PEBBLEBROOK ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF PEBBLEBROOK ROAD AND THE EAST LAND LOT LINE OF LAND LOT 539; RUNNING THENCE NORTHWESTERLY A DISTANCE OF 272.0 FEET TO AN IRON PIN AND CORNER LOCATED ON THE SOUTHERLY SIDE OF A 12 FOOT PRIVATE DRIVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF SAID PRIVATE DRIVE A DISTANCE OF 140.0 FEET TO A POINT; CONTINUING THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE SOUTHEASTERLY AND EASTERLY SIDE OF SAID PRIVATE DRIVE A DISTANCE OF 173.5 FEET TO AN IRON PIN AND CORNER LOCATED ON THE NORTHERLY SIDE OF PEBBLEBROOK ROAD; RUNNING THENCE EASTERLY AND NORTHEASTERLY ALONG THE NORTHERLY SIDE OF PEBBLEBROOK ROAD A DISTANCE OF 182 FEET TO A POINT; CONTINUING THENCE NORTHEASTERLY ALONG THE NORTHERN SIDE OF PEBBLEBROOK ROAD A DISTANCE OF 122.P FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

SURVEY LEGAL:

WHICH PROPERTY IS ALSO SHOWN ON THAT CERTAIN BOUNDARY SURVEY PREPARED FOR WHITEFIELD ACADEMY, INC. BY PERIMETER SURVEYING CO., INC., DATED JULY 12, 2015 AND BEARING THE CERTIFICATION OF KENNETH L. NUTT, GA RLS NO. 2104, AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 539, OF THE 17TH DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

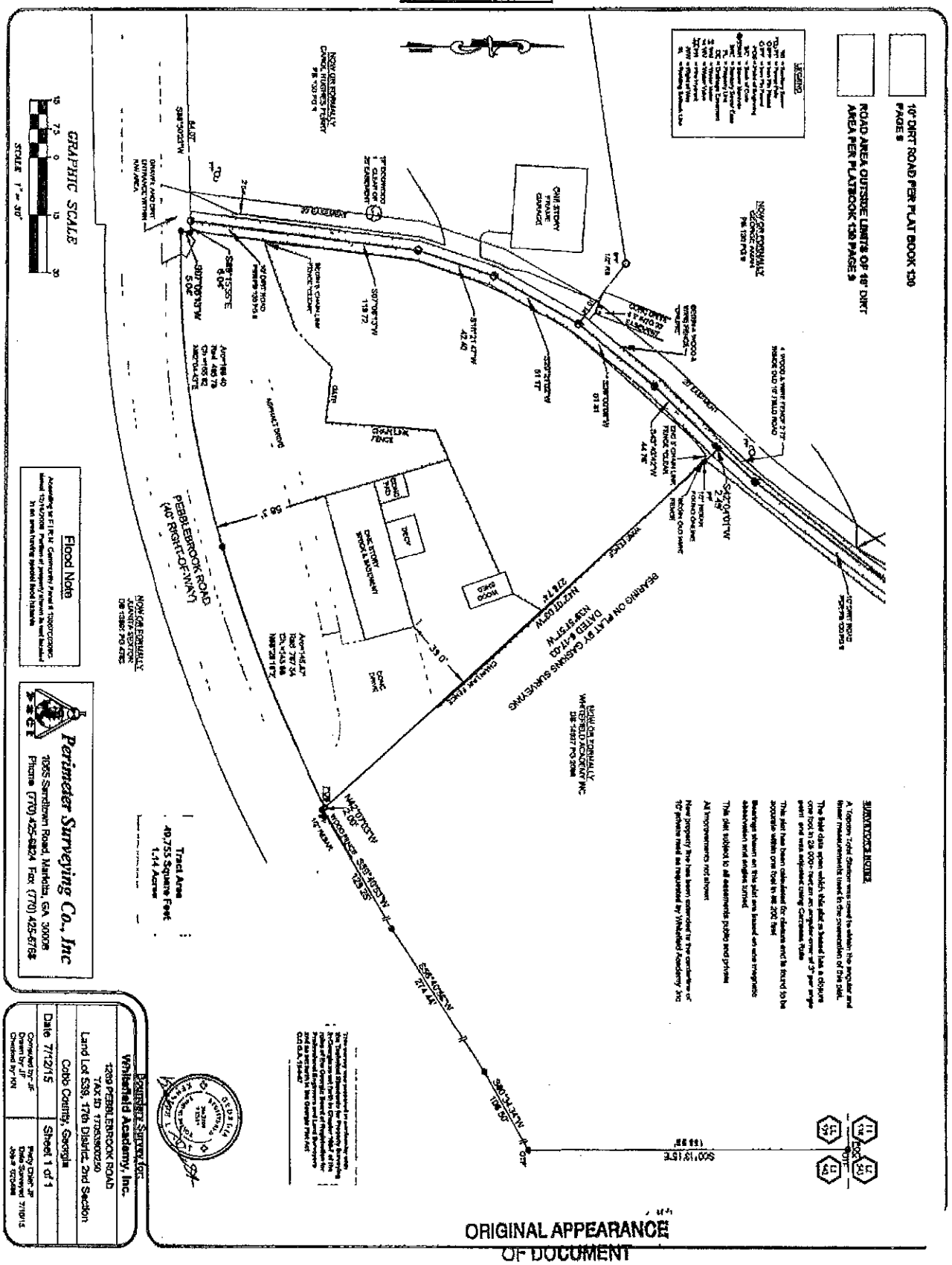
COMMENCING AT AN OPEN TOP FOUND AND THE CORNER FORMED BY LAND LOTS 538,539,542 & 543 AND PROCEED SOUTH 00 DEGREES 13 MINUTES 15 SECONDS EAST ALONG LAND LOT LINE OF 539 & 542 TO AN OPEN TOP FOUND AND THE NORTH 40' RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE LEAVING SAID LAND LOT LINE AND TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES, SOUTH 60 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 108.50 FEET TO A POINT; THENCE SOUTH 56 DEGREES 40 MINUTES 56 SECONDS WEST A DISTANCE OF 274.44 TO A POINT; THENCE SOUTH 59 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 129.25 FEET TO A 1/2" IRON PIN FOUND; THENCE

NORTH 42 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING;

BEGINNING AND LEAVING THE 40 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD AND PROCEED NORTH 42 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 278.74 FEET TO THE CENTERLINE OF A 10' PRIVATE ROAD; THENCE PROCEED ALONG THE CENTERLINE OF A 10' PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 42 DEGREES 04 MINUTES 01 SECONDS WEST A DISTANCE OF 2.49 FEET TO A POINT; SOUTH 43 DEGREES 43 MINUTES 42 SECONDS WEST A DISTANCE OF 44.76 FEET TO A POINT; SOUTH 39 DEGREES 00 MINUTES 08 SECONDS WEST A DISTANCE OF 51.81 FEET TO A POINT; SOUTH 29 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 51.17 FEET TO A POINT; SOUTH 18 DEGREES 21 MINUTES 47 SECONDS WEST A DISTANCE OF 42.40 FEET TO A POINT; SOUTH 07 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 119.72 FEET TO A POINT ON THE 50 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE PROCEED ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 6.04 FEET TO A POINT; THENCE PROCEED ALONG SAID RIGHT OF WAY SOUTH 07 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 5.04 FEET TO A POINT ON THE 40 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 495.78 FEET AND AN ARC DISTANCE OF 166.40 FEET, SAID CURVE BEING SUBTENDED BY A BEARING OF NORTH 82 DEGREES 04 MINUTES 43 SECONDS AND A CHORD DISTANCE OF 165.62 FEET TO A POINT; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 787.54 FEET AND AN ARC DISTANCE OF 145.87 FEET, SAID CURVE BEING SUBTENDED BY A BEARING OF NORTH 68 DEGREES 28 MINUTES 18 SECONDS AND A CHORD DISTANCE OF 145.66 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 49,755 SQUARE FEET OR 1.14 ACRES

EXHIBIT "B"



ORIGINAL APPEARANCE OF DOCUMENT

DEED FOR PARCEL

17053900530

1/10 1259 PEBBLEBROOK RD

Deed Book 14061 Pg 394
Filed and Recorded Oct-25-2004 11:10am
2004-0196076
Real Estate Transfer Tax $175.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Mail

Return Recorded Document to:
McCormick & von Mehren, P.C.
1300 Parkwood Circle
Suite 150
Atlanta, Georgia 30339
Attn: L. Carney
File #: M-18062

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

This Indenture made this 4th day of October, 2004 between **CAROL H. PERRY aka CAROL HUGHES PERRY**, of the County of **COBB**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **GEORGE U. AMAH**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 539 of the 17th District, 2nd Section, Cobb County, Georgia, being Parcel "B", containing 2.00 acres, as shown on Plat of Survey for Kenneth F. Perry and Carol H. Perry prepared by Kenneth L. Nutt, Georgia Registered Land Surveyor #2104, dated November 14, 1989, revised December 19, 1989 and February 2, 1990, filed for record February 2, 1990, in Plat Book 130, page 9, Cobb County Records, which plat is incorporated herein by reference thereto.

Together With a non-exclusive perpetual right of ingress and egress to such property over Field Road (a non-public dirt road) as shown on the above referenced plat of survey.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Jane Wilbanks
Witness

Notary Public

CARL S. VON MEHREN
JUNE 18 2006
NOTARY PUBLIC

Carol H. Perry (Seal)
CAROL H. PERRY aka CAROL HUGHES PERRY

_____(Seal)

Deed Book 14860 Pg 3413
Filed and Recorded Jun-22-2011 11:17am
2011-0080436
Real Estate Transfer Tax $720.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING RETURN TO:

METROPOLITAN TITLE AGENCY, INC.
1820 The Exchange, Suite 550
Atlanta, Georgia 30339
Phone: 770-933-0073
FAX: 770-933-0233

STATE OF GEORGIA

COUNTY OF COBB

7/22

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 20th day of June, in the year Two Thousand Eleven, between

LORRAINE C. JOHNSON AND MAC A. JOHNSON, AS CO-TRUSTEES UNDER ITEM VI OF THE WILL OF HUBERT R. JOHNSON (also known as the Hubert R. Johnson Residual Trust and the Lorraine C. Johnson Residual Trust)

as party of the first part (hereinafter referred to as "Grantor"), and

CRYPT PROPERTY, LLC,
a Georgia limited liability company,

as party of the second part (hereinafter referred to as "Grantee"); the words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits.

WITNESSETH:

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Cobb County, Georgia, being more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto (collectively, the "Property").

19233916.2

G-8039
2 of 3

This conveyance is made subject only to those certain matters described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Unofficial Witness Sworn to and subscribed before me this 20 day of June, 2011. NOTARY PUBLIC My Commission Expires:	GRANTOR: **LORRAINE C. JOHNSON, AS CO-TRUSTEE UNDER ITEM VI OF THE WILL OF HUBERT R. JOHNSON** (also known as the Hubert R. Johnson Residual Trust and the Lorraine C. Johnson Residual Trust)

SHERYL K. ABERNATHY
MY COMMISSION EXPIRES
NOTARY PUBLIC
ARTOW COUNTY, GEORGIA
Expires 8.10.2011

SIGNATURES CONTINUE ON FOLLOWING PAGE

Unofficial Witness Sworn to and subscribed before me this 17th day of June, 2011. NOTARY PUBLIC My Commission Expires:	GRANTOR: **MAC A. JOHNSON, AS CO-TRUSTEE UNDER ITEM VI OF THE WILL OF HUBERT R. JOHNSON** (also known as the Hubert R. Johnson Residual Trust and the Lorraine C. Johnson Residual Trust)

Exhibit "A" – Legal Description

TRACT 1: All that tract or parcel of land lying and being in Land Lot 610 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point on the north line of said Land Lot 610, at its intersection with the west bank of Nickajack Creek, and running thence southeasterly along the west bank of said creek, and following said creek, until the intersection of the west bank of Nickajack Creek with the south line of Land Lot 610; running thence easterly along the south line of Land Lot 610 to the southeast corner of said Land Lot 610 at its intersection with the Land Lot line dividing Land Lots 610 and 615; running thence northerly along said Land Lot line dividing Land Lots 610 and 615 to the northeast corner of Land Lot 610; running thence westerly along the North line of Land Lot 610 to its intersection with the west bank of Nickajack Creek and the POINT OF BEGINNING.

LESS AND EXCEPT the property lying northeast of the southwestern margin of the right of way for the Southern Railway Company.

Tract 1 being the same property as is described at Deed Book 1238, Page 334, Cobb County, Georgia records together with a portion of the property described at Deed Book 1059, Page 128, aforesaid records.

TRACT 2: All that tract or parcel of land lying and being in Land Lots 614 and 615 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northwestern corner of said Land Lot 614 being a point in the center of the public road marked by an iron pin, said point also being the southwestern corner of Land Lot 615; and running thence in a southeasterly direction along said public road which is known as Bradner Road, a distance of 475 feet to a point; running thence northerly to the southwestern side of the Southern Railway right of way; running thence northwesterly along the southwestern right of way of said railroad through the north part of said Land Lot 614 and continuing on into Land Lot 615 and across the southwestern corner of same to a point on the western original land lot line of said Land Lot 615, said point being marked by an iron pin; running thence southerly along said western original line of Land Lot 615 to the southwestern corner of said Land Lot 615 and the point of beginning.

Tract 2 being the same property as is described at Deed Book 1250, Page 395, Cobb County, Georgia records.

Exhibit "A" – Legal Description(Continued)

TRACT 3:

All that tract or parcel of land lying and being in Land Lot 609, 17th District, Second Section, Cobb County, Georgia, said tract of land of approximately six acres being all of Land Lot 609 lying south west of the southern Railway Railway right of way, but subject to the rights of way and easements of record, that tract being more specifically delineated by the following boundaries:

Beginning at an iron pin set at the southwest corner of Land Lot 609, running thence northerly along the Land Lot line separating Land Lot 609 and Land Lot 504 a distance of 742.2 feet more or less to a point at which this line separating Land Lots 609 and 504 intersects the southwestern Southern Railway right of way; thence running in a southeasterly direction along the southwestern Southern Railway right of way a distance of 665 feet to a point; thence continuing in a southeasterly direction along the southwestern right of way of the Southern Railway a distance of 400 feet more or less to a point at which said Southern Railway right of way intersects with the southern boundary line of Land Lot 609; this point being on the Land Lot line between Land Lot 609 and Land Lot 610; thence running westerly from this point a distance of 684.7 feet more or less back to the point of beginning. Said Land Lot is shown and delineated by a Plat of the same made by E.A. Roberts and H.L. Bush dated February 4, 1939 and recorded in Plat Book 4, Page 47 Cobb County, Georgia records.

Tract 3 being the same property as was conveyed at Deed Book 1405, Page 639, Cobb County, Georgia records.

EXHIBIT "B" TO DEED

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year **2011** and subsequent years not yet due and payable.

2. Matters shown on Plats recorded in the following Plat Books and pages, including but not limited to and old railroad bed crossing the subject property.

   a. Plat Book 121, page 39
   b. Plat Book 4, page 47
   c. Plat Book 1, page 158
   d. Plat Book 12, page 95, all of the aforesaid records.

3. Easement to Plantation Pipe Line Company dated September 22, 1941, filed October 16, 1941 and recorded in Deed Book 142, page 668, Cobb County, Georgia records, as affected by the following:

   a. Easement Grant and Amendment from Hamilton and Company Manufacturing Engineers to Plantation Pipe Line Company dated March 12, 1968, filed March 27, 1968 and recorded in Deed Book 1029, page 463, Cobb County, Georgia records.

4. Easement Grant and Amendment from Hamilton and Company Manufacturing Engineers to Plantation Pipe Line Company dated March 12, 1968, filed March 27, 1968 and recorded in Deed Book 1029, page 463, Cobb County, Georgia records.

5. Agreement among Hamilton and Company Manufacturing Engineers, William A Hamilton, and Georgian Country Estates, Inc. dated February 7, 1968, filed February 9, 1968 and recorded in Deed Book 1022, page 91, Cobb County, Georgia records.

6. Easement to Cobb County dated March 20, 1972, filed June 19, 1972 and recorded in Deed Book 1322, page 428, Cobb County, Georgia records.

7. Easement to Georgia Power Company dated May 19, 1953, filed December 2, 1953 and recorded in Deed Book 264, page 456, Cobb County, Georgia records.

8. Easement to Georgia Power Company dated October 31, 1956, filed November 20, 1956 and recorded in Deed Book 384, page 220, Cobb County, Georgia records.

9. Judgment of Court entered May 8, 1970 in (condemnation action) Cobb County vs. 2.5482 acres of land, et al., Superior Court of Cobb County Georgia Docket No. 30,231, filed May 8, 1970 and recorded in Deed Book 1155, page 42, Cobb County, Georgia records.

10. Easement to Cobb County dated November 10, 1972, filed February 23, 1973 and recorded in Deed Book 1395, page 314, Cobb County, Georgia records.

11. Easement to Cobb County dated November 10, 1972, filed September 4, 1973 and recorded in Deed Book 1458, page 306, Cobb County, Georgia records.

12. Easement to Cobb County dated November 10, 1972, filed January 23, 1973 and recorded in Deed Book 1385, page 547, Cobb County, Georgia records.

13. Easement to Cobb County dated April 4, 1973, filed August 10, 1973 and recorded in Deed Book 1452, page 103, Cobb County, Georgia records.

14. Easement to Cobb County dated January 31, 1984, filed February 10, 1984 and recorded in Deed Book 3015, page 315, Cobb County, Georgia records.

15. Notice of Order and Judgment Affecting Interest in Real Estate to Class Corridor, LLC dated September 5, 2001, filed May 9, 2005 and recorded in Deed Book 14150, page 5677, Cobb County, Georgia records.

LAND LOT 544

LAND LOT 609

APPROX. LAND LOT LINE

LAND LOT 610

LAND LOT 543

PROPERTY LINE IS AT WEST BANK OF CREEK

20' SANITARY SEWER EASEMENT

NICKAJACK CREEK

AREA 6.0± ACRES

N 01°09'30" E - 1317.14'

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

I.P.F. NEAR LARGE OAK

S 89°27'30" E - 1051.90'

APPROX. LAND LOT LINE

LAND LOT 542

LAND LOT 611

LAND LOT 615

LAND LOT 614

SUCKNER ROAD

ARC DISTANCE 126.09'
RADIUS 720.02'

REFERENCE - SURVEY FOR JOHN H. AND HUBERT R. JOHNSON, DATED DEC. 7, 1942. SURVEY PERFORMED BY R.L. HORNCUTT, R.L.S. #379.

N

MAGNETIC

0 50 100 200

Field in office 5-20-88
Plat Book 121 Page 39
by: C. Stephenson
11:15

GEORGIA REGISTERED LAND SURVEYOR No. 2104 KENNETH L. HUTT

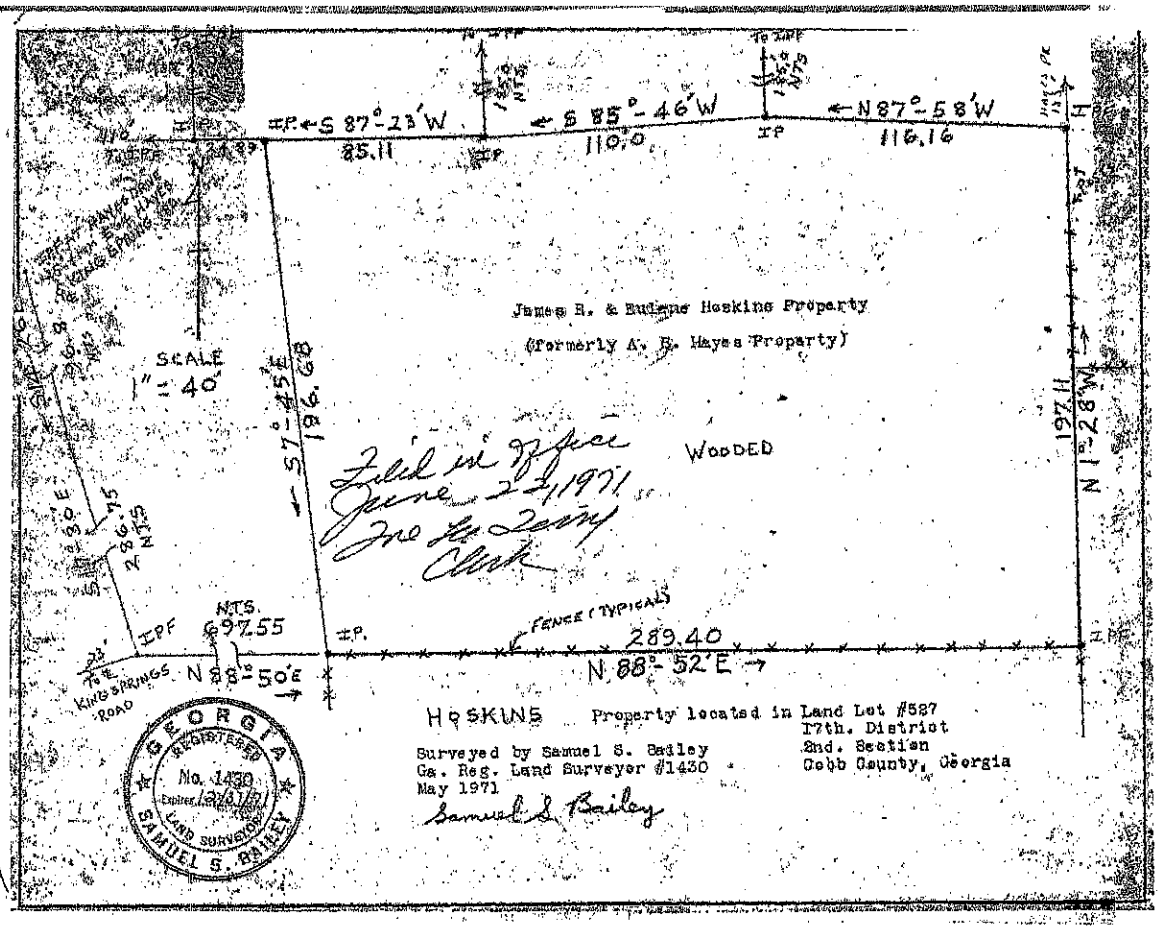
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

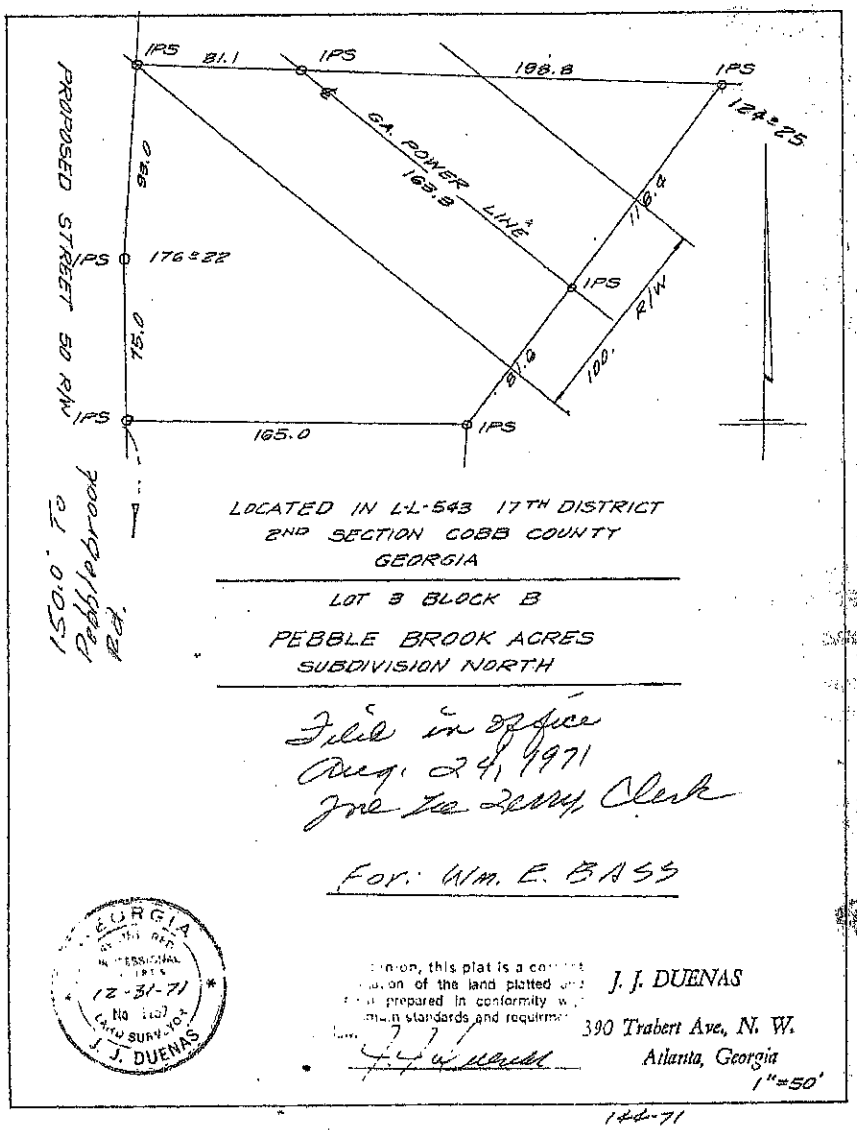
Kenneth L. Hutt

The field data upon which this map or plat is based has a closure precision of one foot in 20000 feet and an angular error of ___ per angle point, and was adjusted using Compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 20000 feet.

I HAVE THIS DATE EXAMINED THE " FIA OFFICIAL FLOOD HAZARD MAP " AND FOUND REFERENCED LOT (IS /) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PERIMETER SURVEYING CO, INC 1055 SANDTOWN RD. S.W. MARIETTA, GA. 30060 PHONE (404) 421-1195	
SURVEY FOR / JOHNSON DRILLING CO., INC.	
DRAWN BY KF DATE 5/31/88 APPROVED BY KH DATE 5/31/88	L.L.610 DIST.17 SECT.2 COBB COUNTY, GEORGIA
SCALE 1"=100'	SHEET 1 OF 1 PROJECT NO. 04489


IPP ← S 87°-23'W
85.11
← S 85°-46'W
110.0
← N 87°-58'W
116.16
SCALE
1" = 40'
James R. & Eugene Hoskins Property
(Formerly A. R. Hayes Property)
WOODED
Filed in office
June 22, 1971
Joe Lee Lerry
Clerk
197.11
N 1°-28'W
N 57°-45'E
196.68
N 88°-50'E
697.55
IPF
IP.
FENCE (TYPICAL)
289.40
N 88°-52'E
KINGS SPRINGS ROAD
HOSKINS
Property located in Land Lot #587
17th. District
2nd. Section
Cobb County, Georgia
Surveyed by Samuel S. Bailey
Ga. Reg. Land Surveyor #1430
May 1971
Samuel S. Bailey
GEORGIA
REGISTERED
No. 1430
Expires 12/31/71
LAND SURVEYOR
SAMUEL S. BAILEY


IPS
81.1
IPS
198.8
IPS
124.25
GA. POWER LINE
163.8
116.4
IPS
176.22
IPS
RW
100'
81.0
IPS
165.0
IPS
PROPOSED STREET 50' R/W
150.0' To Pebblebrook Rd.
LOCATED IN L-L-543 17TH DISTRICT
2ND SECTION COBB COUNTY
GEORGIA
LOT 3 BLOCK B
PEBBLE BROOK ACRES
SUBDIVISION NORTH
Filed in office
Aug. 24, 1971
Joe Lee Lerry, Clerk
For: Wm. E. BASS
GEORGIA
REGISTERED
PROFESSIONAL
12-31-71
No. 1437
LAND SURVEYOR
J. J. DUENAS
J. J. DUENAS
390 Trabert Ave., N. W.
Atlanta, Georgia
1"=50'

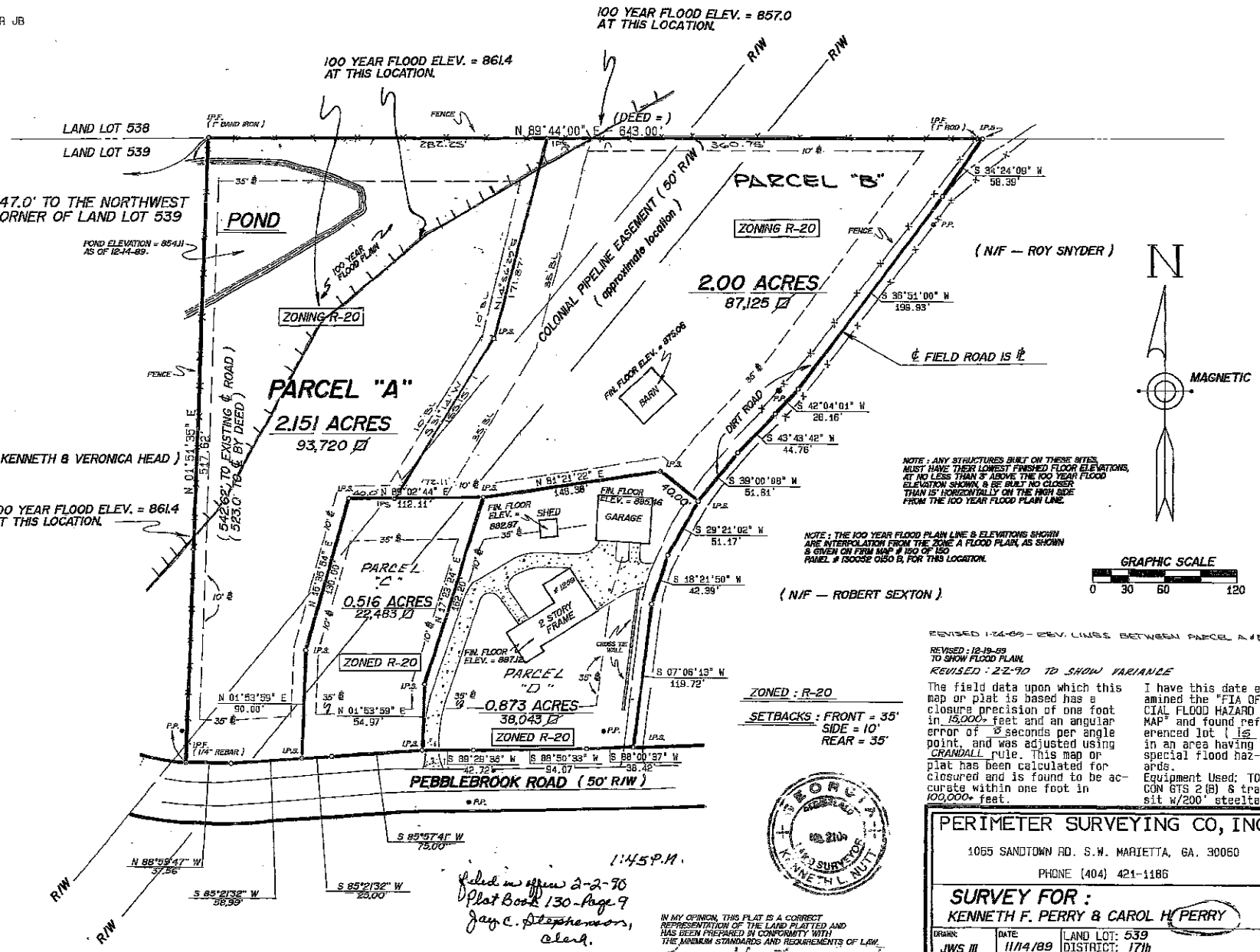
142-71

LEGEND

STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:

- IPF OR IPP
- PP OR TP
- IPF OR IPP
- S MH
- SS MH
- CMF
- TRAVERSE
- FH
- CB OR JB

NOTE: VARIANCE #V-15 GRANTED 1-10-90 BY COBB CO. TO KEN PERRY



NOTE: ANY STRUCTURES BUILT ON THESE SITES MUST HAVE THEIR LOWEST FINISHED FLOOR ELEVATIONS AT NO LESS THAN 3' ABOVE THE 100 YEAR FLOOD ELEVATION SHOWN, & BE BUILT NO CLOSER THAN 15' HORIZONTALLY ON THE HIGH SIDE FROM THE 100 YEAR FLOOD PLAIN LINE.

NOTE: THE 100 YEAR FLOOD PLAIN LINE & ELEVATIONS SHOWN ARE INTERPOLATION FROM THE ZONE A FLOOD PLAIN, AS SHOWN & GIVEN ON FIRM MAP # 150 OF 150 PANEL # 13067E 0150 B, FOR THIS LOCATION.

ZONED: R-20

SETBACKS: FRONT = 35'
SIDE = 10'
REAR = 35'

REVISED 1-24-89 - ELEV. LINES BETWEEN PARCEL A & B.

REVISED: 12-19-89 TO SHOW FLOOD PLAIN.

REVISED: 2-2-90 TO SHOW VARIANCE

The field data upon which this map or plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 2 seconds per angle point, and was adjusted using CRANDALL rule. This map or plat has been calculated for closured and is found to be accurate within one foot in 100,000+ feet.

I have this date examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (15) in an area having special flood hazards.

Equipment Used: TOPCON GTS 2 (B) & transit w/200' steeltape.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Filed in office 2-2-90
Plat Book 130 - Page 9
Jay C. Stephenson, Clerk.

1:45 P.M.

B.V.B.

PERIMETER SURVEYING CO, INC

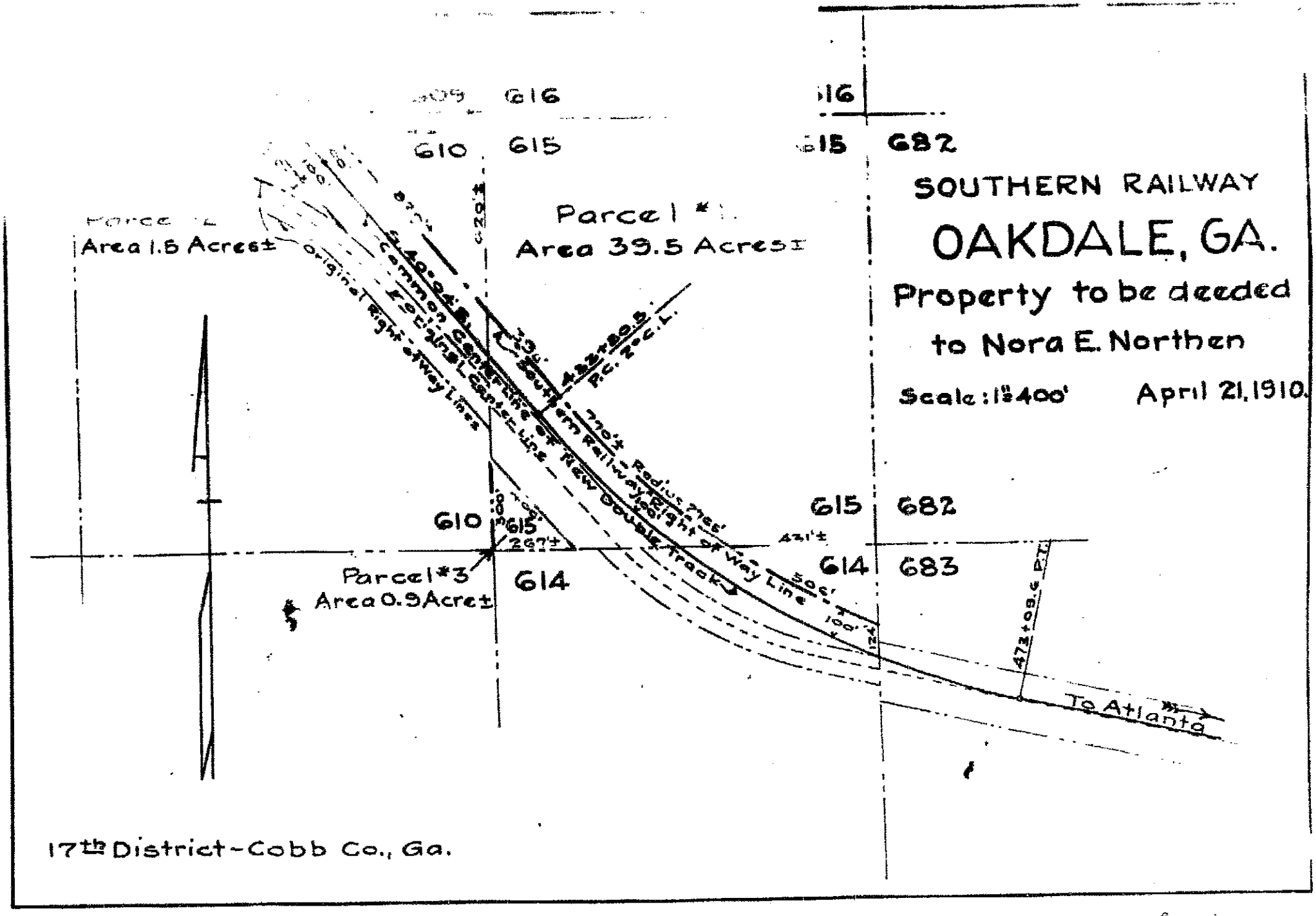
1065 SANDTOWN RD. S.W. MARIETTA, GA. 30060

PHONE (404) 421-1186

SURVEY FOR:
KENNETH F. PERRY & CAROL H. PERRY

DRAWN: JWS III	DATE: 11/14/89	LAND LOT: 539 DISTRICT: 17th SECTION: 2nd COUNTY: COBB STATE: GEORGIA
APPROVED BY:	DATE: 1-19-90	
SCALE: 1" = 60'	SHEET: 1 OF 1	PROJECT #: 025489

018180


SOUTHERN RAILWAY
OAKDALE, GA.
Property to be deeded
to Nora E. Northen
Scale: 1" = 400'
April 21, 1910.
Parcel #1
Area 39.5 Acres±
Parcel #2
Area 1.5 Acres±
Parcel #3
Area 0.9 Acre±
Common Centerline of Southern Railway and Right of Way Line
Original Right of Way Lines
Centerline of New Double Track
Radius 7760'
To Atlanta
17th District - Cobb Co., Ga.

Crypt

LAND LOT 544
S 84°07'00" E - 61.88'
I.P.F.
I.P.P.
LAND LOT 609
APPROX. LAND LOT LINE
S 55°43'31" E 166.12'
N 61°09'30" E 94.34'
LAND LOT 610
LAND LOT 543
S 32°37'06" E - 266.05'
N 56°31'01" W - 481.93'
PROPERTY LINE IS AT WEST BANK OF CREEK
20' SANITARY SEWER EASEMENT
NICKAJACK CREEK
S 59°03'52" E - 511.97'
N 43°15'40" W - 499.80'
AREA 6.0+- ACRES
S 46°21'05" E 231.36'
S 50°28'56" E 157.84'
N 49°04'02" W - 395.87'
S 34°22'55" E 107.47'
S 14°27'43" E 132.05'
N 15°58'48" W 208.66'
S 00°02'03" E 105.31'
N 10°04'17" W 113.31'
S 07°05'03" W 221.79'
N 15°42'47" E 153.10'
S 14°13'56" E 37.10'
N 89°27'30" E
S 84°18'30" W 126.93'
ARC DISTANCE 126.05'
RADIUS 720.02'
30' R.O.W.
BUCKNER ROAD
N 01°09'30" E - 1317.14'
APPROX. LAND LOT LINE
I.P.F. NEAR LARGE OAK
LAND LOT 542
LAND LOT 611
S 89°27'30" E - 1051.90'
APPROX. LAND LOT LINE
LAND LOT 615
LAND LOT 614
REFERENCE - SURVEY FOR JOHN H. AND HUBERT R. JOHNSON, DATED DEC. 7, 1968. SURVEY PERFORMED BY R.H. HUNNICUTT, R.L.S. #1370.

N
MAGNETIC

0 50 100 200

Filed in office 5-20-88
Plat Book 121 page 39
Joy C. Stephenville
11:15

GEORGIA REGISTERED No. 2104 LAND SURVEYOR KENNETH L. NUTT

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

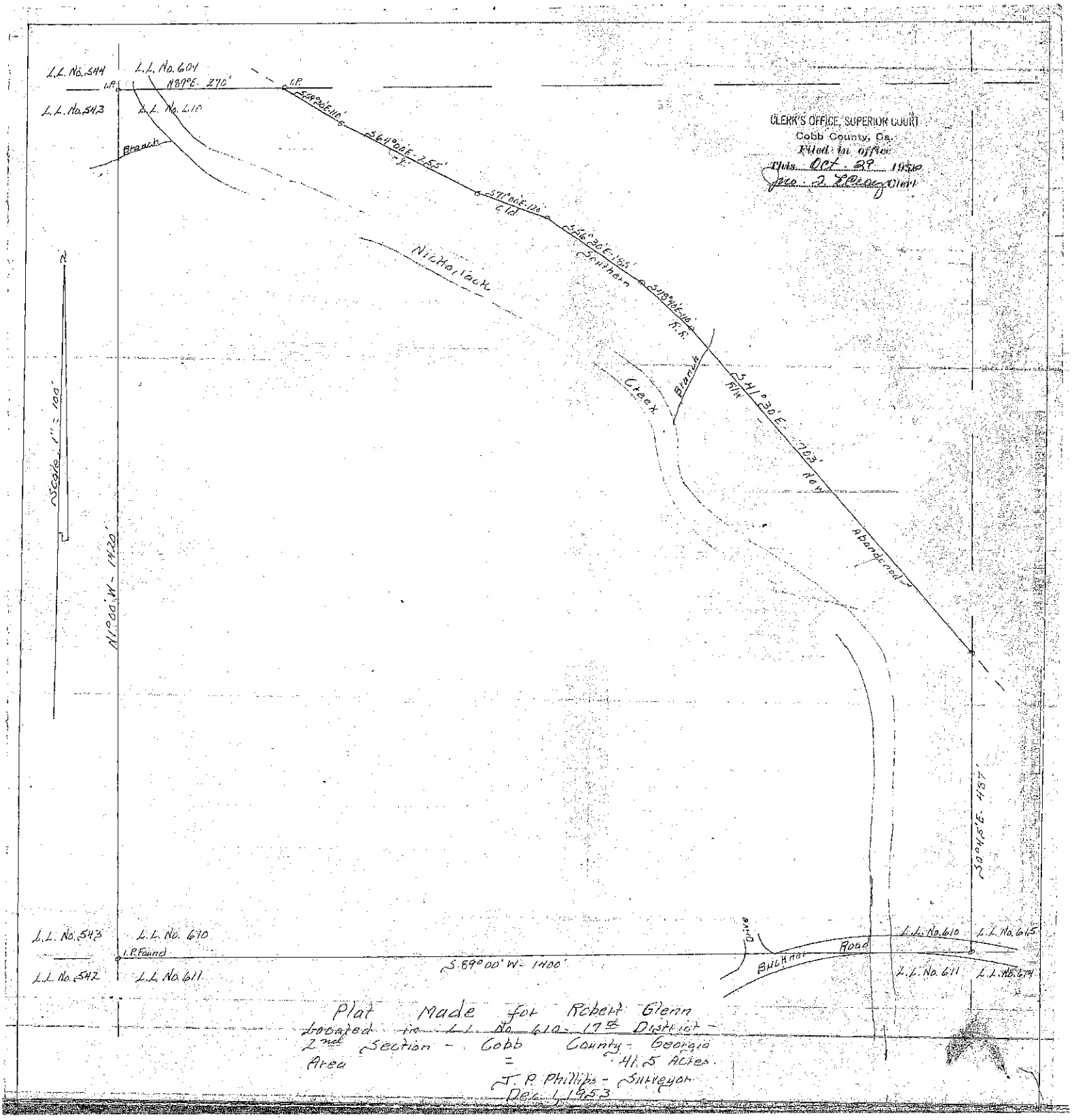
Kenneth L. Nutt

The field data upon which this map or plat is based has a closure precision of one foot in 20,000+ feet and an angular error of 4" per angle point, and was adjusted using Compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 20,000+ feet.

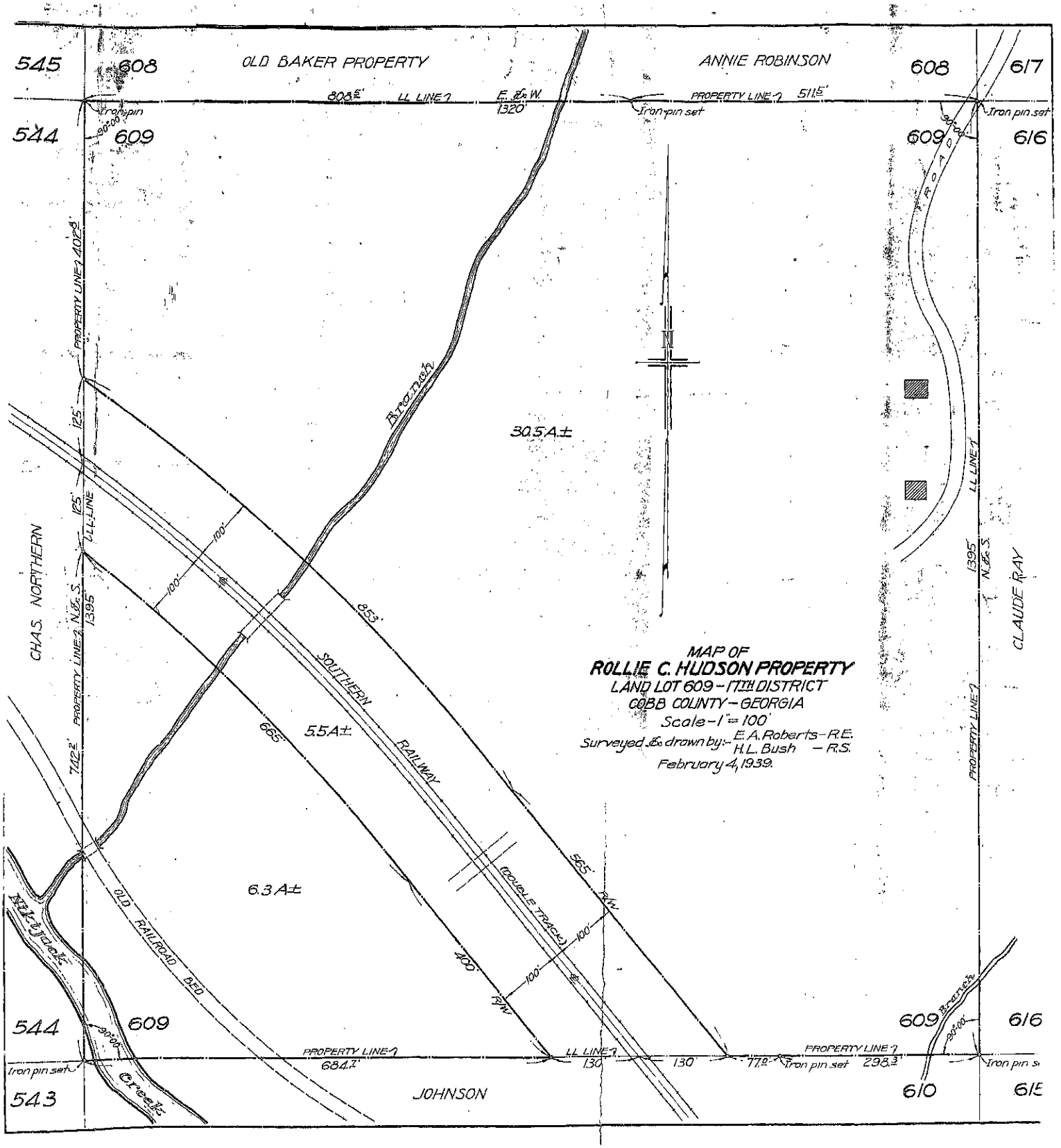
I HAVE THIS DATE EXAMINED THE " FIA OFFICIAL FLOOD HAZARD MAP " AND FOUND REFERENCED LOT (IS) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PERIMETER SURVEYING CO, INC 3065 SANDTOWN RD. S.W. MARIETTA, GA. 30060 PHONE (404) 424-1186		
SURVEY FOR / JOHNSON DRILLING CO., INC.		
DRAWN BF	DATE 5/5/88	L.L.610 DIST.17 SECT.2 COBB COUNTY, GEORGIA
APPROVED BY KN	DATE 5/5/88	
SCALE 1"=100'	SHEET 1 OF 1	SHEET PROJECT NO. 014388

Cnpt



Plat Made for Robert Glenn
~~located in L.L. No. 610 - 17th District -~~
2nd Section - Cobb County - Georgia
Area = 41.5 Acres.
J. P. Phillips - Surveyor
Dec. 1, 1953


MAP OF
ROLLIE C. HUDSON PROPERTY
LAND LOT 609 - 17TH DISTRICT
COBB COUNTY - GEORGIA
Scale - 1" = 100'
Surveyed & drawn by:- E.A. Roberts - R.E.
H.L. Bush - R.S.
February 4, 1939.
OLD BAKER PROPERTY
ANNIE ROBINSON
CHAS. NORTHERN
CLAUDE RAY
JOHNSON
545
608
617
544
609
616
543
610
615
30.5 A±
5.5 A±
6.3 A±
SOUTHERN RAILWAY
(DOUBLE TRACK)
OLD RAILROAD BED
Branch
Creek
ROAD
PROPERTY LINE
L.L. LINE
E. & W.
N. & S.
Iron pin
Iron pin set
90°00'
853'
665'
565'
400'
100'
125'
1395'
402.4'
742.2'
808.5'
1320'
511.5'
684.7'
130'
77.8'
298.3'

Section 3

Property Legal Descriptions

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

EXHIBIT "A" (Tract 1)

Property Line Description for Whitefield Academy

All that tract or parcel of land lying and being in Land Lots 538, 539, 542, 543, 610, and 611 of the 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia, and being more particularly described as follows:

Beginning at a #4 rebar, set at the intersection of the northerly right of way line of Buckner Road (Variable R/W) and the northeasterly mitered right of way of Pebblebrook Road (Variable R/W), said point being the POINT OF BEGINNING.

thence along said northeasterly mitered right of way of Pebblebrook Road North 73 degrees 53 minutes 25 seconds West, 24.03 feet to a point; thence continuing along said northeasterly right of way of Pebblebrook Road leaving said mitered right of way along a curve to the right, an arc distance of 112.61 feet, said curve having a radius of 2159.48 feet and being subtended by a chord of 112.60 feet, at North 35 degrees 27 minutes 51 seconds West, to a point; thence North 33 degrees 58 minutes 13 seconds West, 44.72 feet to a point; thence along a curve to the left, an arc distance of 107.09 feet, said curve having a radius of 148.85 feet and being subtended by a chord of 104.80 feet, at North 54 degrees 34 minutes 51 seconds West, to a point; thence North 68 degrees 43 minutes 33 seconds West, 53.69 feet to a point; thence along a curve to the left, an arc distance of 55.95 feet,
said curve having a radius of 760.71 feet and being subtended by a chord of 55.94 feet, at North 86 degrees 36 minutes 21 seconds West, to a point; thence North 88 degrees 42 minutes 45 seconds West, 64.92 feet to a point; thence South 01 degrees 17 minutes 15 seconds West, 12.00 feet to a point; thence North 88 degrees 42 minutes 45 seconds West, 101.07 feet to a point; thence along a curve to the right, an arc distance of 56.41 feet, said curve having a radius of 1772.39 feet and being subtended by a chord of 56.41 feet, at North 87 degrees 48 minutes 02 seconds West, to a point; thence leaving said northeasterly right of way of Pebblebrook Road and along the property of now or formerly Roy Poss North 00 degrees 40 minutes 36 seconds East, 377.47 feet to a #4 rebar found;
thence North 89 degrees 21 minutes 21 seconds West, 179.40 feet to a #4 rebar found; thence South 00 degrees 39 minutes 37 seconds West, 145.54 feet to a #4 rebar set; thence South 00 degrees 38 minutes 51 seconds West, 220.00 feet to an axle found on the said northeasterly right of way of Pebblebrook Road; thence along said northeasterly right of way of Pebblebrook Road along a curve to the left, an arc distance of 101.50 feet, said curve having a radius of 341.19 feet and being subtended by a chord of 101.12 feet, at South 85 degrees 16 minutes 44 seconds West, to a point;
thence continuing along said northeasterly right of way of Pebblebrook Road South 76 degrees 45 minutes 24 seconds West, 253.96 feet to a point; thence along a curve to the left, an arc distance of 55.48 feet, said curve having a radius of 908.22 feet and being subtended by a chord of 55.47 feet, at South 75 degrees 00 minutes 24 seconds West, to a #4 rebar set; thence North 11 degrees 03 minutes 18 seconds West, 4.38 feet to a point; thence along a curve to the left, an arc distance of 47.31 feet,
said curve having a radius of 1091.46 feet and being subtended by a chord of 47.31 feet, at South 71 degrees 44 minutes 49 seconds West, to a #4 rebar set; thence leaving said northeasterly right

of way of Pebblebrook Road and along the property of now or formerly James Moore North 13 degrees 55 minutes 51 seconds West, 62.17 feet to a #4 rebar found; thence North 00 degrees 03 minutes 32 seconds West, 82.01 feet to a #4 rebar found; thence North 89 degrees 24 minutes 34 seconds West, 208.84 feet to a #4 rebar set; thence South 01 degrees 00 minutes 06 seconds West, 79.81 feet to a 1" open top found at the intersection of Land Lots 538, 539, 542 and 543; thence South 01 degrees 55 minutes 51 seconds West, 168.98 feet to a 1" open top found on said northeasterly right of way of Pebblebrook Road; thence along said northeasterly right of way of Pebblebrook Road along a curve to the left, an arc distance of 108.59 feet, said curve having a radius of 798.89 feet and being subtended by a chord of 108.50 feet, at South 62 degrees 43 minutes 40 seconds West, to a point;

thence continuing along said northeasterly right of way of Pebblebrook Road South 58 degrees 50 minutes 02 seconds West, 274.44 feet to a point; thence along a curve to the right, an arc distance of 129.31 feet, said curve having a radius of 1234.88 feet and being subtended by a chord of 129.25 feet, at South 61 degrees 49 minutes 59 seconds West, to a #4 rebar found; thence leaving said northeasterly right of way of Pebblebrook Road and along the property of now or formerly Juanita and Kevin Sexton North 39 degrees 57 minutes 57 seconds West, 271.01 feet to a #4 rebar set; thence along the property of now or formerly of Carol A. Perry North 38 degrees 59 minutes 45 seconds East, 228.33 feet to a #4 rebar set; thence North 53 degrees 51 minutes 56 seconds East, 83.43 feet to a #4 rebar set on the common line of Land Lots 538 & 539; thence along said Land Lot Line North 88 degrees 14 minutes 21 seconds West, 104.88 feet to a #4 rebar set; thence leaving said Land Lot Line and along the property of now or formerly Tina White North 01 degrees 02 minutes 05 seconds East, 209.07 feet to a #4 rebar found; thence North 81 degrees 16 minutes 41 seconds West, 12.80 feet to a #5 rebar found; thence along the property of now or formerly Michael Avery Jones North 01 degrees 47 minutes 09 seconds East, 773.82 feet to a #4 rebar set; thence along the property of now or formerly of Vinings Estates Subdivision, Unit 12A, Lots 655-659 South 89 degrees 48 minutes 58 seconds East, 500.30 feet to a #4 rebar set; thence along the property of now or formerly Charles F. Coleman & Cheryl L. Coleman South 33 degrees 32 minutes 06 seconds East, 31.96 feet to a #4 rebar set on the common line of land lots 538 & 543; thence along said common land lot line and along the property of now or formerly of Vinings Estates Subdivision, Unit 12A, Lot 654 South 00 degrees 48 minutes 34 seconds West, 184.73 feet to a #4 rebar set; thence leaving said common land lot line and along the property of now or formerly Vining Estates Subdivision, Unit 12C, Lot 651 South 89 degrees 11 minutes 26 seconds East, 222.24 feet to a #4 rebar set; thence along the property of now or formerly Donald H. Whitney & Cathy J. Whitney South 20 degrees 55 minutes 38 seconds West, 18.23 feet to a #4 rebar set; thence South 53 degrees 12 minutes 39 seconds East, 92.44 feet to a #4 rebar set; thence South 78 degrees 56 minutes 41 seconds East, 77.10 feet to a #4 rebar set; thence North 52 degrees 27 minutes 56 seconds East, 32.58 feet to a #4 rebar set; thence North 10 degrees 40 minutes 40 seconds West, 66.25 feet to a #4 rebar set; thence along the property of now or formerly Vinings Estates Subdivision, Unit 12C, Lot 649 South 89 degrees 11 minutes 26 seconds East, 37.93 feet to a #4 rebar set; thence along the property of now or formerly Vinings Estates Subdivision, Unit 12C, Lots 647-649 North 50 degrees 18 minutes 00 seconds East, 458.26 feet to a #4 rebar found; thence along the property of now or formerly Bryan K. Owens & Sharon Owens South 42 degrees 51 minutes 45 seconds East, 13.46 feet to a #4 rebar set; thence North 46 degrees 24 minutes 28 seconds East, 104.99 feet to a #4 rebar set; thence North 35 degrees 31 minutes 45 seconds East, 24.78 feet to a #4 rebar found; thence along the property of now or formerly Vinings Estates Subdivision, Unit

12C, Lot 645 North 50 degrees 18 minutes 00 seconds East, 129.45 feet to a #4 rebar found; thence along the property of now or formerly Wayne K. Soud, Jr. & Mary R. Soud South 35 degrees 04 minutes 38 seconds East, 21.60 feet to a #4 rebar set; thence North 60 degrees 23 minutes 47 seconds East, 208.20 feet to a #4 rebar found; thence along the property of now or formerly Vinings Estates Subdivision, Unit 12C, Lot 643 and Vinings Estates Community Association North 67 degrees 51 minutes 28 seconds East, 191.69 feet to a 1" x 1" square iron rod at the intersection of Land Lots 543, 544, 609 and 610; thence leaving said land lot corner and along the property of now or formerly Lorraine C. Johnson Residual Trust South 84 degrees 22 minutes 42 seconds East, 61.96 feet to a point on the top of westerly bank of Nickajack Creek; thence following along said top of westerly creek bank of Nickajack Creek in a southeasterly direction being subtended by the following courses: South 56 degrees 07 minutes 57 seconds East, 166.12 feet to a point; South 53 degrees 01 minutes 32 seconds East, 258.05 feet to a point; South 53 degrees 28 minutes 18 seconds East, 511.97 feet to a point; South 46 degrees 45 minutes 32 seconds East, 231.36 feet to a point; South 50 degrees 53 minutes 22 seconds East, 157.84 feet to a point;
South 34 degrees 47 minutes 21 seconds East, 107.47 feet to a point; South 14 degrees 52 minutes 09 seconds East, 132.95 feet to a point; South 00 degrees 26 minutes 29 seconds East, 105.31 feet to a point; South 06 degrees 40 minutes 37 seconds West, 221.79 feet to a point; South 14 degrees 38 minutes 22 seconds East, 37.10 feet to a point at the intersection of the top of the westerly creek bank of Nickajack Creek and the northerly right of way of Buckner Road thence along said northerly right of way of Buckner Road along a curve to the left, an arc distance of 135.49 feet, said curve having a radius of 594.05 feet and being subtended by a chord of 135.20 feet, at South 80 degrees 35 minutes 16 seconds West, to a point; thence along a curve to the left, an arc distance of 122.95 feet, said curve having a radius of 1147.26 feet and being subtended by a chord of 122.89 feet, at South 70 degrees 59 minutes 01 seconds West, to a point; thence South 73 degrees 53 minutes 08 seconds West, 115.09 feet to a point; thence South 16 degrees 06 minutes 52 seconds East, 12.00 feet to a point; thence South 73 degrees 53 minutes 08 seconds West, 150.56 feet to a point; thence South 72 degrees 18 minutes 46 seconds West, 114.71 feet to a point; thence along a curve to the right, an arc distance of 220.39 feet, said curve having a radius of 473.00 feet and being subtended by a chord
of 218.40 feet, at South 85 degrees 39 minutes 39 seconds West, to a point; thence North 80 degrees 59 minutes 27 seconds West, 35.46 feet to a point; thence North 80 degrees 34 minutes 31 seconds West, 78.46 feet to a point; thence along a curve to the left, an arc distance of 223.27 feet, said curve having a radius of 422.92 feet and being subtended by a chord of 220.69 feet, at South 84 degrees 18 minutes 03 seconds West, to a point, said point being the POINT OF BEGINNING.

Said tract or parcel contains 76.23 acres.

EXHIBIT "A" (Tract 2 - Poss Purchase 2013)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 543 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a 1" open top pipe found at the shared corner of Land Lots 538, 539, 542 & 543; *Thence* running along the Land Lot 538 & 543 line a bearing of N01°00'06"E a distance of 79.81' to #4 rebar found; *Thence* leaving said Land Lot line running a bearing of S89°24'34"E a distance of 208.84' to a #4 rebar found; *Thence* running a bearing of S00°03'32"E a distance of 82.01' to a #4 rebar found on the Land Lot 542 & 543 line; *Thence* running a bearing of S13°55'51"E a distance of 62.17' to a #4 rebar found on the northerly right-of-way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 47.31', said curve having a radius of 1091.46, subtended by a chord of 47.31' with a bearing of N71°44'49"E to a point; *Thence* continuing to run along said right-of-way a bearing of S11°03'18"E a distance of 4.38' to a #4 rebar found; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 55.48', said curve having a radius of 908.22', subtended by a chord of 55.47' with a bearing of N75°00'24"E to a point; *Thence* continuing to run along said right-of-way a bearing of N76°45'24"E a distance of 253.96' to a point; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 101.50', said curve having a radius of 341.19', subtended by a chord of 101.12' with a bearing N85°16'44"E to an axle found and the **TRUE POINT OF BEGINNING**;

FROM SAID TRUE POINT OF BEGINNING, *Thence* leaving the right-of-way of Pebblebrook Road running a bearing of N00°38'51"E a distance of 220.00' to a #4 rebar found; *Thence* running a bearing of N00°39'37"E a distance of 145.54' to a #4 rebar found; *Thence* running a bearing of S89°21'21"E a distance of 179.40' to a #4 rebar found; *Thence* running a bearing of S00°40'36"W a distance of 377.47' to a #4 rebar set on the northerly right-of way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 48.32', said curve having a radius of 1772.39', subtended by a chord of 48.32' with a bearing of N86°06'28"W to a point; *Thence* continuing to run along said right-of-way a bearing of N85°19'36"W a distance of 126.13' to a point; *Thence* continuing to run along said right-of-way a curve to the left an arc distance of 5.19', said curve having a radius of 341.19', subtended by a chord of 5.19' with a bearing of N85°45'46"W to an axle found and the **TRUE POINT OF BEGINNING**.

The above-described property contains 1.53 acres more or less and can be found described graphically on an ALTA/ACSM Land Title Survey for Whitefield Academy Inc. and First American Title Company, dated March 20, 2013, revised April 4, 2013, prepared by Gaskins Surveying Company.

1289 PEBBLEBROOK ROAD

EXHIBIT "A" (tract 3 - Sexton purchase 2015)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 539, OF THE 17TH DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OPEN TOP FOUND AND THE CORNER FORMED BY LAND LOTS 538,539,542 & 543 AND PROCEED SOUTH 00 DEGREES 13 MINUTES 15 SECONDS EAST ALONG LAND LOT LINE OF 539 & 542 TO AN OPEN TOP FOUND AND THE NORTH 40' RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE LEAVING SAID LAND LOT LINE AND TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES, SOUTH 60 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 108.50 FEET TO A POINT; THENCE SOUTH 56 DEGREES 40 MINUTES 56 SECONDS WEST A DISTANCE OF 274.44 TO A POINT; THENCE SOUTH 59 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 129.25 FEET TO A 1/2" IRON PIN FOUND; THENCE NORTH 42 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING;

BEGINNING AND LEAVING THE 40 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD AND PROCEED NORTH 42 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 278.74 FEET TO THE CENTERLINE OF A 10' PRIVATE ROAD; THENCE PROCEED ALONG THE CENTERLINE OF A 10' PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 42 DEGREES 04 MINUTES 01 SECONDS WEST A DISTANCE OF 2.49 FEET TO A POINT; SOUTH 43 DEGREES 43 MINUTES 42 SECONDS WEST A DISTANCE OF 44.76 FEET TO A POINT; SOUTH 39 DEGREES 00 MINUTES 08 SECONDS WEST A DISTANCE OF 51.81 FEET TO A POINT; SOUTH 29 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 51.17 FEET TO A POINT; SOUTH 18 DEGREES 21 MINUTES 47 SECONDS WEST A DISTANCE OF 42.40 FEET TO A POINT; SOUTH 07 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 119.72 FEET TO A POINT ON THE 50 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE PROCEED ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 6.04 FEET TO A POINT; THENCE PROCEED ALONG SAID RIGHT OF WAY SOUTH 07 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 5.04 FEET TO A POINT ON THE 40 FOOT RIGHT OF WAY OF PEBBLEBROOK ROAD; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 495.78 FEET AND AN ARC DISTANCE OF 166.40 FEET, SAID CURVE BEING SUBTENDED BY A BEARING OF NORTH 82 DEGREES 04 MINUTES 43 SECONDS AND A CHORD DISTANCE OF 165.62 FEET TO A POINT; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 787.54 FEET AND AN ARC DISTANCE OF 145.87 FEET, SAID CURVE BEING SUBTENDED BY A BEARING OF NORTH 68 DEGREES 28 MINUTES 18 SECONDS AND A CHORD DISTANCE OF 145.66 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 49,755 SQUARE FEET OR 1.14 ACRES

Crypt Property

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 609, 610, 614, and 615, 17th District, 2nd Section, Cobb County, Georgia, and being more fully described as follows:

Beginning at an open top pipe located at the corner common to Land Lots 543, 544, 609, and 610, said open top pipe being the Point of Beginning. Thence from the Point of Beginning running N05°20'10"E along the Land Lot Line dividing Land Lots 544 and 609 a distance of 747.83 feet to an iron pin located on the southwesterly right-of-way of Norfolk Southern Corporation Railroad (200' R/W). Thence running southeasterly along the said southwesterly right-of-way of Norfolk Southern Corporation Railroad the following courses and distances: running southeasterly following the arc of a curve to the right an arc distance of 3.44 feet (said arc having a radius of 2,549.69 feet, a chord bearing of S45°24'52"E, a chord distance of 3.44 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 98.63 feet (said arc having a radius of 2,491.49 feet, a chord bearing of S44°14'30"E, and a chord distance of 98.62 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 97.01 feet (said arc having a radius of 2,634.70 feet, a chord bearing of S42°03'10"E, and a chord distance of 97.00 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 96.49 feet (said arc having a radius of 2,986.16 feet, a chord bearing of S40°04'21"E and a chord distance of 96.49 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 87.16 feet (said arc having a radius of 2,290.18 feet, a chord bearing of S38°03'24"E, and a chord distance of 87.15 feet) to a point. Thence running southeasterly and following the arc of a curve to the right an arc distance of 92.28 feet (said arc having a radius of 3,126.55 feet, a chord bearing of S36°07'15"E, and a chord distance of 92.28 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 92.55 feet (said arc having a radius of 3,104.98 feet, a chord bearing of S34°25'16"E, and a chord distance of 92.55 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 189.99 feet (said arc having a radius of 69,346.28 feet, a chord bearing of S33°29'19"E, and a chord distance of 189.99 feet) to a point. Thence running S33°24'37"E a distance of 249.63 feet to a point. Thence running S33°24'37"E a distance of 139.71 feet to a point. Thence running S33°04'26"E a distance of 1,040.64 feet to a point. Thence running S33°57'15"E a distance of 99.12 feet to a point. Thence running southeasterly following the arc of a curve to the left an arc distance of 642.40 feet

(said arc having a radius of 2,986.83 feet, a chord bearing of S40°06'57"E, and a chord distance of 641.17 feet) to an iron pin. Thence leaving the said southwesterly railroad right-of-way and running S57°23'16"W a distance of 89.91 feet to an iron pin located on the northeasterly right-of-way of Buckner Road (R/W Varies). Thence running northwesterly along the said northeasterly right-of-way of Buckner Road the following courses and distances: running northwesterly following the arc of a curve to the left an arc distance of 198.69 feet (said arc having a radius of 1,288.24 feet, a chord bearing of N67°32'47"W, and a chord distance of 198.49 feet) to a point. Thence running N71°57'53"W a distance of 202.19 feet to a point. Thence running N73°15'03"W a distance of 40.96 feet to a point. Thence running northwesterly and following the arc of a curve to the left an arc distance of 31.16 feet (said arc having a radius of 724.78 feet, a chord bearing of N72°51'31"W, and a chord distance of 31.16 feet) to a point. Thence running northwesterly following the arc of a curve to the left an arc distance of 192.05 feet (said arc having a radius of 724.78 feet, a chord bearing of N81°40'53"W, and a chord distance of 191.49 feet) to an iron pin located at the intersection of the said northeasterly right-of-way of Buckner Road and the westerly bank of Nickajack Creek. Thence leaving the said northeasterly right-of-way of Buckner Road and running northerly and northwesterly along the said westerly bank of Nickajack Creek the following courses and distances: N10°06'50"W a distance of 37.10 feet to a point. Thence running N11°12'09"E a distance of 221.79 feet to a point. Thence running N04°05'03"E a distance of 105.31 feet to a point. Thence running N10°20'37"W a distance of 132.05 feet to a point. Thence running N30°15'49"W a distance of 107.47 feet to a point. Thence running N46°21'50"W a distance of 157.84 feet to a point. Thence running N42°14'00"W a distance of 231.36 feet to a point. Thence running N48°56'46"W a distance of 286.46 feet to a point. Thence running N48°56'46"W a distance of 225.51 feet to a point. Thence running N48°30'00"W a distance of 258.05 feet to a point. Thence running N46°48'16"W a distance of 156.21 feet to an iron pin located on the Land Lot Line dividing Land Lots 609 and 610. Thence leaving the said westerly bank of Nickajack Creek and running N84°49'47"W along the said Land Lot Line dividing Land Lots 609 and 610 a distance of 77.58 feet to the said open top pipe located at the corner common to Land Lots 543, 544, 609, and 610 and the Point of Beginning.

Said tract or parcel containing 18.7± acres or 814,549± square feet, as more particularly described in that certain survey entitled "Survey for Crypt Property, LLC and Metropolitan Title Agency, Inc.," dated May 24, 2011, last revision June 20, 2011, prepared by McClung Surveying Services, Inc., as certified by Michael R. Noles, GA RLS #2646.

1259 Pebblebrook legal description

All that land in land lot 539 of the 17th District, 2ND Section, Cobb County, Georgia which is more particularly described as Parcel "D" consisting of approximately .873 acres on that certain Survey prepared by Perimeter Surveying Co., Inc. dated November 14, 1989, approved January 19, 1990 and recorded in Plat Book 130 Page 9, Cobb County, Georgia Plat Records.

Section 4

Proof of Taxes Paid

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

COBB COUNTY
BOARD OF TAX ASSESSORS

P. O. BOX 649
Marietta, Georgia 30061-0649
(770) 528-3100 • fax: (770) 528-3118

September 28, 2015

To whom it may concern:

Re: Parcel ID: 17-0543-0-005-0

Whitefield Academy located at 1 Whitefield Drive is the Owner of Record of Parcel 17-0543-0-005-0. This is an exempt parcel under the category of ***all buildings erected for and used as a college, incorporated academy or other seminary of learning.*** There are no outstanding taxes due on the above referenced parcel.

Kristie McClure
Kristie McClure
Appraiser III
Cobb County Board of Tax Assessors

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

A copy of your bill was sent to your mortgage company. See the back of this bill for more information about mortgage companies.

SEXTON JUANITA

1289 PEBBLEBROOK RD

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17053900250	94,510	37,804	1.00	Unincorporated Cobb	Yes; Basic, School

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	37,804	-	2,000	=	35,804	x	0.000050	=	$1.79
Levied by the State of Georgia representing approximately 0.58% of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	37,804	-	37,804	=	0	x	0.018900	=	$0.00
Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately 99.42% of your taxes due. Taxpayer Reassessment Relief Act: You received an increased exemption of $2,672.00 because your property's value was reassessed.									
County General	37,804	-	12,672	=	25,132	x	0.007120	=	$178.94
County Bond	37,804	-	0	=	37,804	x	0.000330	=	$12.48
County Fire	37,804	-	0	=	37,804	x	0.003060	=	$115.68

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17053900250	10/15/2015	Pay:	N/A	or	$308.89

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17053900250	10/15/2015	Pay:	N/A	or	$308.89

2015 COBB COUNTY TAX BILL

SEXTON JUANITA

1289 PEBBLEBROOK RD

MABLETON GA 30126

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions

Date Moved:

New Mailing Address: _____

_____

_____

Signature : _____

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

PERRY CAROL HUGHES

1259 A&B PEBBLEBROOK RD

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17053900530	141,350	56,540	.80	Unincorporated Cobb	NONE

Taxing Authority Due	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes
STATE	56,540	-	0	=	56,54		0.000050	=	$2.83
Levied by the State of Georgia representing approximately **0.17%** of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	56,540	-	0	=	56,54		0.018900	=	$1,068.61
Levied by the Cobb County Board of Education representing approximately **64.15%** of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately **35.68%** of your taxes due.									
County General	56,540	-	0	=	56,540		0.007120	=	$402.56
County Bond	56,540	-	0	=	56,540		0.000330	=	$18.66
County Fire	56,540	-	0	=	56,540		0.003060	=	$173.01

Tax Year	Parcel ID	Due Date		Appeal Amount	Total Taxes Due
2015	17053900530	10/15/2015	Pay:	**N/A**	**$1,665.67**

Tax Year	Parcel ID	Due Date		Appeal Amount	Total Taxes Due
2015	17053900530	10/15/2015	Pay:	**N/A**	**$1,665.67**

2015 COBB COUNTY TAX BILL

PERRY CAROL HUGHES

1932 RIVER HILL RD

MURPHY NC 28906

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions.

Date Moved:

New Mailing Address: _____

_____

_____

Signature : _____

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

CRYPT PROPERTY LLC

BUCKNER RD

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17060900010	133,640	53,456	4.78	Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	53,456	-	0	=	53,456	x	0.000050	=	$2.67
Levied by the State of Georgia representing approximately **0.17%** of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	53,456	-	0	=	53,456	x	0.018900	=	$1,010.32
Levied by the Cobb County Board of Education representing approximately **64.15%** of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately **35.68%** of your taxes due.									
County General	53,456	-	0	=	53,456	x	0.007120	=	$380.61
County Bond	53,456	-	0	=	53,456	x	0.000330	=	$17.64
County Fire	53,456	-	0	=	53,456	x	0.003060	=	$163.58

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17060900010	10/15/2015	Pay:	**N/A**	or	**$1,574.82**

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17060900010	10/15/2015	Pay:	**N/A**	or	**$1,574.82**

2015 COBB COUNTY TAX BILL

CRYPT PROPERTY LLC

5417 BUCKLAND WAY

MABLETON GA 30309

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions.

Date Moved:

New Mailing Address: _____

_____

_____

Signature : _____

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

CRYPT PROPERTY LLC

1677 BUCKNER RD SE

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17061000010	214,140	85,656	7.86	Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	85,656	-	0	=	85,656	x	0.000050	=	$4.28
Levied by the State of Georgia representing approximately **0.17%** of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	85,656	-	0	=	85,656	x	0.018900	=	$1,618.90
Levied by the Cobb County Board of Education representing approximately **64.15%** of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately **35.68%** of your taxes due.									
County General	85,656	-	0	=	85,656	x	0.007120	=	$609.87
County Bond	85,656	-	0	=	85,656	x	0.000330	=	$28.27
County Fire	85,656	-	0	=	85,656	x	0.003060	=	$262.11

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061000010	10/15/2015	Pay:	**N/A**	or	**$2,523.43**

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061000010	10/15/2015	Pay:	**N/A**	or	**$2,523.43**

2015 COBB COUNTY TAX BILL

CRYPT PROPERTY LLC

5417 BUCKLAND WAY

MABLETON GA 30309

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions.

Date Moved:

New Mailing Address: _____

_____

_____

Signature : _____

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

CRYPT PROPERTY LLC

BUCKNER RD

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17061000030	66,210	26,484	2.20	Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	26,484	-	0	=	26,484	x	0.000050	=	$1.32
Levied by the State of Georgia representing approximately **0.17%** of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	26,484	-	0	=	26,484	x	0.018900	=	$500.55
Levied by the Cobb County Board of Education representing approximately **64.15%** of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately **35.68%** of your taxes due.									
County General	26,484	-	0	=	26,484	x	0.007120	=	$188.57
County Bond	26,484	-	0	=	26,484	x	0.000330	=	$8.74
County Fire	26,484	-	0	=	26,484	x	0.003060	=	$81.04

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061000030	10/15/2015	Pay:	**N/A**	or	**$780.22**

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061000030	10/15/2015	Pay:	**N/A**	or	**$780.22**

2015 COBB COUNTY TAX BILL

CRYPT PROPERTY LLC

5417 BUCKLAND WAY

MABLETON GA 30309

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions.

Date Moved:

New Mailing Address: _____

_____

_____

Signature :_____

COBB COUNTY TAX BILL 2015

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

CRYPT PROPERTY LLC

1691 BUCKNER RD SE

YOUR PAYMENT IS DUE October 15, 2015 **Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17061500020	193,460	77,384	3.12	Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	77,384	-	0	=	77,384	x	0.000050	=	$3.87
Levied by the State of Georgia representing approximately **0.17%** of your taxes due. The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.									
SCHOOL	77,384	-	0	=	77,384	x	0.018900	=	$1,462.56
Levied by the Cobb County Board of Education representing approximately **64.15%** of your taxes due.									
COUNTY									
Levied by the Board of Commissioners representing approximately **35.68%** of your taxes due.									
County General	77,384	-	0	=	77,384	x	0.007120	=	$550.97
County Bond	77,384	-	0	=	77,384	x	0.000330	=	$25.54
County Fire	77,384	-	0	=	77,384	x	0.003060	=	$236.80

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061500020	10/15/2015	Pay:	**N/A**	or	**$2,279.74**

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2015	17061500020	10/15/2015	Pay:	**N/A**	or	**$2,279.74**

2015 COBB COUNTY TAX BILL

CRYPT PROPERTY LLC
5417 BUCKLAND WAY
MABLETON GA 30309

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I want to remove homestead exemptions.

Date Moved:

New Mailing Address: _____

_____

_____

Signature : _____

Section 5

Letter of Service (Cobb County)

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-423-1000
www.cobbwater.org

Stephen D. McCullers, P.E.
Director

Divisions
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

September 25, 2015

Alan Wieczynski, RLA, LEED AP BD+C
Breedlove Land Planning, Inc.
15 Simpson St, NW
Atlanta, Georgia 30308

Re: Whitefield Academy expansion, +/-77.76 acres
Land Lots 538,539,542,543,610, and 611, 17th District,
Nickajack Creek Basin, South Cobb WRF

To Whom It May Concern:

Current Cobb County policy is to provide wastewater treatment capacity for approved zonings. CCWS will be able to provide capacity for your approved zoning classification with the following stipulations as set forth by the Cobb County Board of Commissioners:

→The developer has 150 days from this date to present plans for review and approval. Water and sewer fees must be paid and construction started within 90 days after plan approval.

→Should you fail to meet this stipulation, this letter of allocation is invalid and you must reapply to this department for capacity. No preference will be given and your request will be placed at the bottom of the request list.

→This letter is only valid for the project referenced. It is non-renewable, non-transferable, non-extendible and does not guarantee that sewer lines are at the site. Upgrades to existing water distribution and wastewater collection facilities may be required of the Developer if the demands of this proposal exceed the capacity limits of our existing or proposed facilities.

There is an 8 inch water main available for use in Buckner Road as well as an 8 inch water main available for use in Pebblebrook Road. A passing fire flow test will be required prior to approval of construction plans by this department.

Sincerely,

COBB COUNTY WATER SYSTEM

Tim Davidson
Plan Review Engineer
Engineering & Records Division

cc: file

Section 6

Existing Surveys

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

CURVE TABLE				
CURVE	LENGTH	RADIUS	CB	CH
C1	135.49	594.05	S80°35'16"W	135.20
C2	122.95	1147.26	S70°59'01"W	122.89
C3	220.39	473.00	S85°19'39"W	218.40
C4	223.27	422.92	S84°18'03"W	220.69
C5	112.61	2159.48	N35°27'51"W	112.60
C6	107.09	148.85	N54°34'51"W	104.80
C7	55.95	760.71	N86°36'21"W	55.94
C8	56.41	1772.39	N87°48'02"W	56.41

LINE TABLE		
LINE	LENGTH	BEARING
L1	115.09'	S73°57'08"W
L2	12.00'	S16°06'52"E
L3	150.56'	S73°57'08"W
L4	114.71'	S72°18'46"W
L5	35.46'	N80°59'27"W
L6	78.46'	N80°34'31"W
L7	24.03'	N71°53'25"W
L8	44.72'	N33°58'13"W
L9	53.69'	N68°43'33"W
L10	64.92'	N88°42'45"W
L11	12.00'	S01°17'15"W
L12	101.07'	N88°42'45"W

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

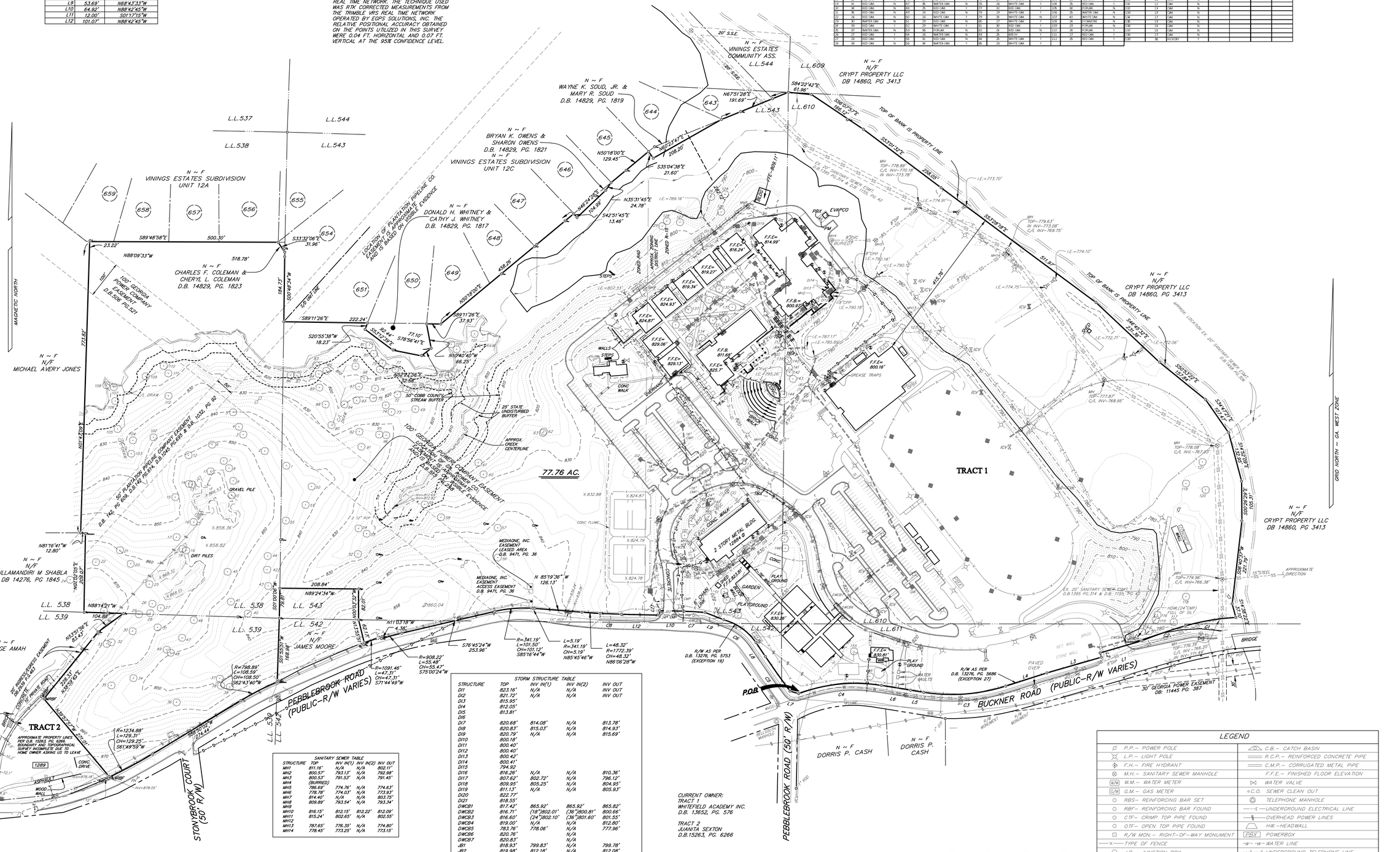
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

*NOTE:
1.) AS-BUILT INFORMATION SHOWN WAS ONLY UPDATED FOR THE SURVEYED PROPERTY IN THE AREAS SHOWN WITH TOPOGRAPHICAL INFORMATION. THE IMPROVEMENTS SHOWN BASED UPON PREVIOUS SURVEYS OF THE SUBJECT TRACT ON THE REMAINDER OF THE PROPERTY WERE NOT VERIFIED AT THE TIME OF THIS SURVEY AND ARE NOT CERTIFIED AS ACCURATE FOR THIS SURVEY.
2.) OVERHEAD POWER LINE (O/H) AND NATURAL GROUND ELEVATIONS (NG) WERE FIELD LOCATED 4-28-15. THE LOW TEMPERATURE WAS 53° AND HIGH TEMPERATURE FOR THE DAY WAS 72°. NO PRECIPITATION ON THAT DAY.

WHITEFIELD ACADEMY - SPECIMEN TREE INVENTORY

NO	DBH (IN)	TYPE	SPECIMEN	NO	DBH (IN)	TYPE	SPECIMEN	NO	DBH (IN)	TYPE	SPECIMEN	NO	DBH (IN)	TYPE	SPECIMEN
1	40	RED OAK	N	29	42	RED OAK	N	63	24	WHITE OAK	Y	88	39	BEECH	N
2	40	RED OAK	N	30	32	RED OAK	N	64	30	WHITE OAK	N	89	27	WHITE OAK	Y
3	28	RED OAK	N	31	31	RED OAK	Y	65	40	POPLAR	N	90	39	RED OAK	N
4	30	WATER OAK	N	32	27	RED OAK	N	66	36	POPLAR	N	91	24	WHITE OAK	Y
5	25	RED OAK	N	33	24	RED OAK	N	67	28	POPLAR	N	92	30	WHITE OAK	Y
6	41	RED OAK	N	34	21	AP MAPLE	Y	68	24	WHITE OAK	N	93	25	RED OAK	N
7	31	RED OAK	N	35	41	WATER OAK	N	69	28	WHITE OAK	Y	94	31	WHITE OAK	N
8	27	RED OAK	Y	36	24	DOGWOOD	N	70	24	WHITE OAK	N	95	25	WHITE OAK	N
9	28	RED OAK	Y	37	30	RED OAK	Y	71	65	27	RED OAK	N	96	26	WHITE OAK	Y
10	32	RED OAK	N	38	32	RED OAK	N	72	42	BEECH (DB)	N	97	25	WHITE OAK	N
11	30	RED OAK	N	39	27	RED OAK	Y	73	28	WHITE OAK	N	98	26	WHITE OAK	Y
12	25	RED OAK	N	40	25	WHITE OAK	N	74	23	WHITE OAK	Y	99	27	WHITE OAK	N
13	25	RED OAK	Y	41	24	WHITE OAK	N	75	26	WHITE OAK	Y	100	26	WHITE OAK	Y
14	24	RED OAK	Y	42	27	WHITE OAK	N	76	25	WHITE OAK	Y	101	25	RED OAK	N
15	25	RED OAK	Y	43	28	RED OAK	N	77	25	WHITE OAK	Y	102	25	RED OAK	N
16	30	WHITE OAK	N	44	30	RED OAK	N	78	31	RED OAK	Y	103	31	WHITE OAK	N
17	25	RED OAK	N	45	28	RED OAK	N	79	25	WHITE OAK	Y	104	25	RED OAK	Y
18	25	RED OAK	N	46	27	RED OAK	N	80	23	WHITE OAK	N	105	25	RED OAK	N
19	31	RED OAK	N	47	35	WATER OAK	N	81	26	WHITE OAK	Y	106	25	RED OAK	Y
20	34	RED OAK	N	48	25	RED OAK	Y	82	32	RED OAK	Y	107	30	POPLAR	N
21	26	RED OAK	N	49	28	RED OAK	N	83	29	WHITE OAK	Y	108	25	WATER OAK	N
22	26	RED OAK	N	50	28	WHITE OAK	N	84	25	WHITE OAK	Y	109	30	WHITE OAK	N
23	30	WATER OAK	N	51	23	RED OAK	N	85	27	WHITE OAK	Y	110	24	SYCAMORE	N
24	33	RED OAK	N	52	23	WHITE OAK	N	86	30	RED OAK	Y	111	28	POPLAR	N
25	37	WATER OAK	N	53	36	POPLAR	N	87	24	RED OAK	N	112	24	POPLAR	Y
26	27	RED OAK	Y	54	25	WATER OAK	Y	88	25	BEECH	Y	113	27	BEECH	Y
27	28	RED OAK	Y	55	31	RED OAK	N	89	25	WHITE OAK	Y	114	25	RED OAK	Y
28	30	RED OAK	N	56	34	WATER OAK	Y	90	29	WHITE OAK	Y	115	29	RED OAK	Y

NO	DBH (IN)	TYPE	SPECIMEN	NO	DBH (IN)	TYPE	SPECIMEN
116	29	OAK	Y	140	30	BEECH	Y
117	29	SASSAFRAS	Y	141	30	OAK	N
118	26	OAK	Y	142	29	GUM	N
119	28	OAK	Y	143	31	GUM	N
120	30	SYCAMORE	Y	144	25	OAK	N
121	30	HICKORY	Y	145			
122	39	OAK	Y	146			
123	47	OAK	Y	147			
124	40	SWEETGUM	Y	148			
125	35	OAK	Y	149			
126	48	8-POPLAR	Y	150			
127	36	2-OAK	Y	151			
128	24	OAK	Y	152			
129	25	2-OAK	Y	153	30	OAK	Y
130	26	OAK	Y	154			
131	14	DOGWOOD	N	155			
132	29	OAK	Y	156			
133	16	OAK	N				
134	12	OAK	N				
135	13	OAK	N				
136	13	OAK	N				
137	12	OAK	N				
138	13	OAK	N				
139	13	OAK	N				
140	18	OAK	N				
141	18	OAK	N				
142	16	HICKORY	N				



STORM STRUCTURE TABLE				
STRUCTURE	TOP	INV IN(1)	INV IN(2)	INV OUT
DI1	823.16'	N/A	N/A	INV OUT
DI2	821.72'	N/A	N/A	INV OUT
DI3	815.95'			
DI4	812.05'			
DI5	813.81'			
DI6				
DI7	820.68'	814.08'	N/A	813.78'
DI8	820.83'	815.03'	N/A	814.93'
DI9	820.79'	N/A	N/A	815.69'
DI10	800.18'			
DI11	800.40'			
DI12	800.40'			
DI13	800.42'			
DI14	800.41'			
DI15	794.92			
DI16	816.26'	N/A	N/A	810.36'
DI17	807.62'	802.72'	N/A	796.12'
DI18	809.95'	805.25'	N/A	804.95'
DI19	811.13'	N/A	N/A	805.93'
DI20	822.77'			
DI21	818.55'			
DWCB1	817.42'	865.92'	865.92'	865.82'
DWCB2	816.71'	(18")802.01'	(36")800.81'	800.66'
DWCB3	816.60'	(24")802.10'	(36")801.60'	801.55'
DWCB4	819.00'	N/A	N/A	812.80'
DWCB5	783.76'	778.06'	N/A	777.96'
DWCB6	820.76'		N/A	
DWCB7	820.83'		N/A	
JB1	818.93'	799.83'	N/A	799.78'
JB2	819.98'	812.18'	N/A	812.08'
JB3	800.23'	786.78'	786.77'	786.72'
JB4	796.97'	790.89'	790.95'	790.86'
JB5	811.60'	N/A	N/A	806.90'
JB6	804.01'	N/A	N/A	799.76'
JB7	803.38'	N/A	N/A	792.43'(18"RCP)
YI1	809.61'	N/A	N/A	802.91'
YI2	820.21'	811.11'	N/A	811.01'
SWCB1	818.94'	807.04'	N/A	806.44'
HW1	N/A	N/A	N/A	812.48'
HW2	N/A	N/A	N/A	812.70'
HW3	N/A	N/A	N/A	811.80'

SANITARY SEWER TABLE				
STRUCTURE	TOP	INV IN(1)	INV IN(2)	INV OUT
MH1	811.16'	N/A	N/A	802.11'
MH2	800.57'	793.13'	N/A	792.98'
MH3	800.53'	791.53'	N/A	791.43'
MH4		(BURRIED)		
MH5	798.69'	774.76'	N/A	774.63'
MH6	778.78'	774.03'	N/A	773.93'
MH7	814.40'	N/A	N/A	803.75'
MH8	809.89'	793.54'	N/A	793.34'
MH9				
MH10	816.15'	812.15'	812.22'	812.09'
MH11	815.24'	802.65'	N/A	802.55'
MH12				
MH13	787.65'	776.35'	N/A	774.80'
MH14	778.43'	773.25'	N/A	773.15'

CURRENT OWNER:
TRACT 1
WHITEFIELD ACADEMY INC.
D.B. 13652, PG. 576

TRACT 2
JUANITA SEXTON
D.B.15263, PG. 6266

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE A&AE ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 , MAP NUMBER # 13067C0090 F DATED AUGUST 18, 1992 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 141,995 ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 144,223 . MATTERS OF TITLE ARE EXCEPTED.

THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHICAL ASPECTS AND THAT THE TOPOGRAPHICAL SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS PLAT IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

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

GEORGIA REGISTERED 2806 LAND SURVEYOR DEAN C. OLSON

100 0 100 200
SCALE IN FEET

LEGEND	
P.P.- POWER POLE	C.B.- CATCH BASIN
L.P.- LIGHT POLE	R.C.P.- REINFORCED CONCRETE PIPE
F.H.- FIRE HYDRANT	C.M.P.- CORRUGATED METAL PIPE
M.H.- SANITARY SEWER MANHOLE	F.F.E.- FINISHED FLOOR ELEVATION
W.M.- WATER METER	WATER VALVE
G.M.- GAS METER	C.O. SEWER CLEAN OUT
RBS- REINFORCING BAR SET	TELEPHONE MANHOLE
RBF- REINFORCING BAR FOUND	-t- UNDERGROUND ELECTRICAL LINE
CTF- CRIMP TOP PIPE FOUND	OVERHEAD POWER LINES
OTF- OPEN TOP PIPE FOUND	H.W.-HEADWALL
R/W MON.- RIGHT-OF-WAY MONUMENT	PBX POWERBOX
-x- TYPE OF FENCE	-w- -w- WATER LINE
J.B.- JUNCTION BOX	-t- -t- UNDERGROUND TELEPHONE LINE
D.I.- DROP INLET / YARD INLET	-g- -g- GAS LINE

REVISIONS

Gaskins
ENGINEERING-SURVEYING-PLANNING/CONSULTING-CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. B Canton, GA 30114
Phone: (770) 479-9698

LSFR 789
www.gaskinsmcy.com

FIELD DATE: 10/5/15	DRAWN BY: JAH/STK
OFFICE DATE: 10/7/15	CHECKED BY: DCO
SCALE: 1"=100'	FILE: S:/BND/COBB/17_610

TOPOGRAPHICAL SURVEY FOR:

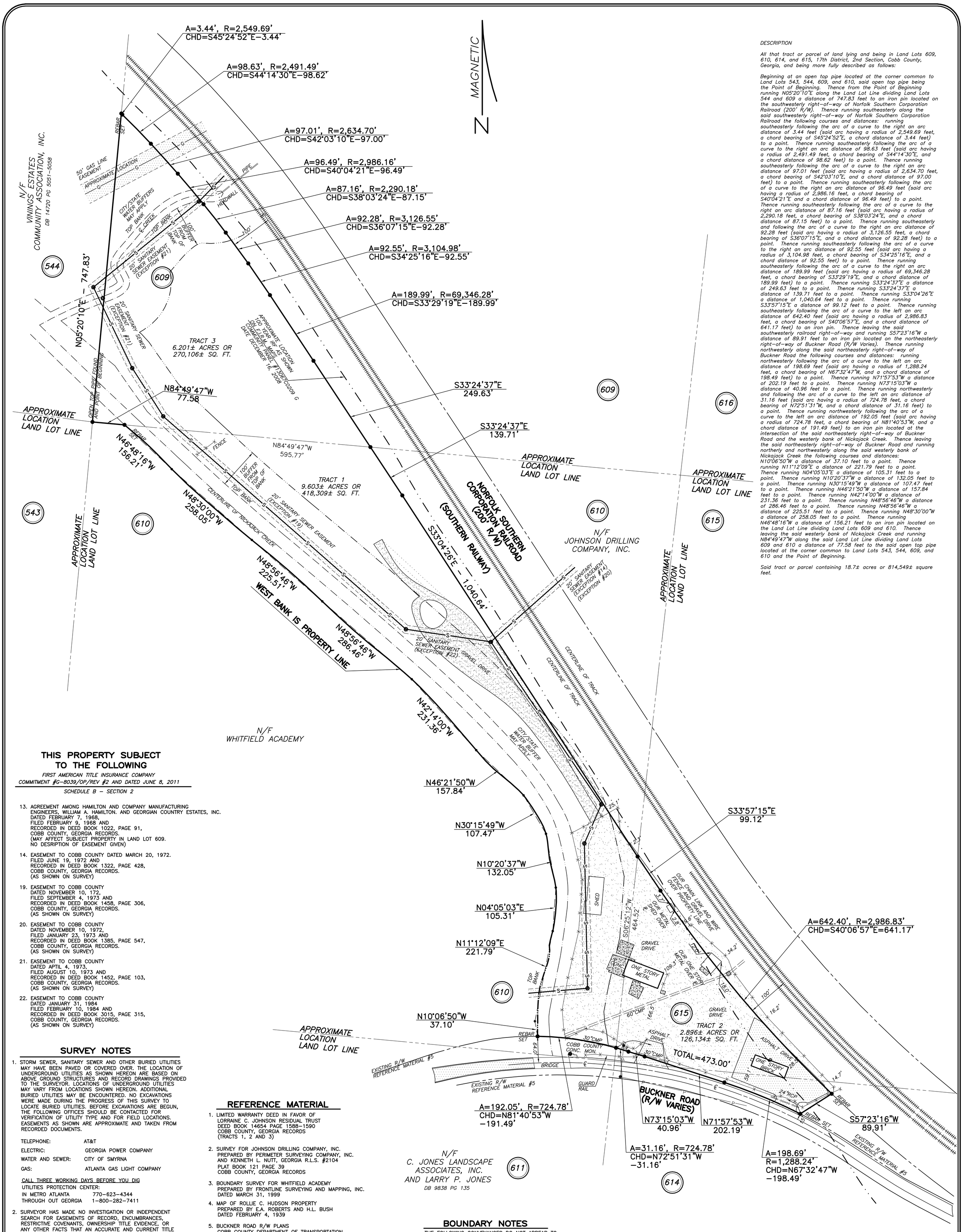
WHITEFIELD ACADEMY
1 WHITEFIELD DRIVE

LOCATED IN L.L. 538, 539, 542, 543, 610 & 611, 17th DISTRICT, 2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GA.

SEAL

DO NOT REMOVE SIGNATURE AND SEAL FROM THIS DOCUMENT

WARNING: S:\BND\COBB\17\17_0610\SURVEY\17_0610.dwg
C:\2010 AUTOCAD\Sheet Sets\Sheet Set\17_0610.dwg



DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 609, 610, 614, and 615, 17th District, 2nd Section, Cobb County, Georgia, and being more fully described as follows:

Beginning at an open top pipe located at the corner common to Land Lots 543, 544, 609, and 610, said open top pipe being the Point of Beginning. Thence from the Point of Beginning running N05°20'10"E along the Land Lot Line dividing Land Lots 544 and 609 a distance of 747.83 feet to an iron pin located on the southwesterly right–of–way of Norfolk Southern Corporation Railroad (200' R/W). Thence running southeasterly along the said southwesterly right–of–way of Norfolk Southern Corporation Railroad the following courses and distances: running southeasterly following the arc of a curve to the right an arc distance of 3.44 feet (said arc having a radius of 2,549.69 feet, a chord bearing of S45°24'52"E, a chord distance of 3.44 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 98.63 feet (said arc having a radius of 2,491.49 feet, a chord bearing of S44°14'30"E, and a chord distance of 98.62 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 97.01 feet (said arc having a radius of 2,634.70 feet, a chord bearing of S42°03'10"E, and a chord distance of 97.00 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 96.49 feet (said arc having a radius of 2,986.16 feet, a chord bearing of S40°04'21"E and a chord distance of 96.49 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 87.16 feet (said arc having a radius of 2,290.18 feet, a chord bearing of S38°03'24"E, and a chord distance of 87.15 feet) to a point. Thence running southeasterly and following the arc of a curve to the right an arc distance of 92.28 feet (said arc having a radius of 3,126.55 feet, a chord bearing of S36°07'15"E, and a chord distance of 92.28 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 92.55 feet (said arc having a radius of 3,104.98 feet, a chord bearing of S34°25'16"E, and a chord distance of 92.55 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 189.99 feet (said arc having a radius of 69,346.28 feet, a chord bearing of S33°29'19"E, and a chord distance of 189.99 feet) to a point. Thence running S33°24'37"E a distance of 249.63 feet to a point. Thence running S33°24'37"E a distance of 139.71 feet to a point. Thence running S33°04'26"E a distance of 1,040.64 feet to a point. Thence running S33°57'15"E a distance of 99.12 feet to a point. Thence running southeasterly following the arc of a curve to the left an arc distance of 642.40 feet (said arc having a radius of 2,986.83 feet, a chord bearing of S40°06'57"E, and a chord distance of 641.17 feet) to an iron pin. Thence leaving the said southwesterly railroad right–of–way and running S57°23'16"W a distance of 89.91 feet to an iron pin located on the northeasterly right–of–way of Buckner Road (R/W Varies). Thence running northwesterly along the said northeasterly right–of–way of Buckner Road the following courses and distances: running northwesterly following the arc of a curve to the left an arc distance of 198.69 feet (said arc having a radius of 1,288.24 feet, a chord bearing of N67°32'47"W, and a chord distance of 198.49 feet) to a point. Thence running N71°57'53"W a distance of 202.19 feet to a point. Thence running N73°15'03"W a distance of 40.96 feet to a point. Thence running northwesterly and following the arc of a curve to the left an arc distance of 31.16 feet (said arc having a radius of 724.78 feet, a chord bearing of N72°51'31"W, and a chord distance of 31.16 feet) to a point. Thence running northwesterly following the arc of a curve to the left an arc distance of 192.05 feet (said arc having a radius of 724.78 feet, a chord bearing of N81°40'53"W, and a chord distance of 191.49 feet) to an iron pin located at the intersection of the said northeasterly right–of–way of Buckner Road and the westerly bank of Nickajack Creek. Thence leaving the said northeasterly right–of–way of Buckner Road and running northerly and northwesterly along the said westerly bank of Nickajack Creek the following courses and distances: N10°06'50"W a distance of 37.10 feet to a point. Thence running N11°12'09"E a distance of 221.79 feet to a point. Thence running N04°05'03"E a distance of 105.31 feet to a point. Thence running N10°20'37"W a distance of 132.05 feet to a point. Thence running N30°15'49"W a distance of 107.47 feet to a point. Thence running N46°21'50"W a distance of 157.84 feet to a point. Thence running N42°14'00"W a distance of 231.36 feet to a point. Thence running N48°56'46"W a distance of 286.46 feet to a point. Thence running N48°56'46"W a distance of 225.51 feet to a point. Thence running N48°30'00"W a distance of 258.05 feet to a point. Thence running N46°48'16"W a distance of 156.21 feet to an iron pin located on the Land Lot Line dividing Land Lots 609 and 610. Thence leaving the said westerly bank of Nickajack Creek and running N84°49'47"W along the said Land Lot Line dividing Land Lots 609 and 610 a distance of 77.58 feet to the said open top pipe located at the corner common to Land Lots 543, 544, 609, and 610 and the Point of Beginning.

Said tract or parcel containing 18.7± acres or 814,549± square feet.

THIS PROPERTY SUBJECT TO THE FOLLOWING

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT #G–8039/OP/REV #2 AND DATED JUNE 8, 2011

SCHEDULE B – SECTION 2

13. AGREEMENT AMONG HAMILTON AND COMPANY MANUFACTURING ENGINEERS, WILLIAM A. HAMILTON. AND GEORGIAN COUNTRY ESTATES, INC. DATED FEBRUARY 7, 1968, FILED FEBRUARY 9, 1968 AND RECORDED IN DEED BOOK 1022, PAGE 91, COBB COUNTY, GEORGIA RECORDS. (MAY AFFECT SUBJECT PROPERTY IN LAND LOT 609. NO DESRIPTION OF EASEMENT GIVEN)
14. EASEMENT TO COBB COUNTY DATED MARCH 20, 1972. FILED JUNE 19, 1972 AND RECORDED IN DEED BOOK 1322, PAGE 428, COBB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)
19. EASEMENT TO COBB COUNTY DATED NOVEMBER 10, 172, FILED SEPTEMBER 4, 1973 AND RECORDED IN DEED BOOK 1458, PAGE 306, COBB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)
20. EASEMENT TO COBB COUNTY DATED NOVEMBER 10, 1972, FILED JANUARY 23, 1973 AND RECORDED IN DEED BOOK 1385, PAGE 547, COBB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)
21. EASEMENT TO COBB COUNTY DATED APTIL 4, 1973, FILED AUGUST 10, 1973 AND RECORDED IN DEED BOOK 1452, PAGE 103, COBB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)
22. EASEMENT TO COBB COUNTY DATED JANUARY 31, 1984 FILED FEBRUARY 10, 1984 AND RECORDED IN DEED BOOK 3015, PAGE 315, COBB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

TELEPHONE:	AT&T
ELECTRIC:	GEORGIA POWER COMPANY
WATER AND SEWER:	CITY OF SMYRNA
GAS:	ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770–623–4344
THROUGH OUT GEORGIA 1–800–282–7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

   BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
6. IN OUR OPINION, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN THE DESCRIPTION AS SHOWN IN WARRANTY DEED IN FAVOR OF THE LORRAINE C. JOHNSON RESIDUAL TRUST AS RECORDED IN DEED BOOK 14654, PAGE 1588, COBB COUNTY, GEORGIA RECORDS.
7. THIS PLAT NOT INTENDED FOR RECORDING.

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF LORRAINE C. JOHNSON RESIDUAL TRUST DEED BOOK 14654 PAGE 1588–1590 COBB COUNTY, GEORGIA RECORDS (TRACTS 1, 2 AND 3)
2. SURVEY FOR JOHNSON DRILLING COMPANY, INC. PREPARED BY PERIMETER SURVEYING COMPANY, INC. AND KENNETH L. NUTT, GEORGIA R.L.S. #2104 PLAT BOOK 121 PAGE 39 COBB COUNTY, GEORGIA RECORDS
3. BOUNDARY SURVEY FOR WHITFIELD ACADEMY PREPARED BY FRONTLINE SURVEYING AND MAPPING, INC. DATED MARCH 31, 1999
4. MAP OF ROLLIE C. HUDSON PROPERTY PREPARED BY E.A. ROBERTS AND H.L. BUSH DATED FEBRUARY 4, 1939
5. BUCKNER ROAD R/W PLANS COBB COUNTY DEPARTMENT OF TRANSPORTATION PROJECT NO. 7401–04 DATED JANUARY 14, 1998 LAST REVISED APRIL 9, 1998

LEGEND

ℙ	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT–OF–WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
— X — X —	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
— P — P —	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
— S — S —	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

BOUNDARY NOTES

THE FOLLOWING CONVEYANCES DO NOT APPEAR TO ENCROACH UPON THE PROPERTY SHOWN HEREON:

1. LIMITED WARRANTY DEED IN FAVOR OF WHITEFIELD ACADEMY, INC. DEED BOOK 12496 PAGE 531 COBB COUNTY, GEORGIA RECORDS
2. QUIT CLAIM DEED IN FAVOR OF WHITEFIELD ACADEMY, INC. DEED BOOK 12496 PAGE 540 COBB COUNTY, GEORGIA RECORDS

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

100' 50' 0' 100' 200'
SCALE IN FEET

DB: DP	No.	Revision	Date
	1.	Add 100' Stream Buffer, description	6–17–11
	2.	COMMENT ADDRESSED	6–20–11

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434–3383

This property (is) (●●●●) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps. ZONE "AE" AND "X"

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 6–20–11. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

1691 BUCKNER ROAD
SMYRNA, GEORGIA

SURVEY FOR
CRYPT PROPERTY, LLC
METROPOLITAN TITLE AGENCY INC.

LAND LOTS 609, 610, 614 AND 615
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 5–24–11
FIELD: 5–17–11 SCALE: 1"=100'

PB
PG
DB
PG

JOB#230047

Section 7

Proposed Master Plan

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

Whitefield ACADEMY

BUILDING LEGEND

- A- Existing Upper School (3 Stories) - 55,000 sf
- B- Existing Middle School (3 Stories) - 44,000 sf
- C- Classroom Building (3 Stories) - 75,000 sf
- D- Learning Commons (3 Stories) - 60,000 sf
- E- Existing Gym (2 Stories) - 37,500 sf
- F- Competition Gym (3 Stories) - 60,000 sf
- G- Lower School (3 Stories) - 60,000 sf
- H- Existing Track/Football Field
- I- Baseball Field
- J- Softball Field
- K- Tennis Courts
- L- Existing or Future Entry Drive
- M- Existing Building (1 Story) - 2,000 sf
- N- Existing Maintenance Building
- O- Tennis Support Building (1 Story) - 2,000 sf
- P- Existing and Future Parking
- Q- Performing Arts Center (3 Stories) - 50,000 sf
- R- Baseball/Softball Support Buildings (1 Story) - 4,800 sf
- S- Lacrosse Field
- T- Soccer Field
- U- Expanded Stormwater Mgmt. Pond
- V- Natatorium (3 Stories) - 40,000 sf
- W- Service Drive
- X - Stadium Support Building (1 Story) - 8,000 sf

PARKING COUNTS

Existing Parking: 334 Spaces (+/-)

Proposed Parking: 659 Spaces (+/-)

Whitefield Academy

Smyrna, GA

Special Land Use Permit Master Plan

09 October 2015

BREEDLOVE LAND PLANNING
Landscape Architects • Civil Engineers
www.landplanning.net

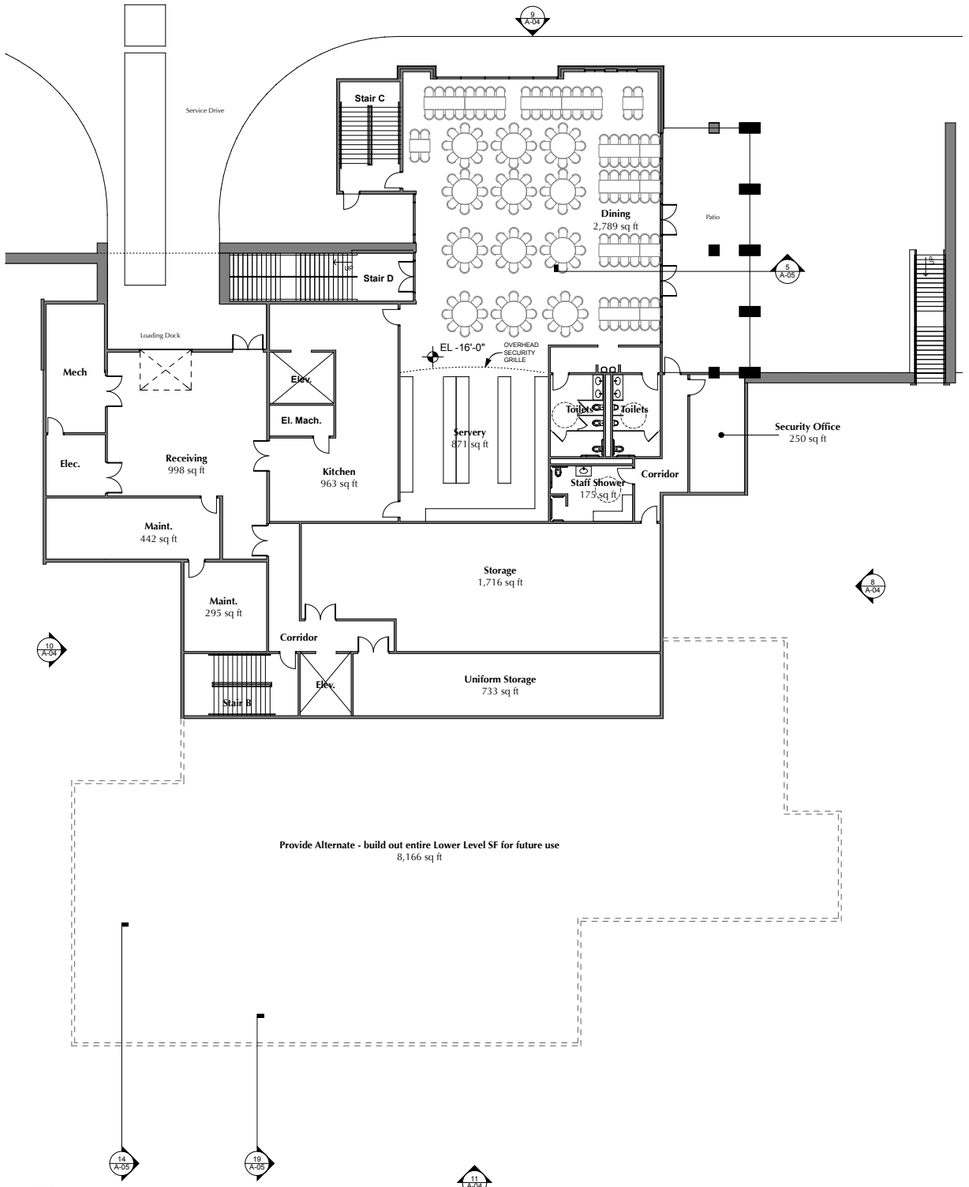
COLLINS COOPER CARUSI Architects

Section 8

Building Elevations (phase one)

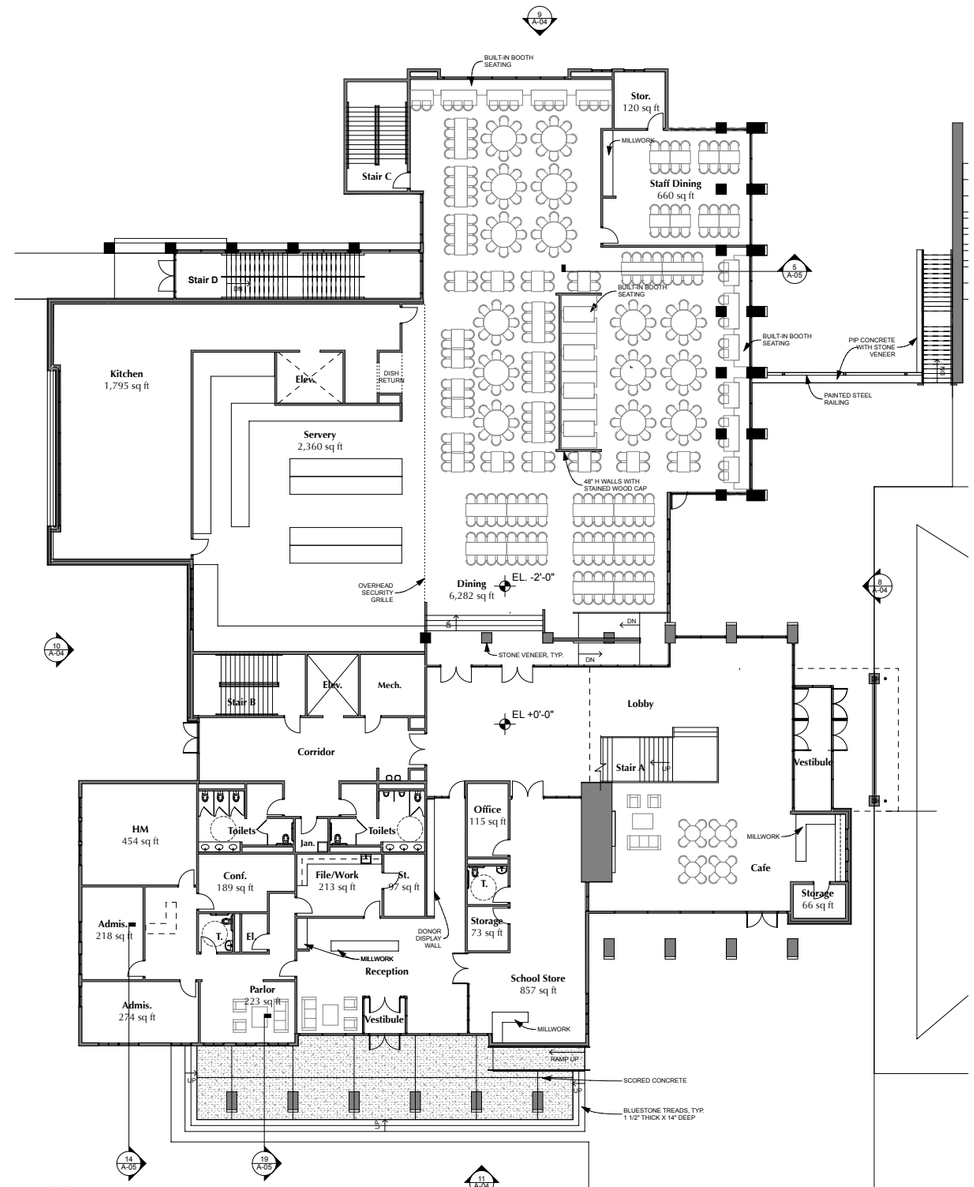
Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126



4 A-02 LOWER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



19 A-02 MAIN LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

ROOM DESCRIPTIONS - LOWER LEVEL

LOWER SCHOOL DINING HALL:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** 60% PTD. GWB, 20% ACOUSTICAL PANELING, 20% WOOD PANELING
- **CEILING:** 70% ACOUSTICAL CEILING TILE, 10% PTD. GWB, 20% WD
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT DIMMABLE RECESSED DOWNLIGHTS, AND ACCENT LIGHTING
- **ADDITIONAL ITEMS:**

SERVERY:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** 60% ACOUSTICAL CEILING TILE, 40% PTD. GWB
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT DIMMABLE RECESSED DOWNLIGHTS, AND ACCENT LIGHTING
- **ADDITIONAL ITEMS:** SERVERY MILLWORK TO BE BUILT-IN PLASTIC LAMINATE WITH QUARTZ COUNTERTOPS, APPROX. 138 L.F.

KITCHEN:
- **FLOOR:** POURED EPOXY
- **BASE:** INTEGRAL POURED EPOXY
- **WALL:** ELASTOMERIC PAINT
- **CEILING:** WASHABLE TILE CEILING SYSTEM
- **LIGHTING:** 2x2 & 2x4 RECESSED FIXTURES
- **ADDITIONAL ITEMS:** KITCHEN EQUIPMENT BY ALLOWANCE

STORAGE ROOMS, RECEIVING:
- **FLOOR:** SEALED CONCRETE FLOOR
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** OTS
- **LIGHTING:** STRIP FIXTURE(S)

UTILITY ROOMS (ELEC, MECH.):
- **FLOOR:** SEALED CONCRETE FLOOR
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** OTS
- **LIGHTING:** STRIP FIXTURE(S)

MAINTENANCE OFFICE/WORKSHOP:
- **FLOOR:** SEALED CONCRETE FLOOR
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X4 RECESSED FIXTURES

STAFF SHOWER, TOILET ROOMS:
- **FLOOR:** CERAMIC TILE
- **BASE:** CERAMIC TILE BASE
- **WALL:** FULL HEIGHT CERAMIC TILE, ALL WET WALLS
- **CEILING:** WASHABLE TILE CEILING SYSTEM WITH ALUMINUM GRID
- **LIGHTING:** COVE LIGHTING, RECESSED SEALED DOWNLIGHTS
- **ADDITIONAL ITEMS:** QUARTZ-TOPPED CHANGING BENCH, APPROX. 12 L.F.

SECURITY OFFICE:
- **FLOOR:** CARPET TILE
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X4 RECESSED FIXTURES

VESTIBULE/ STAIR D:
- **FLOOR:** WALK-OFF CARPET TILE, SEALED CONCRETE
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** RECESSED DOWN LIGHTS, WALL SCONCES

CORRIDORS:
- **FLOOR:** SEALED CONCRETE FLOOR
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X4 RECESSED FIXTURES

ROOM DESCRIPTIONS - MAIN LEVEL

MIDDLE/UPPER SCHOOL DINING:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** 60% PTD. GWB, 20% ACOUSTICAL PANELING, 20% WOOD PANELING
- **CEILING:** 30% ACOUSTICAL CLOUDS, 20% PTD. GWB, 30% WD, 20% GWB
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT DIMMABLE RECESSED DOWNLIGHTS, AND ACCENT LIGHTING
- **ADDITIONAL ITEMS:** BUILT-IN BOOTH SEATING IN DINING AREA, APPROX. 138 L.F.

SERVERY:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** 60% ACOUSTICAL CEILING TILE, 40% PTD. GWB
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT DIMMABLE RECESSED DOWNLIGHTS, AND ACCENT LIGHTING
- **ADDITIONAL ITEMS:** SERVERY MILLWORK TO BE BUILT-IN PLASTIC LAMINATE WITH QUARTZ COUNTERTOPS, APPROX. 256 L.F.

KITCHEN:
- **FLOOR:** POURED EPOXY
- **BASE:** INTEGRAL POURED EPOXY
- **WALL:** ELASTOMERIC PAINT
- **CEILING:** WASHABLE TILE CEILING SYSTEM
- **LIGHTING:** 2x2 & 2x4 RECESSED FIXTURES
- **ADDITIONAL ITEMS:** KITCHEN EQUIPMENT BY ALLOWANCE

CORRIDOR:
- **FLOOR:** PORCELAIN TILE
- **BASE:** PORCELAIN TILE BASE
- **WALL:** PTD. GWB
- **CEILING:** 20% PTD. GWB, 80% ACOUSTICAL CEILING TILE
- **LIGHTING:** RECESSED DOWNLIGHTS, 2X2 RECESSED FIXTURES

STAFF DINING:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** 80% PTD. GWB, 20% BOARD & BATTEN WD PANELING
- **CEILING:** 20% PTD. GWB, 30% WD
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT, DIMMABLE RECESSED DOWNLIGHTS
- **ADDITIONAL ITEMS:** MILLWORK COUNTER WITH QUARTZ COUNTERTOP, APPROX. 13 L.F.

MEN'S / WOMEN'S RESTROOM
- **FLOOR:** CERAMIC TILE
- **BASE:** CERAMIC TILE BASE
- **WALL:** FULL HEIGHT CERAMIC TILE, ALL WALLS
- **CEILING:** PTD. GWB
- **LIGHTING:** COVE LIGHTING, RECESSED DOWNLIGHTS

LOBBY/CAFE:
- **FLOOR:** PORCELAIN TILE
- **BASE:** PORCELAIN TILE BASE
- **WALL:** BOARD & BATTEN WD PANELING
- **CEILING:** EXPOSED WOOD ROOF DECKING, PTD STEEL TRUSSES
- **LIGHTING:** LINEAR PENDANT DIRECT/INDIRECT RECESSED CF DOWNLIGHTS / WALLWASHERS PENDANT ACCENT LIGHTING
- **ADDITIONAL ITEMS:** MILLWORK PLASTIC LAMINATE BASE AND UPPER CABINETS W/ QUARTZ COUNTER TOP, APPROX. 32 L.F. LOWER AND 13 L.F. UPPER

ADMINISTRATIVE RECEPTION & PARLOR:
- **FLOOR:** LUXURY VINYL TILE PLANK (LVT)
- **BASE:** 6" WOOD BASE W/ SHOE MOULDING
- **WALL:** BOARD & BATTEN WD PANELING
- **CEILING:** 50% ACOUSTICAL CEILING TILE, 20% PTD. GWB, 30% ARMSTRONG WD CEILING
- **LIGHTING:** RECESSED DOWNLIGHTS / WALLWASHERS
- **ADDITIONAL ITEMS:** MILLWORK RECEPT. DESK W/ QUARTZ COUNTER, APPROX. 14 L.F. BUILT-IN WOOD SHELVING, APPROX. 6' WIDTH, FULL HEIGHT DONOR DISPLAY WALL - SEE ARCHITECTURAL NARRATIVE

ADMINISTRATIVE OFFICES:
- **FLOOR:** CPT.
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X2 RECESSED FIXTURES

ADMINISTRATIVE OFFICES/SCHOOL STORE OFFICE:
- **FLOOR:** CPT.
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** 80% ACOUSTICAL CEILING TILE, 20% PTD. GWB
- **LIGHTING:** 2X2 RECESSED FIXTURES, RECESSED DOWNLIGHTS

FILE ROOM:
- **FLOOR:** CPT
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X2 RECESSED FIXTURES
- **ADDITIONAL ITEMS:** MILLWORK BASE AND UPPER CABINETS WITH PLASTIC LAMINATE COUNTER TOP, APPROX. 20 L.F. UPPER AND 20 L.F. LOWER

VESTIBULE:
- **FLOOR:** WALK-OFF CARPET TILE
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** GWB
- **LIGHTING:** RECESSED DOWN LIGHTS

SCHOOL STORE:
- **FLOOR:** LUXURY VINYL TILE (LVT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** 80% ACOUSTICAL CEILING SYSTEM, 20% PTD. GWB
- **LIGHTING:** 2X2 RECESSED FIXTURES, RECESSED DOWNLIGHTS / WALLWASHERS, ACCENT LIGHTING
- **ADDITIONAL ITEMS:** MILLWORK DESK WITH QUARTZ COUNTER TOP, APPROX. 6 L.F.

STORAGE ROOMS:
- **FLOOR:** VINYL COMPOSITE TILE (VCT)
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** ACOUSTICAL CEILING TILE
- **LIGHTING:** 2X4 RECESSED FIXTURES

FACULTY / ADMIN. TOILET:
- **FLOOR:** CERAMIC TILE
- **BASE:** CERAMIC TILE BASE
- **WALL:** PTD. GWB
- **CEILING:** PTD. GWB
- **LIGHTING:** COVE LIGHTING, RECESSED DOWNLIGHTS

UTILITY ROOMS (ELEC, MECH.):
- **FLOOR:** SEALED CONCRETE FLOOR
- **BASE:** 4" RUBBER COVE BASE
- **WALL:** PTD. GWB
- **CEILING:** OTS
- **LIGHTING:** STRIP FIXTURE(S)

STAIRS & ELEVATORS:
- **SEE ARCHITECTURAL NARRATIVE**

COLLINS COOPER CARUSI Architects
3391 Peachtree Road NE, Suite 400
Atlanta, Georgia 30326
404.873.0001 voice
404.873.0051 fax
www.collinscoopercarusi.com

Whitefield ACADEMY

NEW LEARNING COMMONS BUILDING
1 Whitefield Drive SE
Mableton, GA 30126

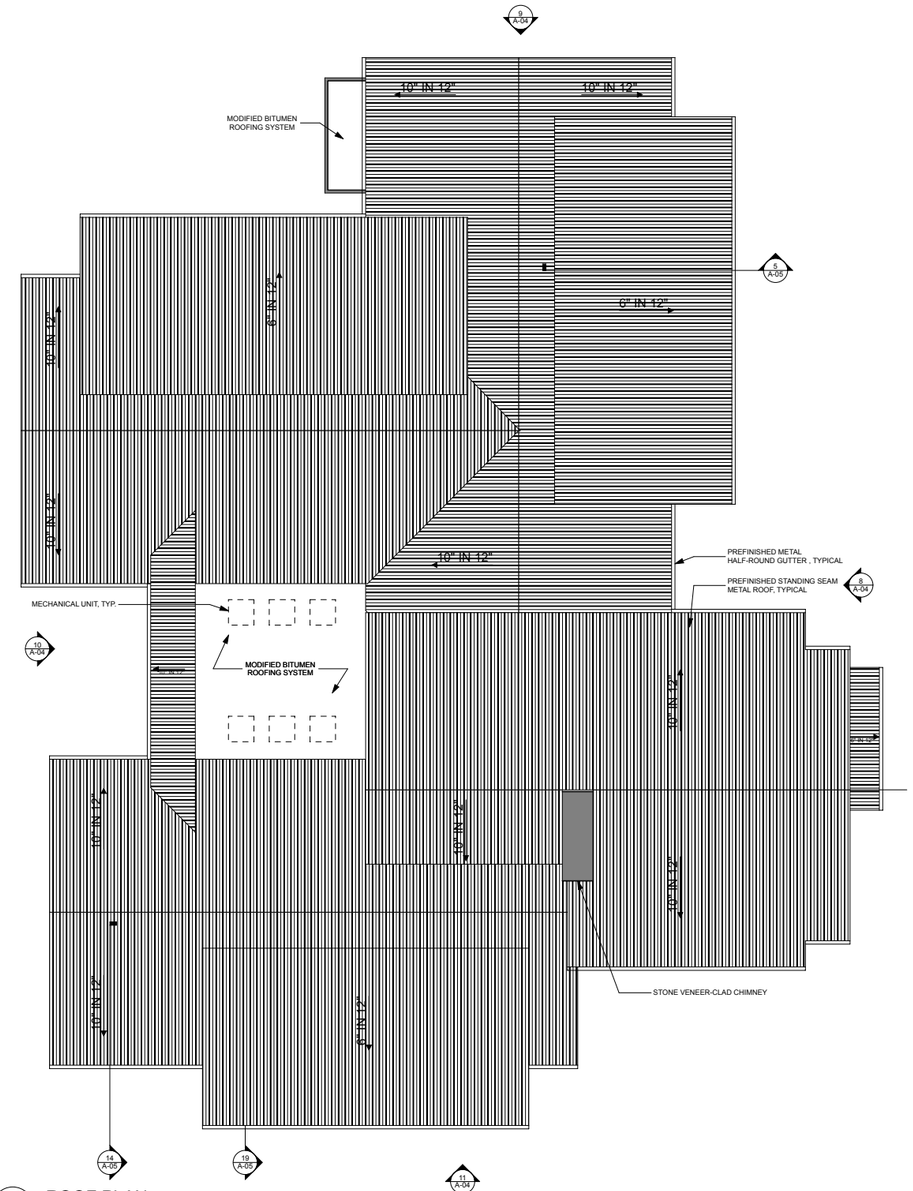
CCCA PROJECT NUMBER
15038.00

NOT RELEASED FOR CONSTRUCTION

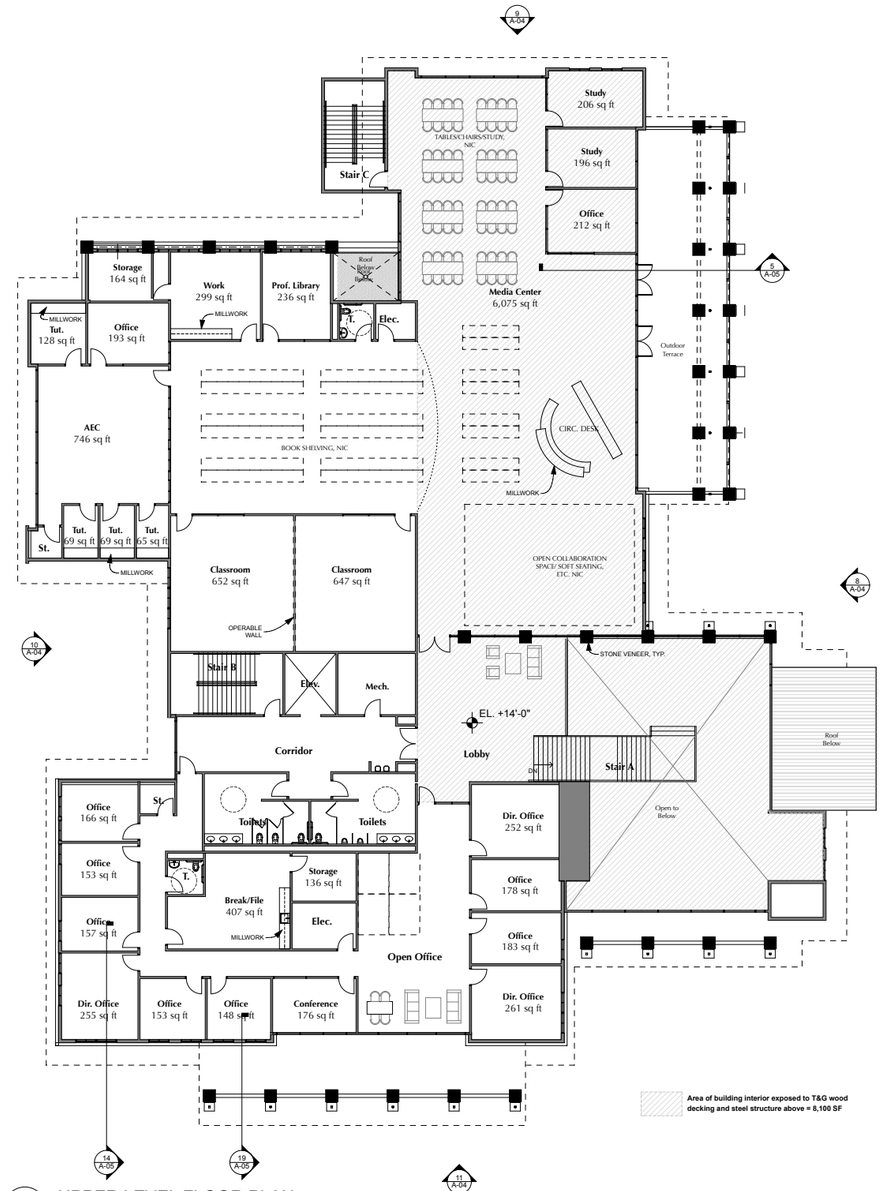
10.01.15 SCHEMATIC DESIGN PRICING SET

SHEET TITLE
LOWER/MAIN LEVELS FLOOR PLANS

A-02



4 A-03 ROOF PLAN
SCALE: 3/32" = 1'-0"



19 A-03 UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

ROOM DESCRIPTIONS - UPPER LEVEL

MEDIA CENTER:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB, 30% ACOUSTICAL PANELS
CEILING: EXPOSED WOOD ROOF DECKING
LIGHTING: LINEAR PENDANT DIRECT/INDIRECT
RECESSED DOWNLIGHTS / WALLWASHERS
PENDANT ACCENT LIGHTING
2X2 RECESSED FIXTURES
ADDITIONAL ITEMS: MILLWORK DESK - CURVED BASE W/ CABINETS W/ QUARTZ COUNTER TOPS, APPROX. 32 L.F.

BOOK SHELVING:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: 60% ACT, 40% PTD.GWB
LIGHTING: LINEAR PENDANT DIRECT/INDIRECT
RECESSED DOWNLIGHTS / WALLWASHERS
2X2 RECESSED FIXTURES

LOBBY:
FLOOR: PORCELAIN TILE
BASE: PORCELAIN TILE BASE
WALL: BOARD & BATTEN WD PANELING
CEILING: EXPOSED WOOD ROOF DECKING, PTD STEEL TRUSSES
LIGHTING: LINEAR PENDANT DIRECT/INDIRECT
RECESSED CF DOWNLIGHTS / WALLWASHERS
PENDANT ACCENT LIGHTING

ADMINISTRATIVE OFFICES & PROF. LIBRARY:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: 80% ACOUSTICAL CEILING TILE, 20% PTD. GWB
LIGHTING: 2X2 RECESSED FIXTURES, RECESSED DOWNLIGHTS

WORK/ BREAK/ FILE ROOMS:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: ACOUSTICAL CEILING TILE
LIGHTING: 2X2 RECESSED FIXTURES
ADDITIONAL ITEMS: MILLWORK PLASTIC LAMINATE BASE AND UPPER CABINETS WITH PLASTIC LAMINATE COUNTER TOP, APPROX. 24 L.F. UPPER AND 24 L.F. LOWER TOTAL

MEN'S / WOMEN'S RESTROOM
FLOOR: CERAMIC TILE
BASE: CERAMIC TILE BASE
WALL: FULL HEIGHT CERAMIC TILE, ALL WALLS
CEILING: PTD. GWB
LIGHTING: COVE LIGHTING, RECESSED DOWNLIGHTS

FACULTY / ADMIN. TOILET:
FLOOR: CERAMIC TILE
BASE: CERAMIC TILE BASE
WALL: PTD. GWB
CEILING: PTD. GWB
LIGHTING: COVE LIGHTING, RECESSED DOWNLIGHTS

ADMINISTRATIVE CONFERENCE ROOM:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: 80% ACOUSTICAL CEILING TILE, 20% PTD. GWB
LIGHTING: RECESSED DOWNLIGHTS

TUTORING:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: ACOUSTICAL CEILING TILE
LIGHTING: 2X2 RECESSED FIXTURES
ADDITIONAL ITEMS: MILLWORK COUNTER WITH PLASTIC LAMINATE COUNTER TOP, APPROX. 35 L.F. TOTAL ALL ROOMS

UTILITY ROOMS (ELEC, MECH.):
FLOOR: SEALED CONCRETE FLOOR
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: OTS
LIGHTING: STRIP FIXTURE(S)

STORAGE ROOMS:
FLOOR: VINYL COMPOSITE TILE (VCT)
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: ACOUSTICAL CEILING TILE
LIGHTING: 2X4 RECESSED FIXTURES

CLASSROOMS/ AEC:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: 80% ACOUSTICAL CEILING TILE, 20% PTD. GWB
LIGHTING: LINEAR PENDANT DIRECT/INDIRECT

STUDY AREAS:
FLOOR: CPT
BASE: 4" RUBBER COVE BASE
WALL: PTD. GWB
CEILING: ACOUSTICAL CEILING TILE
LIGHTING: 2X2 RECESSED FIXTURES

CORRIDOR:
FLOOR: PORCELAIN TILE
BASE: PORCELAIN TILE BASE
WALL: PTD. GWB
CEILING: 20% PTD. GWB, 80% ACOUSTICAL CEILING TILE
LIGHTING: RECESSED DOWNLIGHTS, 2X2 RECESSED FIXTURES

STAIRS & ELEVATORS:
SEE ARCHITECTURAL NARRATIVE

COLLINS COOPER CARUSI Architects
3391 Peachtree Road NE, Suite 400
Atlanta, Georgia 30326
404.873.0001 voice
404.873.0051 fax
www.collinscoopercarusi.com

Whitefield ACADEMY

NEW LEARNING COMMONS BUILDING
1 Whitefield Drive SE
Mableton, GA 30126

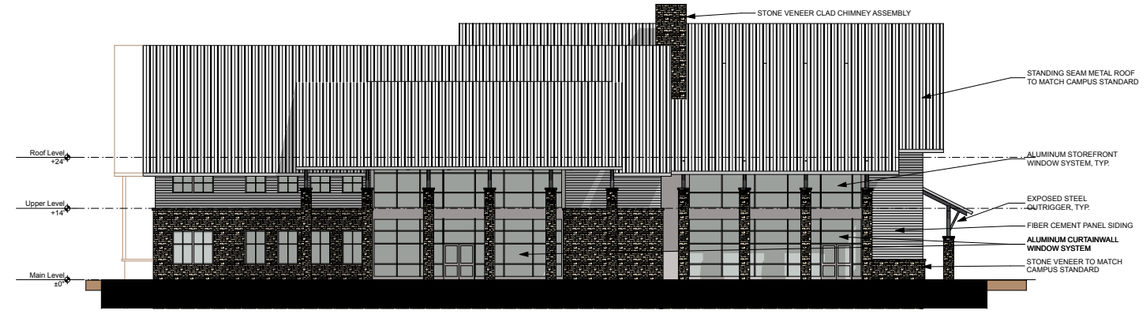
CCCA PROJECT NUMBER
15038.00

NOT RELEASED FOR CONSTRUCTION

10.01.15 SCHEMATIC DESIGN PRICING SET

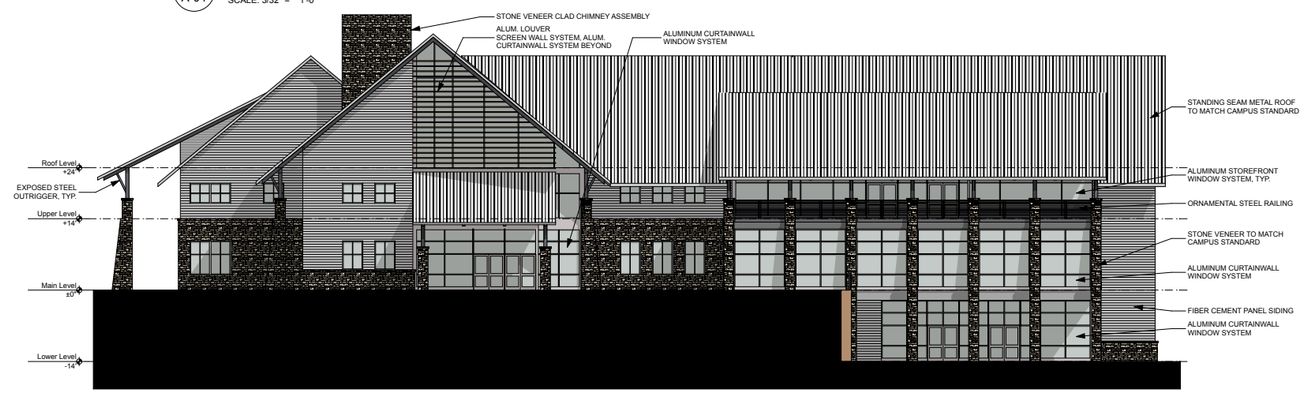
SHEET TITLE
UPPER LEVEL FLOOR PLAN / ROOF PLAN

A-03



11 A-04 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

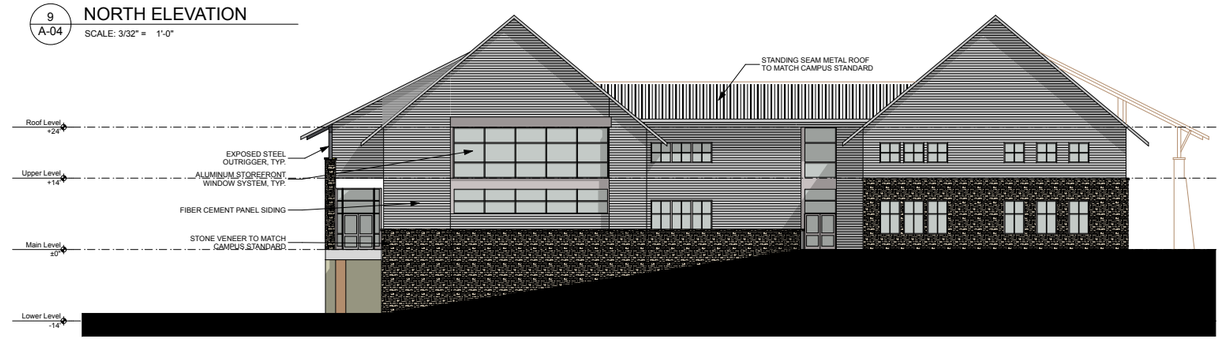


8 A-04 EAST ELEVATION

SCALE: 3/32" = 1'-0"

9 A-04 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



10 A-04 WEST ELEVATION

SCALE: 3/32" = 1'-0"

COLLINS COOPER CARUSI Architects

3391 Peachtree Road NE, Suite 400
Atlanta, Georgia 30326
404.873.0001 voice
404.873.0051 fax
www.collinscoopercarusi.com

Whitefield ACADEMY

NEW LEARNING COMMONS BUILDING

1 Whitefield Drive SE
Mableton, GA 30126

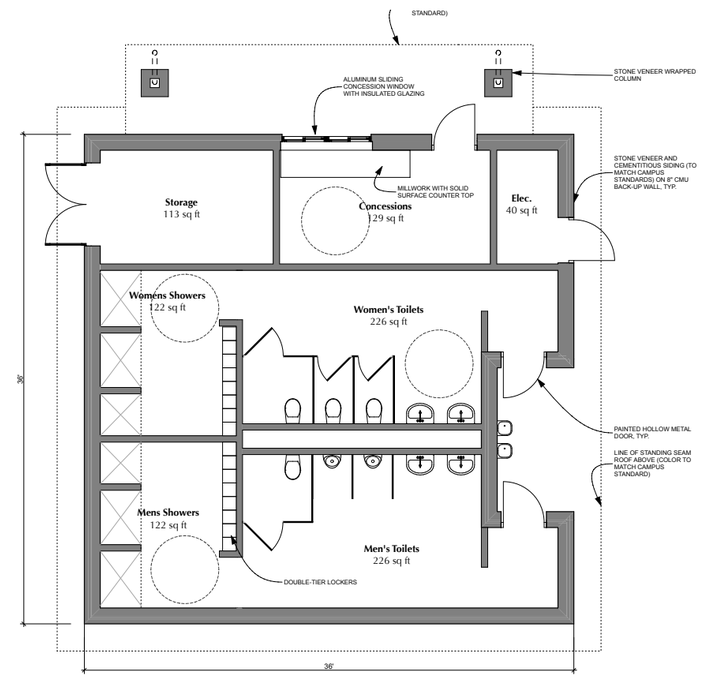
CCCA PROJECT NUMBER
15038.00

NOT RELEASED FOR CONSTRUCTION

10.01.15 SCHEMATIC DESIGN PRICING SET

SHEET TITLE
ELEVATIONS

A-04



20
A-TP

SCHEMATIC TENNIS PAVILION PLAN

SCALE: 1/4" = 1'-0"

COLLINS
COOPER
CARUSI
Architects

3391 Peachtree Road NE, Suite 400
Atlanta, Georgia 30326
404.873.0001 voice
404.873.0051 fax
www.collinscoopercarusi.com

Whitefield ACADEMY

NEW LEARNING COMMONS BUILDING
1 Whitefield Drive SE
Mableton, GA 30126

CCCA PROJECT NUMBER
15038.00

NOT RELEASED FOR CONSTRUCTION

10.06.15 SCHEMATIC DESIGN

SHEET TITLE
TENNIS PAVILION PLAN

A-TP

Section 9

Future Plat Statement

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

FUTURE PLAT STATEMENT

Location: Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

This statement has been prepared as part of the Whitefield Academy Special Land Use Permit application.

The City of Smyrna Special Land Use Permit application states that the applicant submit "a copy of the plat of property as recorded in the office of the Clerk of Superior Court of Cobb County, Georgia and a plat reflecting the proposed special land use suitable and acceptable for recording in the office of the Clerk of Superior Court of Cobb County, Georgia'.

At this time, this plat has been omitted from the application for the following reasons:

a) A pending purchase of property to the west of the main campus is currently underway. While the current land Owner has signed titleholder has signed the application, the transaction is not complete, nor has incorporation into the City of Smyrna occurred. As soon as this transaction is complete, Whitefield Academy will file the plat as quickly as possible.

b) The tracts to the east of campus are not owned by the campus as of yet. The landowner has signed a Letter of Intent to transfer the property to Whitefield (see Section I) but this has not occur at the time of this initial submittal. As soon as this transaction is complete, Whitefield Academy will file the plat as quickly as possible.

End of Statement

Section 10

Community Impact Statement

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

BREEDLOVE LAND PLANNING
Landscape Architects • Civil Engineers
www.landplanning.net

WATER AND SEWER COMMUNITY IMPACT STATEMENT

Location: Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

This statement has been prepared as part of the Whitefield Academy Special Land Use Permit application.

#1 Estimation of Water Consumption and Sewer Flows

The American Society of Plumbing Engineers plumbing guidelines provide waste and water flow estimates based on number of occupants. Per table 8-7, day schools with a cafeterias, gym and shower average 21.1 gallons per full time occupant:

Table 8-7 Typical Waste-Water Flows from Institutional Sources

		Waste-Water Flow, gpd/unit (L/d/unit)		
Source	**Unit**	**Range**		**Typical**
Hospital, medical	Bed	132.0–251.0	(500–950)	172.0 (650)
	Employee	5.3–15.9	(20–60)	10.6 (40)
Hospital, mental	Bed	79.3–172.0	(300–650)	106.0 (400)
	Employee	5.3–15.9	(20–60)	10.6 (40)
Prison	Inmate	79.3–159.0	(300–600)	119.0 (450)
	Employee	5.3–15.9	(20–60)	10.6 (40)
Rest home	Resident	52.8–119.0	(200–450)	92.5 (350)
	Employee	5.3–15.9	(20–60)	10.6 (40)
School, day				
With cafeteria, gym, showers	Student	15.9–30.4	(60–115)	21.1 (80)
With cafeteria only	Student	10.6–21.1	(40–80)	15.9 (60)
Without cafeteria, gym, showers	Student	5.3–17.2	(20–65)	10.6 (40)
School, boarding	Student	52.8–106.0	(200–400)	74.0 (280)

Whitefield Academy estimates future enrollment to be 1200 students and 150 employees.

1350 full time occupants x 21.1 gpd =

28,485 estimated gallons of waste/water per day at full campus build out.

#2 Domestic Water tie-in points.

Domestic water is provided to the campus by the Cobb County Water System. As documented in the Letter of Service by Tim Davidson, Plan Review Engineer, an 8” water main is available for campus use on Buckner Road as well as Pebblebrook Road.

It is estimated that the proposed western athletics complex will tie into the 8” Pebblebrook Road water main which is approximately 600 l.f. from the furthest building.

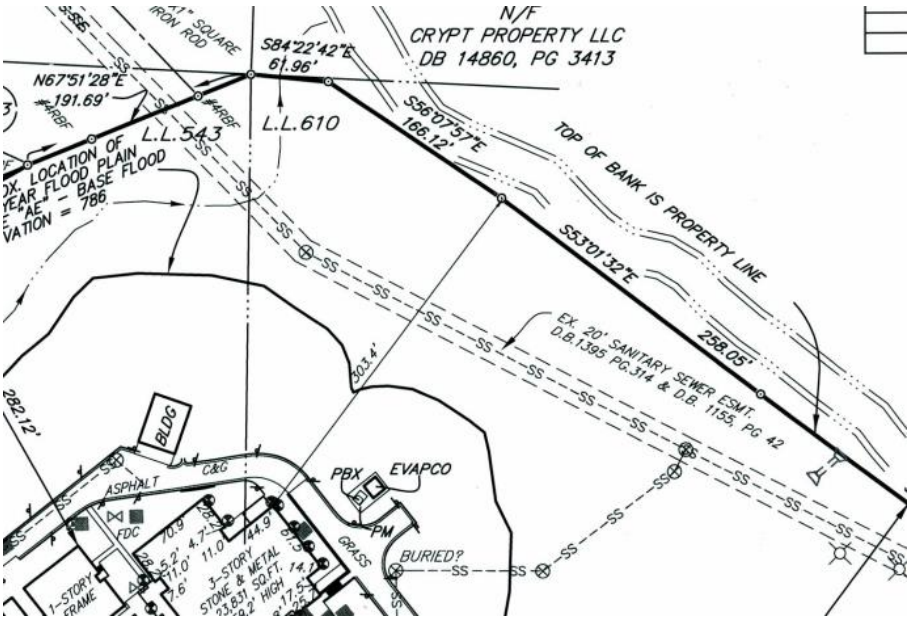
It is estimated that the proposed tennis complex will tie into the 8” Pebblebrook Road water main which is approximately 300 l.f. from the furthest building.

It is estimated that the main campus buildings will continue to use the 8” Pebblebrook Road water main which is approximately 850 l.f. from the furthest building. There is currently an 8” line stubbed to the main campus that will continue to serve existing and future buildings.

Cobb County requests that a flow test be provided at the time of permit submit, thus, no flow test is included in this statement. Subsequent flow tests will be provided for each phase of construction.

#3 Sewer tie-in points.

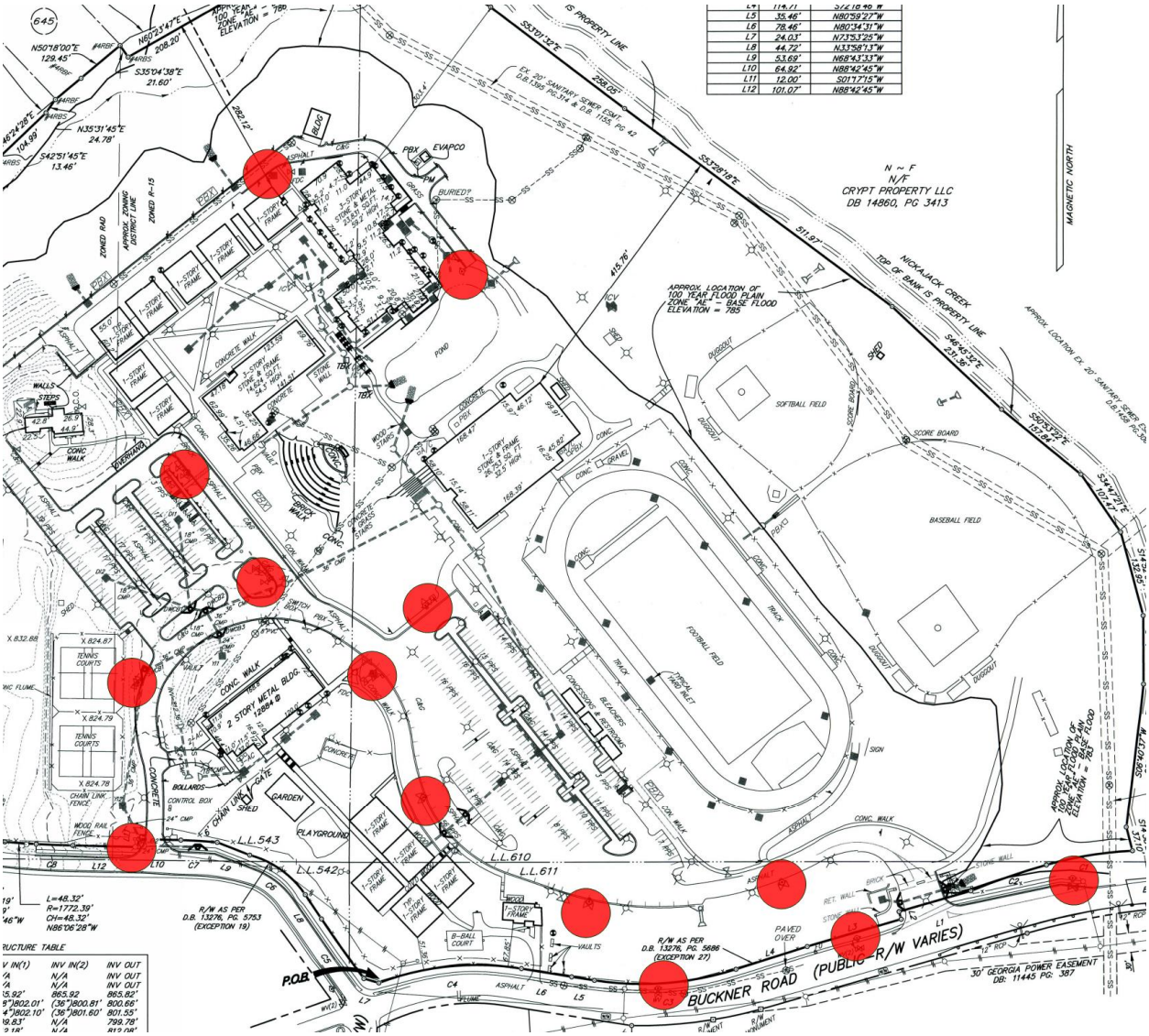
Waste water treatment is provided to the campus by the Cobb County Water System. There is an existing sewer main that currently runs through Whitefield Academy property along both banks of Nickajack Creek. The Letter of Service from Cobb County indicates that this service will continue to be provided.



#4 Nearest Fire Hydrants

Water is provided to the campus by the Cobb County Water System. As documented in the Letter of Service by Tim Davidson, Plan Review Engineer, an 8" water main is available for campus use on Buckner Road as well as Pebblebrook Road.

Currently, public fire coverage is provided along both Buckner and Pebblebrook Roads. Additional coverage throughout the campus along multiple fire lines and fire hydrants. Existing fire hydrants are shown in red:



End of Statement

TRAFFIC IMPACT STUDY
FOR
WHITEFIELD ACADEMY

SMYRNA, GA

Prepared for:

Breedlove Land Planning, Inc.
510 McDaniel Mill Road
Conyers, GA 30012

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

GEORGIA
REGISTERED
No. PE037135
PROFESSIONAL
ENGINEER
GEOFFREY K. WARR

October 9, 2015
A & R Project # 15-099

TABLE OF CONTENTS

LIST OF TABLES

Item **Page**

LIST OF FIGURES

Item **Page**

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact that will result from the expansion of the Whitefield Academy preparatory school, which is located on the north side of Pebblebrook Road and Buckner Road within the City of Smyrna, GA.

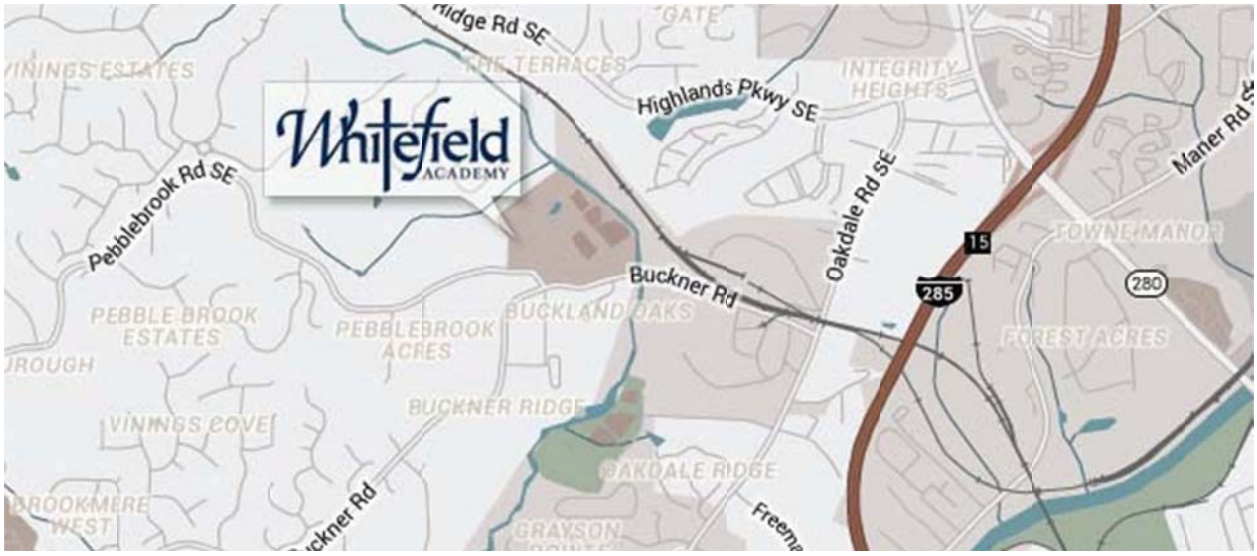


Figure 1 – General Area Map

The current school property consists of buildings for lower (Pre-K to 4th grades), middle (5th to 8th grades), and upper (9th to 12th grades) buildings. The campus currently has two access points, one on Pebblebrook Road and one on Buckner Road. The operations of these access points are discussed in further detail in the report document.

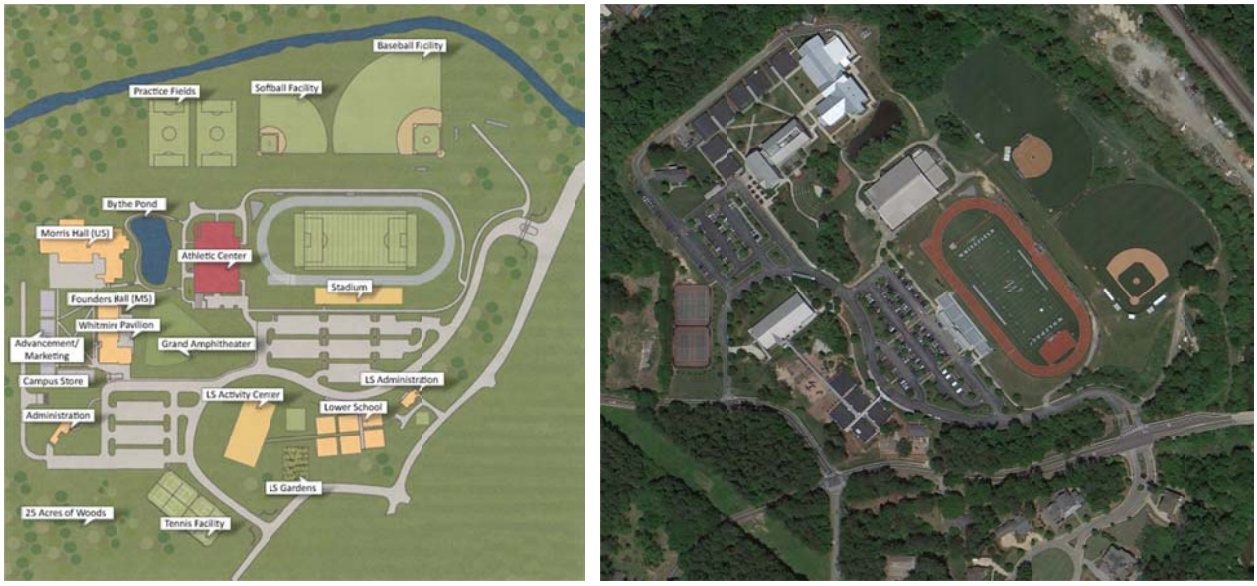


Figure 2 – Campus Map (left); Existing Aerial Image (right)

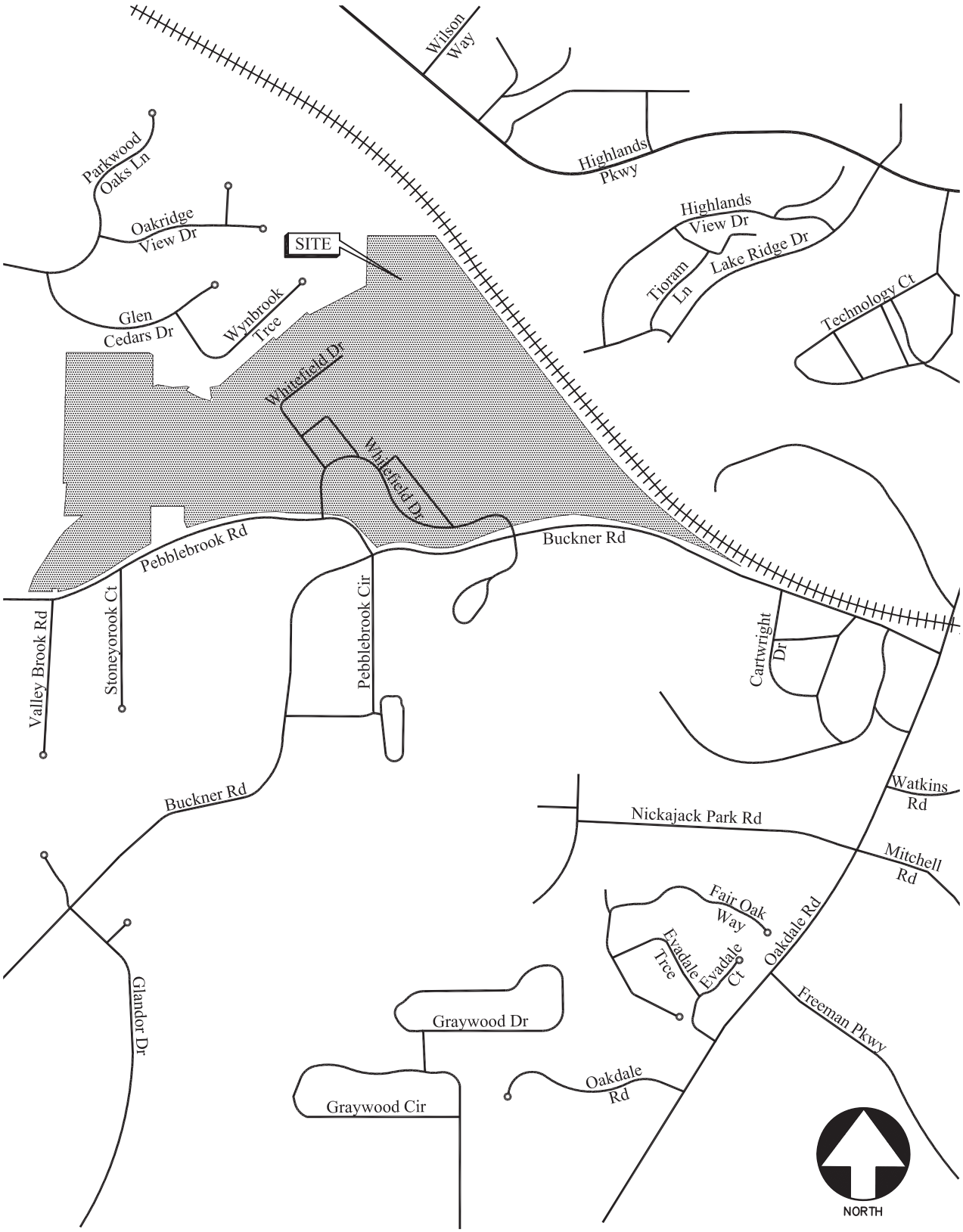
Whitefield Academy projects an increase in its enrollment from 780 students to 1,170 students as part of the planned expansion of the site. The campus expansion includes several infrastructure changes are being proposed on the campus. Among other factors, the access and circulation for the campus will be affected by:

- Relocation of the Lower School Building
- Relocation of the Pebblebrook Road access 0.15 miles further west on Pebblebrook Rd
- Separated parking areas for the new baseball / softball fields (with access from Pebblebrook Rd)
- New event parking lot on east corner of campus (with access to Buckner Road)

The AM, Afternoon, and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- Whitefield Drive at Buckner Road
- Whitefield Drive at Pebblebrook Road
- Bucker Road at Pebblebrook Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 3.



LOCATION MAP

FIGURE 3

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 Pebblebrook Road

Pebblebrook Road is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site. Cobb County traffic counts from 2011 indicate that the daily traffic volume on Pebblebrook Road is 1,200 vehicles per day. The Cobb County Thoroughfare Plan identifies Pebblebrook Road as a "Minor Collector".

2.1.2 Buckner Road

Buckner Road is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site. Cobb County traffic counts from 2011 indicate that the daily traffic volume on Buckner Road is 3,600 vehicles per day. The Cobb County Thoroughfare Plan identifies Buckner Road as a "Minor Collector".

2.1.3 Whitefield Drive

Whitefield Drive is a privately owned two-lane roadway that runs through the Whitefield Academy campus, between Pebblebrook Road and Buckner Road.

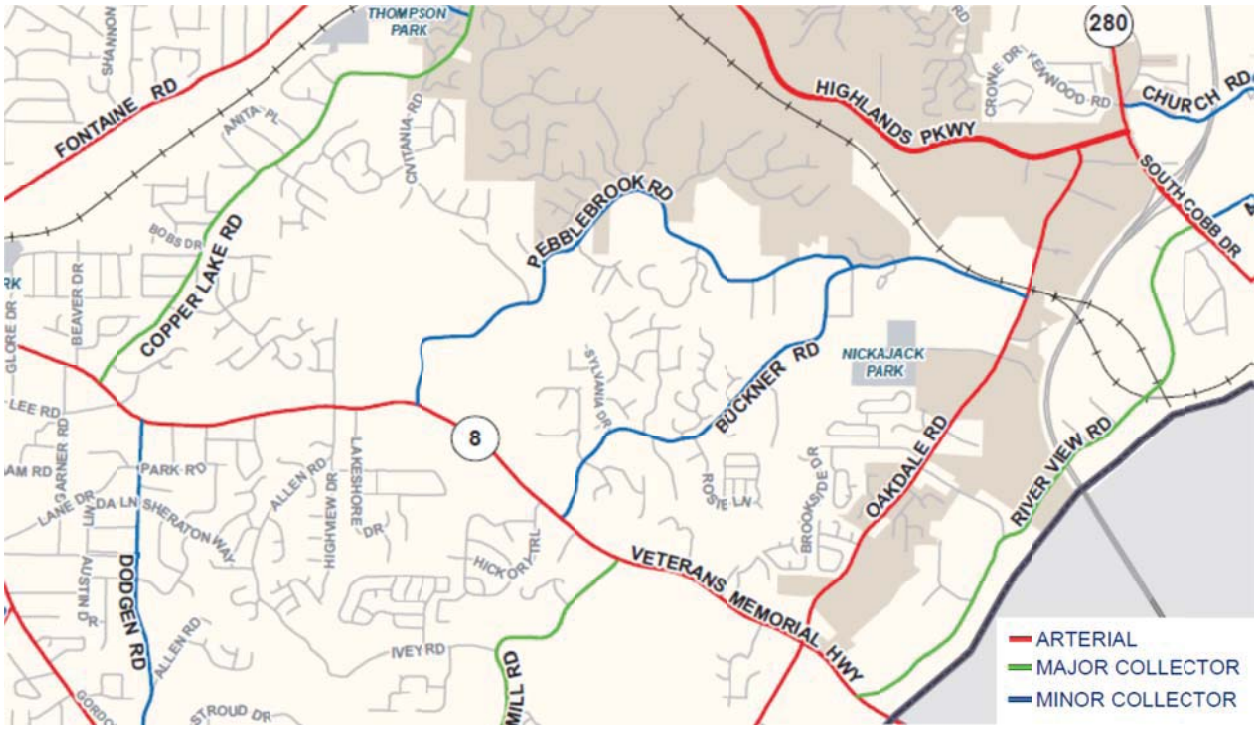


Figure 4 – Cobb County Thoroughfares

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, 2000 edition (HCM 2000). Synchro software, which utilizes the HCM 2000 methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersection and the level-of-service for the overall intersection. Level-of-service is based on the average controlled delay incurred at the intersection. Controlled delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the controlled 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 safely, resulting in extremely long total delays and long queues. The level-of-service criteria for two-way stop-controlled and all-way stop-controlled (unsignalized) intersections are given in Table 1.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level-of-service	Average Delay (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: 2000 Highway Capacity Manual

3.2 Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersection is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This results in a volume/capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the sum of the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of average controlled delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on average controlled delay, are shown in Table 2. Level-of-service "A" indicates operations with very low controlled delay, while level-of-service "F" describes operations with extremely high average controlled delay. Level-of-service "E" is typically considered to be the limit of acceptable delay, and level-of-service "F" is considered unacceptable by most drivers.

Table 2 – Level-of-service Criteria for Signalized Intersections

Level-of-service	Average Control Delay (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

Source: 2000 Highway Capacity Manual

4.0 Existing Traffic Analysis

Existing traffic counts and intersection geometric data were obtained at the following study intersections:

- Whitefield Drive at Buckner Road
- Whitefield Drive at Pebblebrook Road
- Bucker Road at Pebblebrook Road

Turning movement counts were collected on Tuesday, September 22, 2015. All turning movement counts were recorded during the hours of 7:00am to 9:00am, 2:00pm to 4:00pm, and 4:00pm to 6:00pm. The four consecutive 15-minute interval volumes that summed to produce 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 5. The highest 15-minute interval in the morning, afternoon, and evenings were at 7:45-8:00am, 3:00-3:15pm, and 4:30-4:45pm, respectively.

4.1 Existing Traffic Operations

Existing traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Tables 3 and 4.

Table 3 – Existing Intersection Delays

Intersection		Traffic Control	LOS (Average Delay)		
			AM Peak Hour	Afternoon 2:45-3:45	PM Peak Hour
1	**Whitefield Dr @ Buckner Rd**	Stop Controlled on Northbound and Southbound			
	-Eastbound Left		A (7.6)	A (7.7)	A (8.1)
	-Westbound Left		A (8.9)	A (7.7)	A (7.5)
	-Southbound Left		F (54.3)	C (15.7)	C (15.3)
	-Southbound Right		B (10.1)	A (9.9)	B (10.5)
2	**Pebblebrook Rd @ Buckner Rd**	All-Way Stop			
	-Eastbound Approach		D (32.0)	A (8.3)	A (8.6)
	-Westbound Approach		C (16.3)	A (9.5)	B (11.1)
	-Northbound Approach		B (11.1)	A (7.8)	A (7.9)
	-Southbound Approach		C (15.6)	A (9.3)	A (9.0)
3	**Whitefield Dr @ Pebblebrook Rd**	Stop Controlled on Southbound			
	-Eastbound Left		A (8.3)	A (7.6)	A (7.6)
	-Westbound Approach		A (0.0)	A (0.0)	A (0.0)
	-Southbound Approach		F (54.7)	B (12.8)	B (10.6)

The results of existing traffic operations analysis indicates that all the study intersections are operating at an acceptable level-of-service ("D" or better by local standards) all peak hour, except for the morning delays at the school access points. The exiting movements at the school driveways are shown to experience delay over the recommended level-of-service thresholds for the AM peak period. Onsite observations indicated that these delays, while present during the absolute peak period, are short-lived and quickly dissipate after 8am.

Table 4 – Existing Intersection Queues					
	Intersection	Approximate Storage Length (ft)	95th Percentile Queue (ft)		
			AM Peak Hour	Afternoon 2:45-3:45	PM Peak Hour
1	**Buckland Way/Whitefield Dr @ Buckner Rd**				
	-Northbound Approach	-	3	0	3
	-Eastbound Left	125	0	3	0
	-Eastbound Through / Right	-	-	-	-
	-Westbound Left / Through	-	-	-	-
	-Westbound Right	150	-	-	-
	-Southbound Left / Through	-	138	28	15
	-Southbound Right	75	15	8	3
2	**Pebblebrook Cir/Pebblebrook Rd @ Buckner Rd**				
	-Northbound Approach	-	13	0	0
	-Eastbound Approach	-	230	10	15
	-Westbound Approach	-	95	43	73
	-Southbound Approach	-	63	20	10
3	**Pebblebrook Rd @ Whitefield Dr**				
	-Eastbound Left / Through	-	25	3	3
	-Westbound Through	-	-	-	-
	-Westbound Right	65	-	-	-
	-Southbound Approach	-	193	35	13

In conversations with the Facilities Director, it was mentioned that a Police officer sometimes directed morning traffic at each driveway. A police officer was not present on the morning of the traffic counts (Tuesday, September 22) nor during additional onsite observations (Thursday, October 1). To account for what benefits a police officer may provide, each driveway was evaluated as though a traffic signal were present in the morning peak hour. The results are found in Tables 5 and 6, below.

Table 5 – Existing Intersection Delay			
	Intersection	AM Peak Hour Comparison	
		STOP Controlled	With Police Officer
1	**Whitefield Dr @ Buckner Rd**		**B (14.0)**
	-Eastbound Approach	A (7.6)	B (11.1)
	-Westbound Approach	A (8.9)	B (10.9)
	-Northbound Approach	C (17.6)	B (19.7)
	-Southbound Approach	D (34.5)	C (22.7)
3	**Whitefield Dr @ Pebblebrook Rd**		**B (18.3)**
	-Eastbound Approach	A (8.3)	A (9.9)
	-Westbound Approach	A (0.0)	B (18.2)
	-Southbound Approach	F (54.7)	D (35.4)

*School driveways were modeled as signalized intersections (per HCM 2000) in the morning peak hour to simulated traffic controlled by a police officer during the peak period

The results of the existing conditions analysis indicate that, with the implementation of a police officer for traffic control, both school driveways operate at an acceptable level-of-service ("D" or better by local standards) in the morning peak period. The existing traffic control and lane geometry for the intersections are shown in Figure 6.

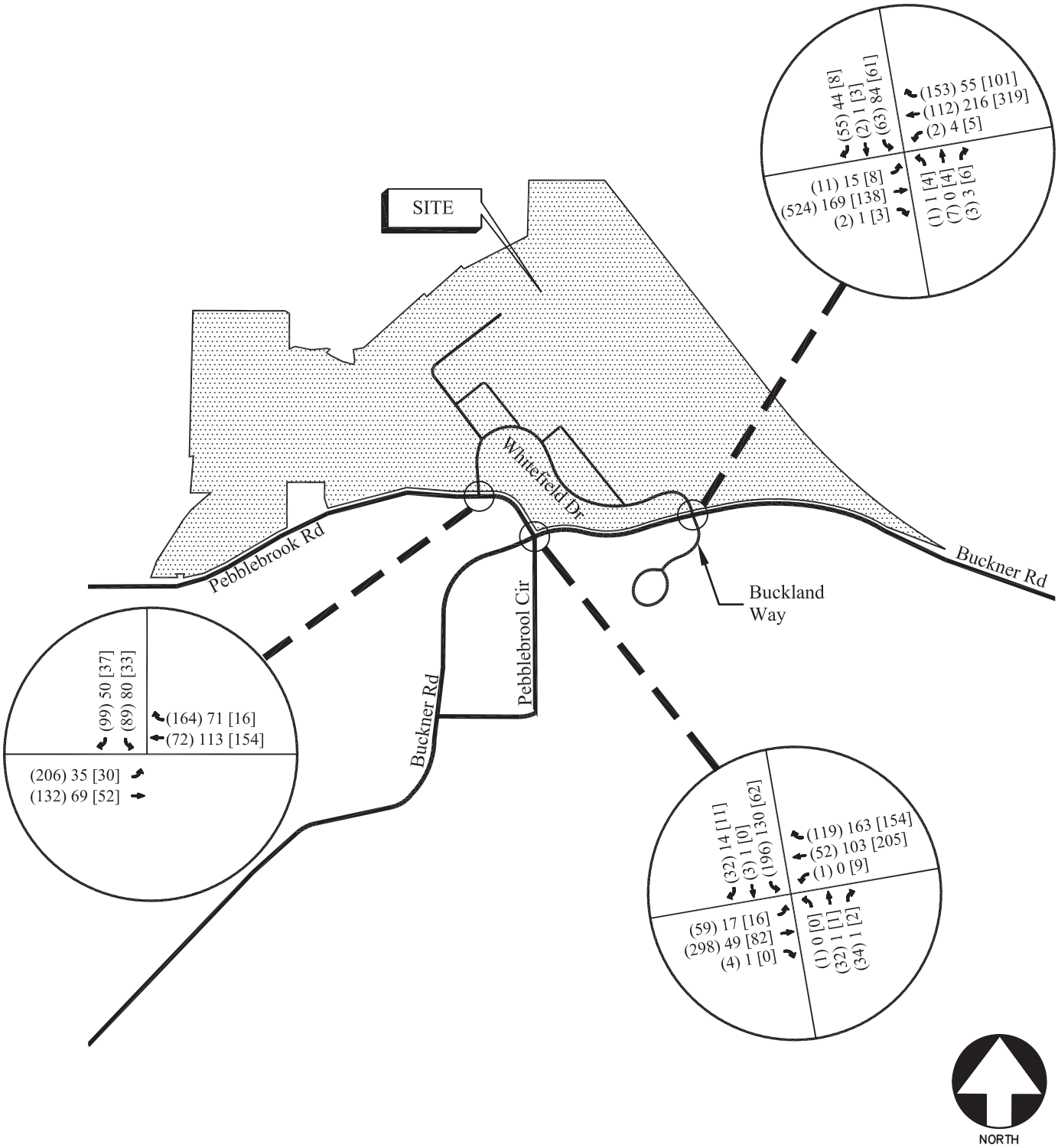
Table 6 – Existing Intersection Queues				
Intersection		Available Stacking (ft)	Existing AM Peak Hour Comparison	
			STOP Controlled	With Police Officer
1	**Whitefield Dr @ Buckner Rd**			
	-Northbound Approach	-	3	18
	-Eastbound Left	125	0	10
	-Eastbound Through / Right	-	-	319
	-Westbound Left / Through	-	-	74
	-Westbound Right	150	-	0
	-Southbound Left / Through	-	138	167
	-Southbound Right	75	15	0
3	**Pebblebrook Rd @ Whitefield Dr**			
	-Eastbound Left / Through	-	25	214
	-Westbound Through	-	-	91
	-Westbound Right	65 (existing)	-	0
	-Southbound Approach	-	193	181

4.2 Accident Data

Accident reports were obtained for the most recent three years (2012-2014). The data shows the number, manner, and severity of collisions at the study intersections. No reported collisions were found for the intersection of Pebblebrook Rd at Whitefield Drive. One injury collision occurred at each intersection listed below. No fatality collisions were found at any of the study intersections.

Table 7 – Accident Data				
Buckner Rd @ Pebblebrook Rd / Pebblebrook Cir				
Manner of Collision	**2012**	**2013**	**2014**	**Grand Total**
Angle	1	1	0	2
Single vehicle collision (i.e. deer / tree)	1	1	0	2
Grand Total	**2**	**2**	**0**	**4**
Buckner Rd @ Whitefield Drive / Buckland Way				
Manner of Collision	**2012**	**2013**	**2014**	**Grand Total**
Angle	0	3	0	3
Grand Total	**0**	**3**	**0**	**0**

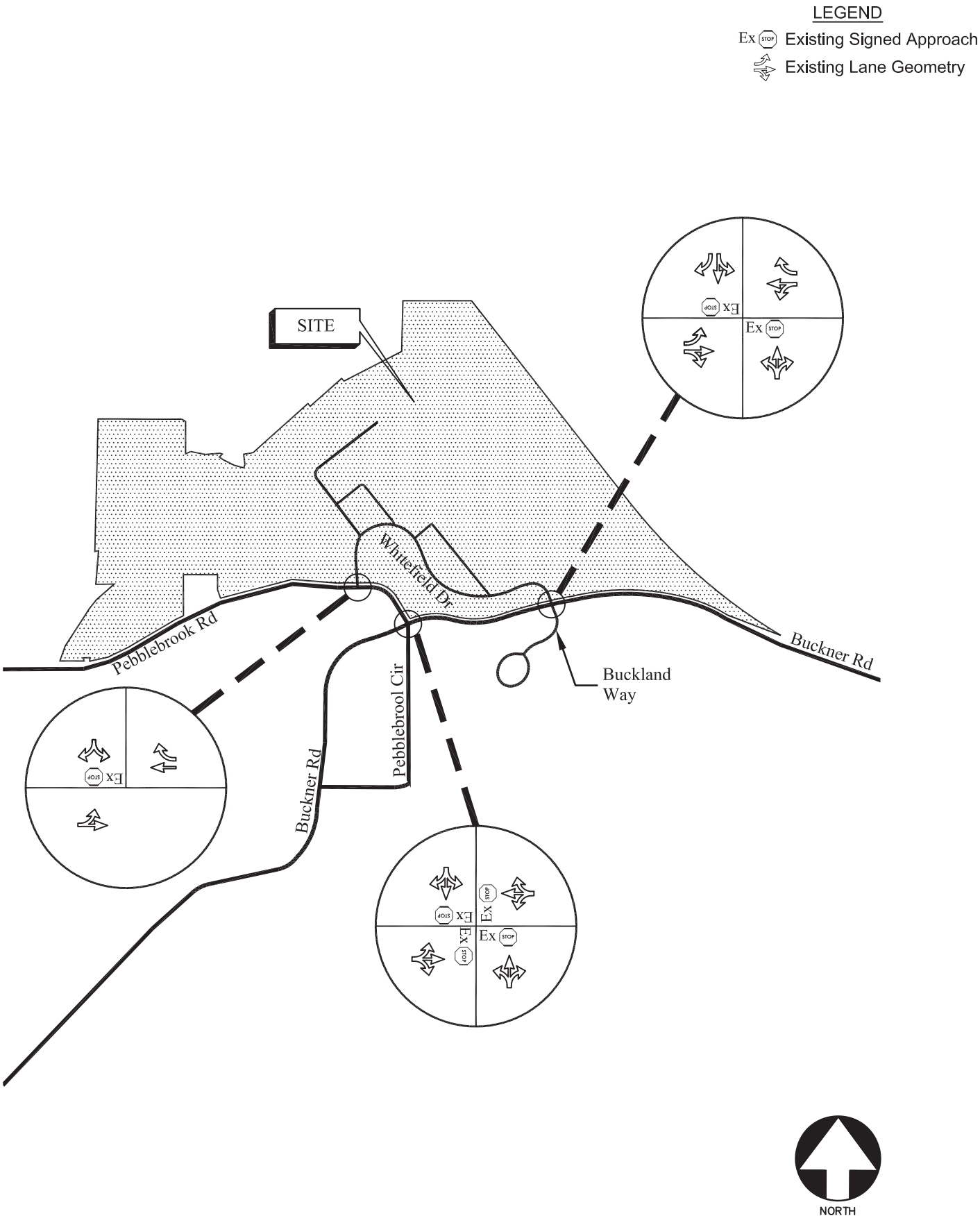
One driver stated that (when turning left onto Buckner Road from Whitefield Drive) she was unable to see the westbound traffic on Buckner Road, due to westbound vehicles turning right onto Whitefield Drive. Both angle collisions at the all-way stop involved citation 40-6-72(B) (stop sign violation).



(AM) Afternoon [PM]

EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 5

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 6

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

The proposed site will be located on the north side of Pebblebrook Road and Buckner Road within the City of Smyrna, GA. The current school property consists of:

- Lower School (Pre-K to 4th grades)
- Middle School (5th to 8th grades)
- Upper School (9th to 12th grades)

The campus also contains a football stadium, baseball and softball fields, practice fields, tennis courts, and other academic and administrative buildings. The campus currently has two access points, one on Pebblebrook Road and one on Buckner Road.

The school proposes to increase its enrollment from 780 students to 1,170 students as part of the planned expansion of the site. In addition to the increase in enrollment, several infrastructure changes are being proposed on the campus:

- New Lower School Building
- Future Learning Commons Building
- Future Classroom Space
- Future Performing Arts Center
- Future Natatorium
- Future Competition Gym
- New Lacrosse / Soccer fields
- New Baseball / Softball fields
- New Tennis Courts
- Additional Parking

The access and circulation for the campus are also proposed to undergo changes.

- Relocation of the Pebblebrook Road access 0.15 miles further west
- Separated parking areas for the new baseball / softball fields (with access from Pebblebrook Rd)
- New parking field on east corner of campus (with access to Buckner Road)

Figure 7 – Overlay of Expansion Plans

A site plan is shown in Figure 8

Whitefield Academy

Mableton, GA

Preliminary Master Plan

11 August 2015

Breedlove Land Planning, Inc.

5.1 Onsite Circulation

Onsite observations were made of the drop-off circulation. Though there were some exceptions, most of those dropping off at the Lower School entered from Pebblebrook Road and exited onto Buckner Road. Most of those dropping off at the Middle and Upper schools entered from Buckner Road and exited from Pebblebrook Road. Student drivers were primarily seen parking in the lot next to the athletic field and using the pathway next to the athletic center. The Whitefield Academy administration indicated that the future circulation routes would be similar to the current ones in that:

- Lower School drop-offs will enter from relocated Pebblebrook Road access point and exit at the Buckner Road access point.
- Upper School drop-offs will enter from the Buckner Road access points and exit at the relocated Pebblebrook Road access point.

The existing routes are shown in Figure 9, below.

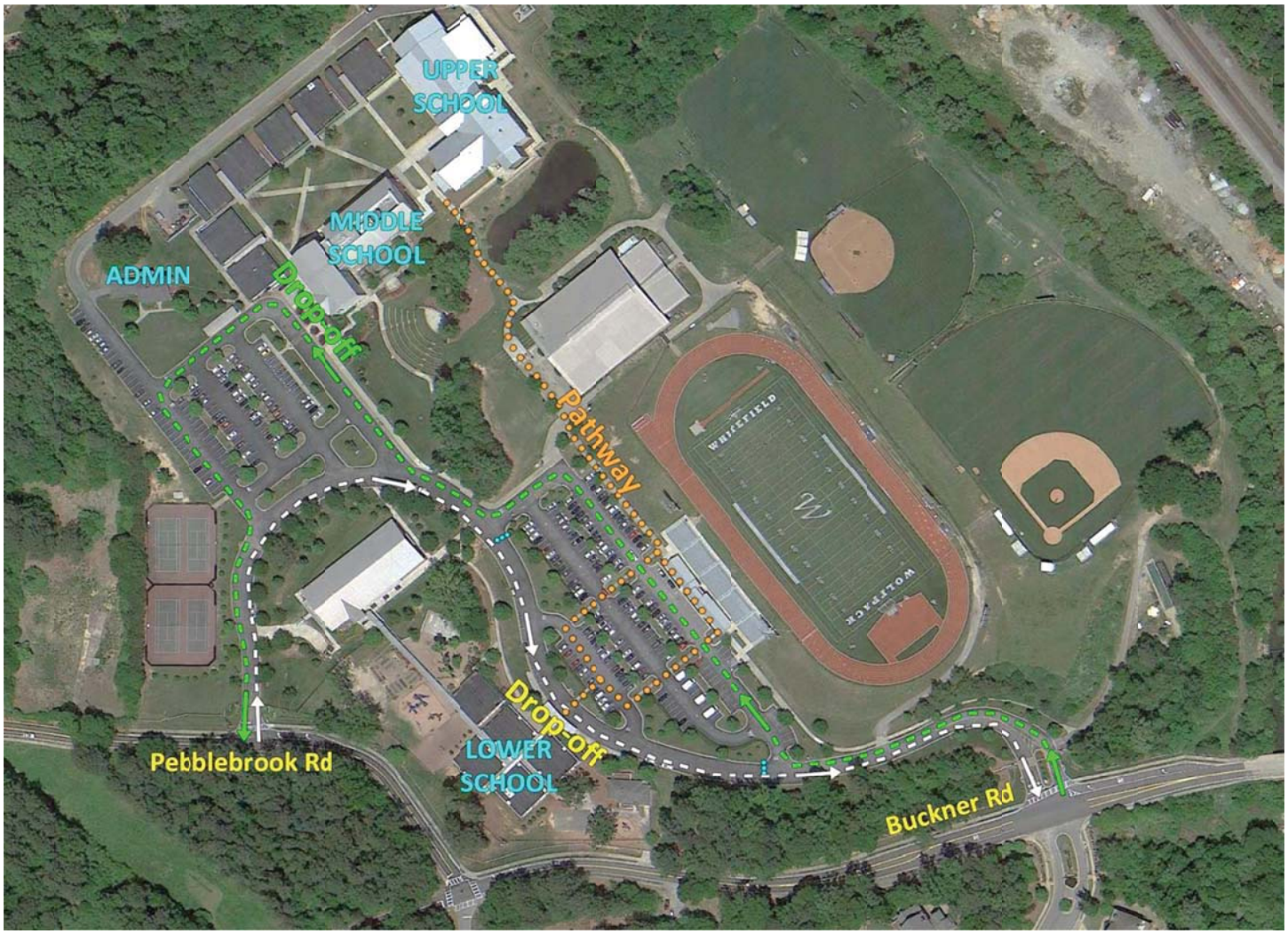


Figure 9 – Current Onsite Circulation Routes

5.2 Trip Generation

Trip generation estimates for the project were based on proportional increases in student enrollment. Current enrollment is at 780 students. With future enrollment projection of 1,170 students for the expanded campus, the site traffic could reasonably be expected to increase proportionally (by 50%). Counts of the existing traffic entering and exiting the site, along with projected increases in site traffic are shown in Table 8, below.

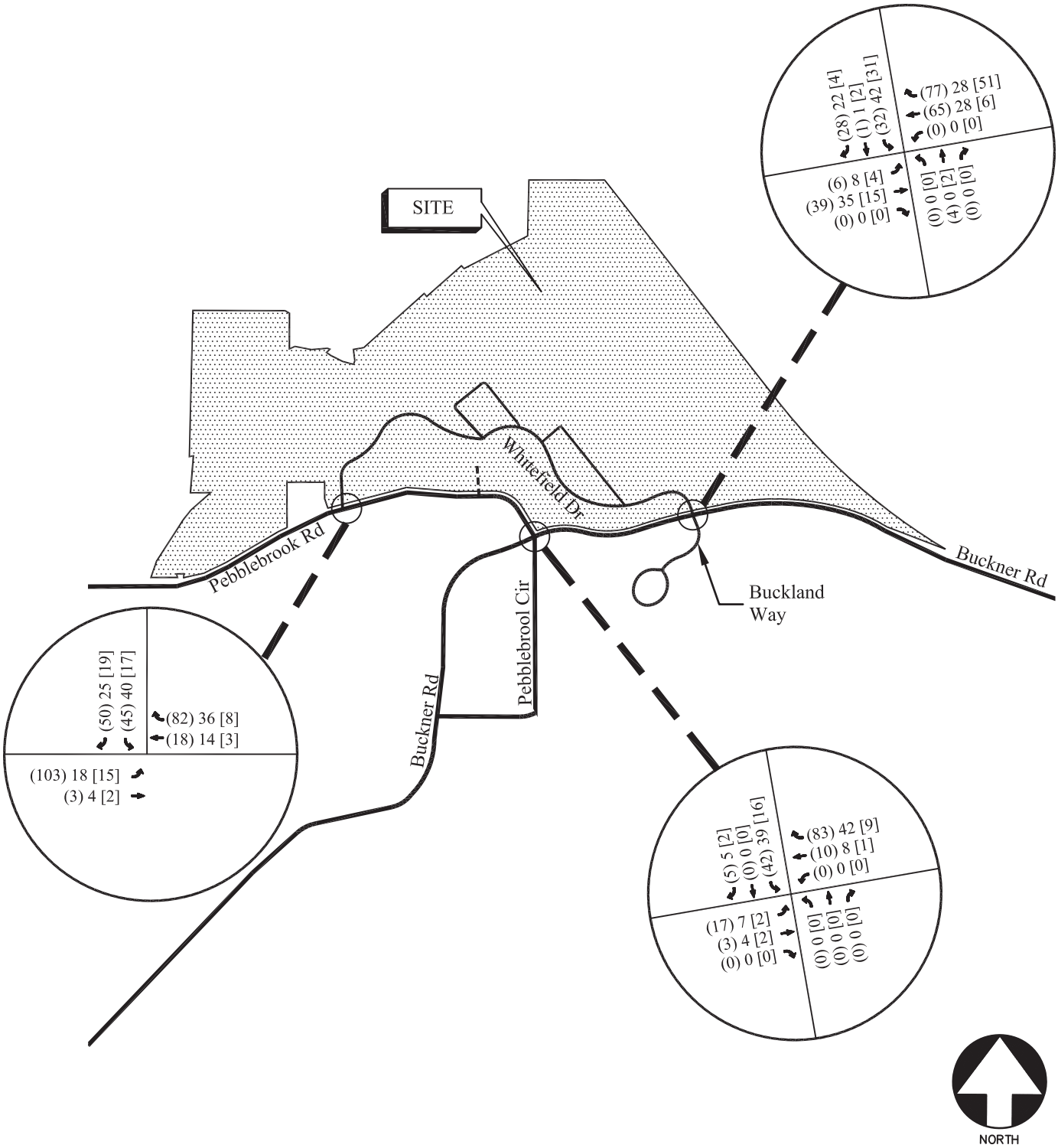
Table 8 – Trip Generation

Scenario	Enrollment	AM Peak Hour			Afternoon (2:45-3:45)			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing School Traffic	780	541	308	849	176	259	435	159	142	301
Total Future School Traffic	1,170	812	462	1,274	264	389	653	239	213	452
Added Trips to Road Network		**271**	**154**	**425**	**88**	**130**	**218**	**80**	**71**	**151**

The trip assignment describes how added traffic arrives and departs from the site. An overall trip assignment was developed based on existing travel patterns. The site-generated peak hour traffic volumes, shown in Table 8, were assigned to the study area intersections based on this distribution. The added traffic generated by the site is shown in Figure 9. The total future traffic is shown in Figure 10.

5.3 Trip Assignment

The trip assignment describes how new traffic arrives and departs from the site. Because onsite circulation routes will remain the same, the overall trip assignment for the site is based on the existing travel patterns (with exception of the relocation of the Peddlebrook Road access point). The site-generated peak hour traffic volumes, shown in Table 5, were assigned to the study area intersections based on this distribution. The peak hour new traffic generated by the site is shown in Figure 10.



(AM) Afternoon [PM]

ADDITIONAL SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES DUE TO 50% INCREASE

FIGURE 10

A&R Engineering Inc.

6.0 FUTURE TRAFFIC ANALYSIS

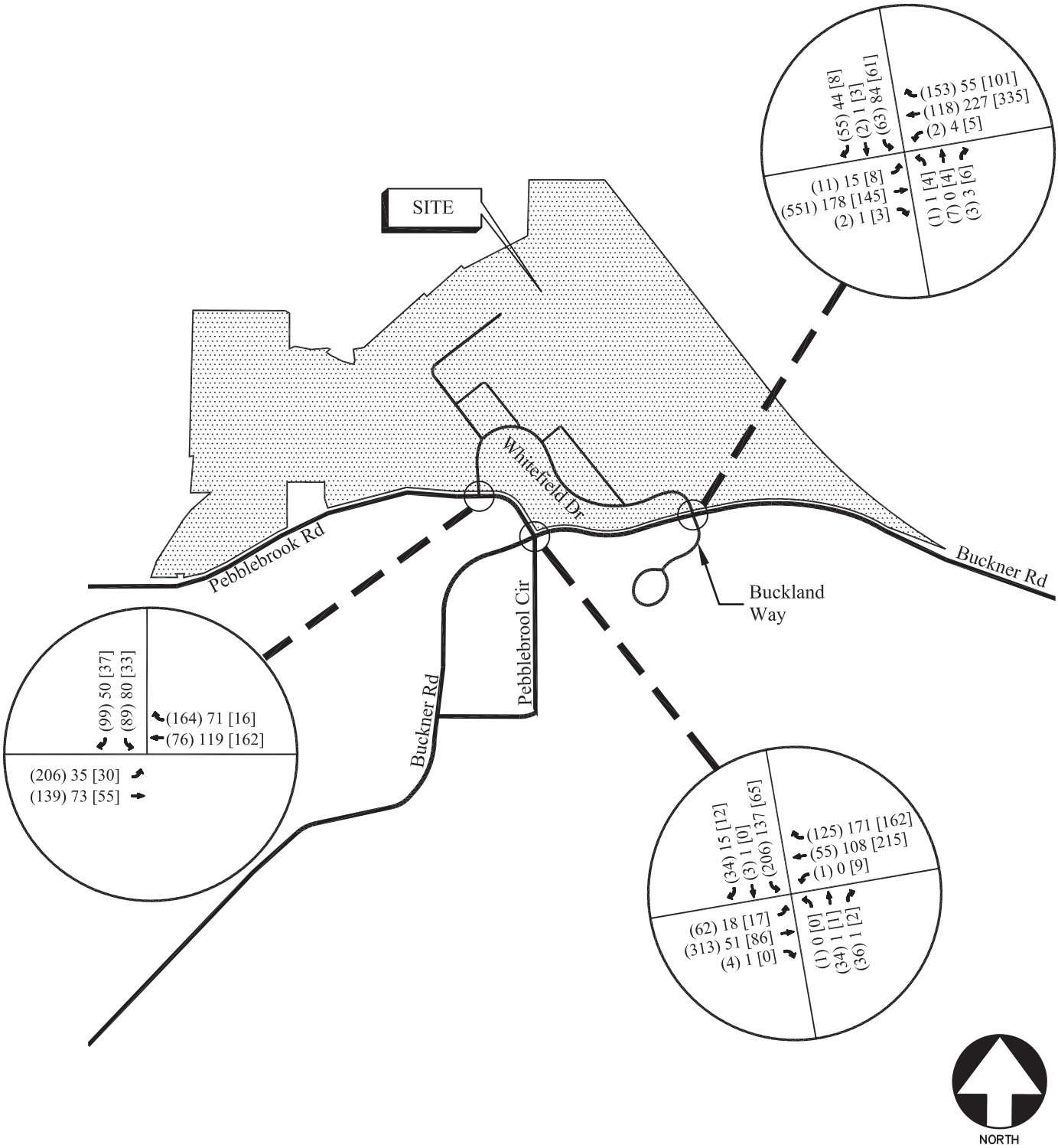
The future traffic operations are analyzed for the "Build" and "No-Build" conditions. This provides a basis of reference for determining both the contribution of the site to overall traffic conditions and the additional improvements needed to provide sufficient site access and capacity for passing traffic. Note that survey and construction drawings would be needed to verify the feasibility and extent of additional right-of-way required for any recommended improvements.

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 (2020) 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 5) plus increases for annual growth of through traffic and added traffic from other nearby planned developments.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes out to year 2020. An annual growth factor of 1% was applied to the existing traffic volumes between collector and arterial roadways in order to account for typical growth and development prior to the addition of site-generated traffic. No annual growth rate has been applied for turning movement volumes to or from private driveways or residential streets. The resulting Future "No-Build" volumes on the roadway are shown in Figure 11.



(AM) Afternoon [PM]

FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 11

A&R Engineering Inc.

6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 10) were added to the "No-Build" traffic volumes (Figure 11) to calculate the future traffic volumes after the construction of the development. These total future traffic volumes (Figure 12) were used to evaluate the "Build" condition, which includes the projected site traffic. The results of the "Build" operations analyses with the assumed site access configuration are shown in Tables 9 and 10.

6.2.1 Site Access Configuration

The following access configuration was utilized when modeling the site driveway intersections in the "Build" conditions:

- Site Driveway #1: Whitefield Drive @ Pebblebrook Drive
    - This driveway will consist of one entering and two exiting lanes. The southbound approach will have separate left and right turn lanes for exiting traffic.
    - The intersection will be unsignalized with a STOP sign on the southbound approach. A police officer will be utilized to assist in traffic control during the morning peak period.
    - A dedicated left turn bay will be constructed for entering traffic based on local standards (See Appendix).
    - A deceleration lane will be constructed for entering traffic based on local standards (See Appendix).
- Site Driveway #2: Whitefield Drive @ Buckner Drive
    - This driveway will consist of one entering and two exiting lanes. No changes to the driveway configuration are planned.
    - The intersection will be unsignalized with a STOP sign on the southbound approach. A police officer will be utilized to assist in traffic control during the morning peak period.
    - Entering left turn movements will be made from the existing dedicated left turn bay on Buckner Road. No changes to the bay storage are planned.
    - Entering right turn movements will be made from the existing deceleration lane on Buckner Road. No changes to the bay storage are planned.

6.2.2 Future Traffic Operations Analysis

The "Build" conditions are evaluated in comparison to the "No-Build" conditions to determine impacts of the added traffic to the road network and effectiveness of the traffic control and lane configuration at each study intersections. Results of the analysis are shown in Tables 9 and 10. Recommendations on traffic control and lane geometry are shown graphically in Figure 9.

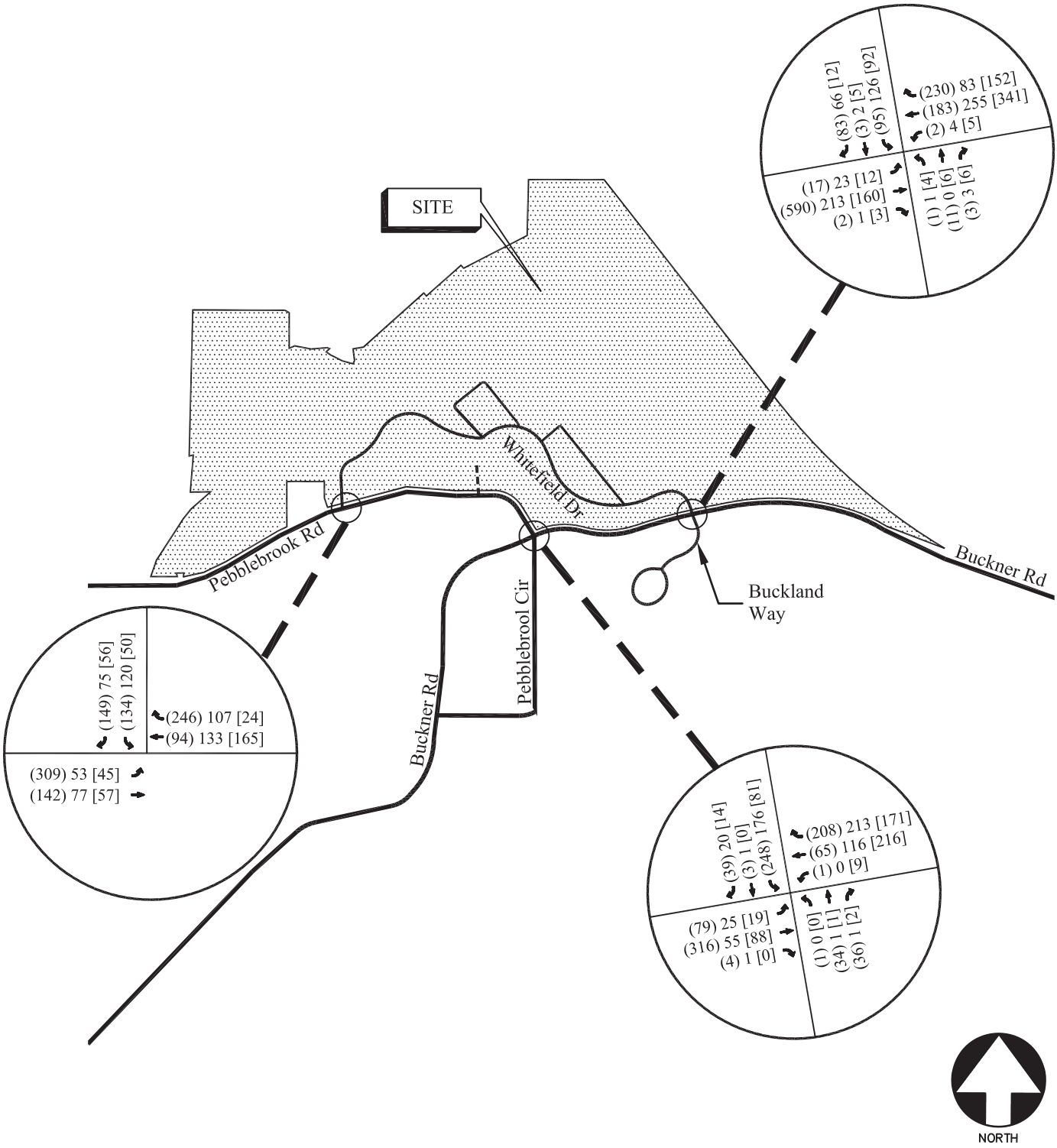
Table 9 – Future Intersection Delays							
	Intersection	NO-BUILD			BUILD		
		AM Peak*	Afternoon 2:45-3:45	PM Peak	AM Peak*	Afternoon 2:45-3:45	PM Peak
1	**Whitefield Dr @ Buckner Rd**	**B (14.0)**			**B (18.8)**		
	-Eastbound Left	B (11.3)	A (7.8)	A (8.1)	B (16.1)	A (7.9)	A (8.1)
	-Westbound Left	B (10.7)	A (7.7)	A (7.6)	B (17.1)	A (7.8)	A (7.6)
	-Southbound Left	C (20.9)	C (16.2)	C (15.8)	C (20.7)	C (24.1)	C (18.3)
	-Southbound Right	C (24.2)	A (10.0)	B (10.6)	C (25.4)	B (10.5)	B (10.7)
2	**Pebblebrook Rd @ Buckner Rd**						
	-Eastbound Approach	E (44.7)	A (8.4)	A (8.7)	F (65.8)	A (9.2)	A (8.9)
	-Westbound Approach	C (18.6)	A (9.8)	B (11.6)	F (63.4)	B (11.9)	B (12.4)
	-Northbound Approach	B (11.7)	A (7.9)	A (8.0)	B (13.6)	A (8.4)	A (8.2)
	-Southbound Approach	C (17.0)	A (9.5)	A (9.1)	D (29.3)	B (11.9)	A (9.6)
3	**Whitefield Dr @ Pebblebrook Rd**	**B (18.6)**			**B (14.1)**		
	-Eastbound Left	A (10.0)	A (7.6)	A (7.7)	A (6.5)	A (7.7)	A (7.7)
	-Westbound Approach	B (18.6)	A (0.0)	A (0.0)	B (18.6)	A (0.0)	A (0.0)
	-Southbound Approach	D (35.8)	B (13.0)	B (10.7)	C (22.0)	C (18.2)	B (11.5)

*School driveways were modeled as signalized intersections (per HCM 2000) in the morning peak hour to simulated traffic controlled by a police officer during the peak period

Table 10 – Future Intersection Queues								
	Intersection	Available Stacking (ft)	NO-BUILD			BUILD		
			AM Peak*	Afternoon 2:45-3:45	PM Peak	AM Peak*	Afternoon 2:45-3:45	PM Peak
1	**Whitefield Dr @ Buckner Rd**							
	-Northbound Approach	-	19	0	3	24	0	3
	-Eastbound Left	150	9	3	0	14	3	0
	-Eastbound Through / Right	-	338	-	-	415	-	-
	-Westbound Left / Through	-	76	-	-	128	-	-
	-Westbound Right	150	0	-	-	0	-	-
	-Southbound Left / Through	-	179	30	18	291	73	30
	-Southbound Right	75	0	8	3	0	13	3
2	**Pebblebrook Rd @ Buckner Rd**							
	-Northbound Approach	-	13	0	0	18	0	0
	-Eastbound Approach	-	298	10	15	348	13	18
	-Westbound Approach	-	113	48	80	363	70	88
	-Southbound Approach	-	73	23	10	153	50	15
3	**Pebblebrook Rd @ Whitefield Dr**							
	-(Eastbound Left)	150	-	-	-	120	5	3
	-Eastbound Left / Through	-	218	3	3	70	-	-
	-Westbound Through	-	95	-	-	45	-	-
	-Westbound Right	65 (150)	0	-	-	173	-	-
	-Southbound Approach	-	181	35	13	208	85	20

*School driveways were modeled as signalized intersections (per HCM 2000) in the morning peak hour to simulated traffic controlled by a police officer during the peak period

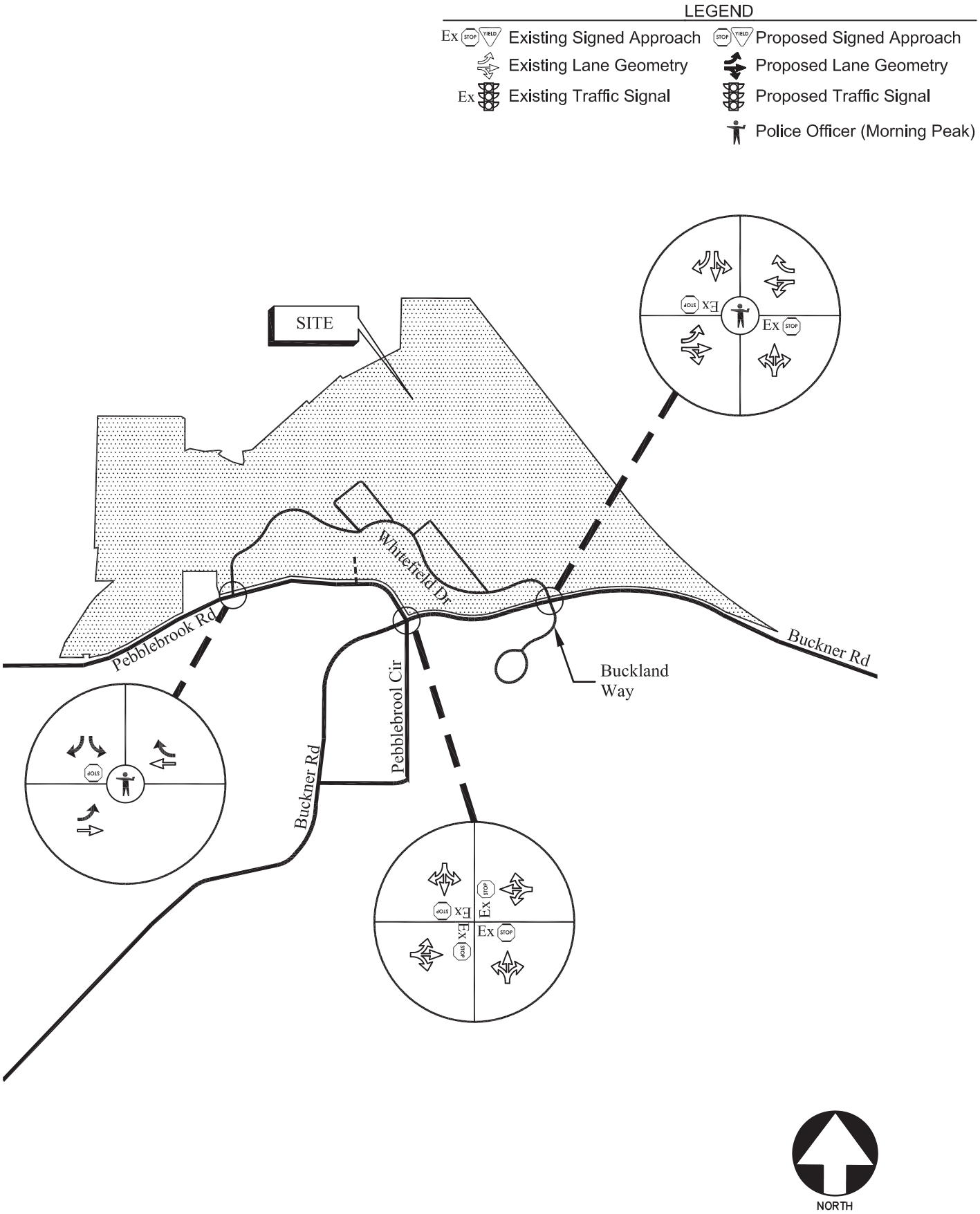
The results of the analysis in Tables 9 and 10 are discussed in the Conclusions and Recommendation section of the report.



(AM) Afternoon [PM]

FUTURE WEEKDAY PEAK HOUR VOLUMES FIGURE 12

A&R Engineering Inc.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 13

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the added traffic from the proposed expansion of the Whitefield Academy preparatory school, which is located on the north side of Pebblebrook Road and Buckner Road within the City of Smyrna, GA. Whitefield Academy projects an increase in its enrollment from 780 students to 1,170 students as part of the planned expansion of the site. The campus expansion includes several infrastructure changes are being proposed on the campus. Among other factors, the access and circulation for the campus will be affected by:

- Relocation of the Lower School Building
- Relocation of the Pebblebrook Road access 0.15 miles further west on Pebblebrook Rd
- Separated parking areas for the new baseball / softball fields (with access from Pebblebrook Rd)
- New event parking lot on east corner of campus (with access to Buckner Road)

The AM, Afternoon, and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- Whitefield Drive at Buckner Road
- Whitefield Drive at Pebblebrook Road
- Bucker Road at Pebblebrook Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report.

7.1 Site Access Configuration

The following access configuration was utilized when modeling the site driveway intersections in the "Build" conditions:

- Site Driveway #1: Whitefield Drive @ Pebblebrook Drive
    - This driveway will consist of one entering and two exiting lanes. The southbound approach will have separate left and right turn lanes for exiting traffic.
    - The intersection will be unsignalized with a STOP sign on the southbound approach. A police officer will be utilized to assist in traffic control during the morning peak period.
    - A dedicated left turn bay will be constructed for entering traffic based on local standards (See Appendix).
    - A deceleration lane will be constructed for entering traffic based on local standards (See Appendix).
- Site Driveway #2: Whitefield Drive @ Buckner Drive
    - This driveway will consist of one entering and two exiting lanes. No changes to the driveway configuration are planned.
    - The intersection will be unsignalized with a STOP sign on the southbound approach. A police officer will be utilized to assist in traffic control during the morning peak period.
    - Entering left turn movements will be made from the existing dedicated left turn bay on Buckner Road. No changes to the bay storage are planned.

- Entering right turn movements will be made from the existing deceleration lane on Buckner Road. No changes to the bay storage are planned.

7.2 Summary of Findings

Traffic operations, including queues and delay, were analyzed at each of the following intersections. Existing operations analyses were based on observation and an analysis of traffic volume data collected onsite. Future operations were analyzed for two conditions: a "No-Build" condition that includes the existing configuration plus some allowances for growth in outside through traffic and a "Build" condition that also includes additional traffic from the projected increase in enrollment.

Whitefield Drive at Buckner Road

This is the easternmost access to Whitefield Academy. The existing operations analysis indicates that the access operates with acceptable levels of queuing and delay, except for a short period in the mornings when 4-5 vehicles queue while waiting for gaps to turn left onto Buckner Road. These delays are anticipated to reduce significantly when a police officer is present. The access is not planned to be changed for the future expansion of the school and will continue to operate with similar levels of queuing and delay after expansion.

Whitefield Drive at Buckner Road

Bucker Road at Pebblebrook Road

The all-way stop-controlled intersection of Pebblebrook Rd at Buckner Rd experiences modest delays (32 seconds for the average vehicle) in the morning peak hour for the eastbound approach on Buckner Road. These delays will increase to 45 seconds with normal growth in the area. With the expansion of the school, the eastbound and westbound approaches on Buckner Road will experience average vehicle delays of over 60 seconds.

A potential mitigation for this delay would be the construction of a westbound right turn bay that is yield controlled, but this improvement is not recommended because: (1) it would lessen

the safety of the pedestrian crosswalks on the east and north legs of the intersection and (2) Onsite observations of the existing conditions indicated that these delays will short-lived (between 7:45am and 8:00am) and be relatively unaffected throughout the remainder of the day.

Buckner Road at Pebblebrook Road

Whitefield Drive at Pebblebrook Road

This is the easternmost access to Whitefield Academy. The existing operations analysis indicates that, when a police officer is not present, 95th percentile exiting queues can reach 6-7 vehicles lengths. Onsite observations found max queue lengths of 10-12 vehicles at the peak. Part of the delay can be attributed to a single exiting lane for traffic, rather than separate left and right turn lanes. It should be noted that a police officer was not present during these observations, and analyses indicate lower delays (but not queues) when one is present.

The planned access relocation will be constructed with two exiting lanes, a dedicated left turn bay on Pebblebrook Road, and a right turn deceleration lane on Pebblebrook Road. With additional traffic from increased enrollment, there is a marked increase in morning peak hour delays and queuing at the intersection when a police officer is not present. Otherwise, the intersection operates at acceptable levels-of-service throughout the remainder of the day.

Whitefield Drive at Pebblebrook Road (Existing)

Whitefield Drive at Pebblebrook Road (Future)

7.3 Recommendations

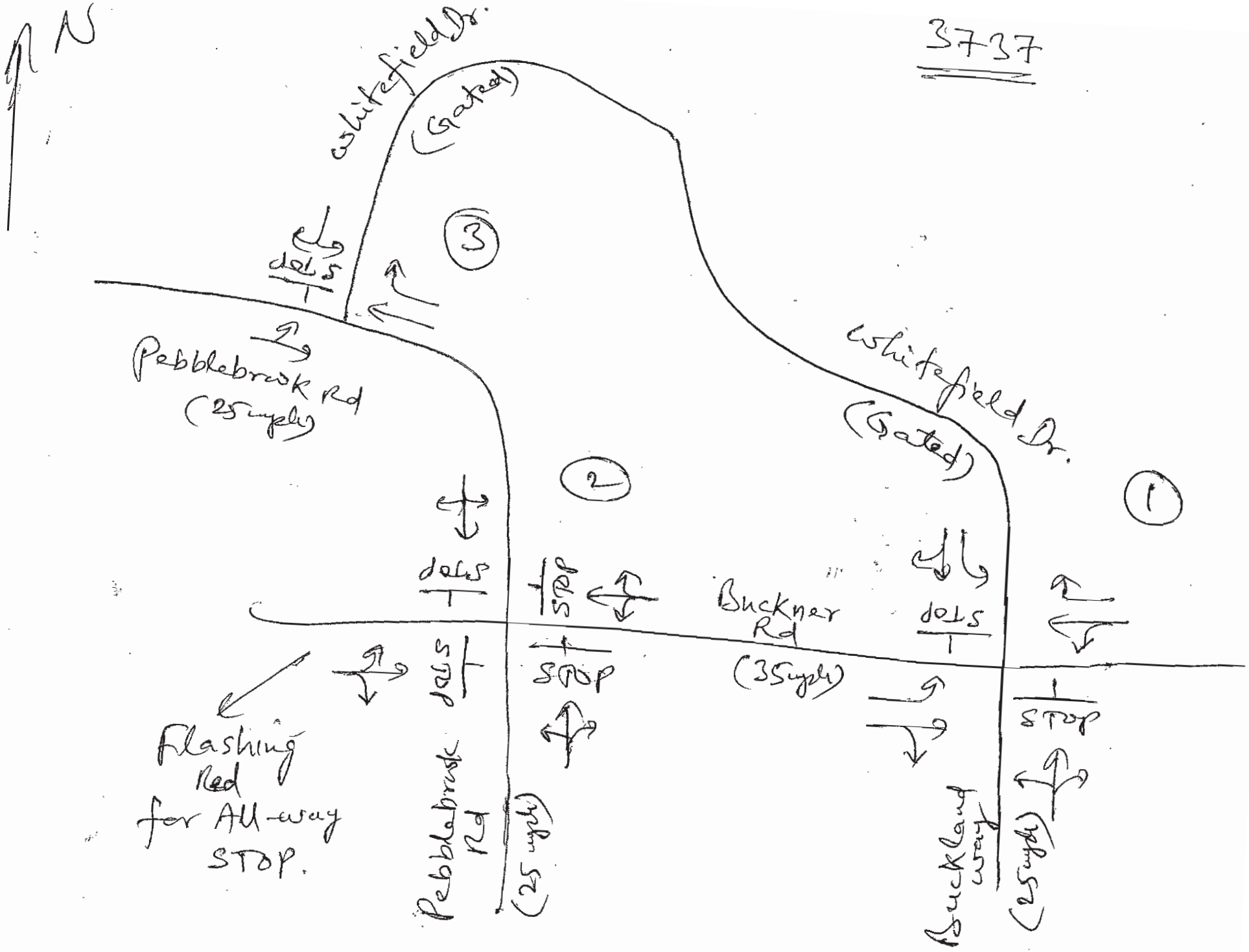
Improvements have not been identified outside of the recommended configuration for the site access points. At these intersections it has been recommended that:

- Police officers be utilized at both site driveways during the peak traffic period in the morning
- Dedicated left and right turn bays be constructed for both entering and exiting traffic at the relocated access road on Pebblebrook Road.
- The school should maintain circulation patterns that encourage even usage of both access points for entering and exiting movement during the morning drop-off.

Appendix

Existing Intersection Traffic Counts

3737


N
Whitefield Dr.
(Gated)
3
dots
Pebblebrook Rd
(25 mph)
Whitefield Dr.
(Gated)
2
1
dots
STOP
Buckner Rd
(35 mph)
dots
STOP
dots
STOP
Flashing Red for All-way STOP.
Pebblebrook Rd
(25 mph)
Buckland Way
(25 mph)

Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Whitefield Dr/
Buckland Way
7-9am I 2-6pm

File Name : 37370001
Site Code : 37370001
Start Date : 9/22/2015
Page No : 1

Groups Printed- Cars, Buses, Trucks

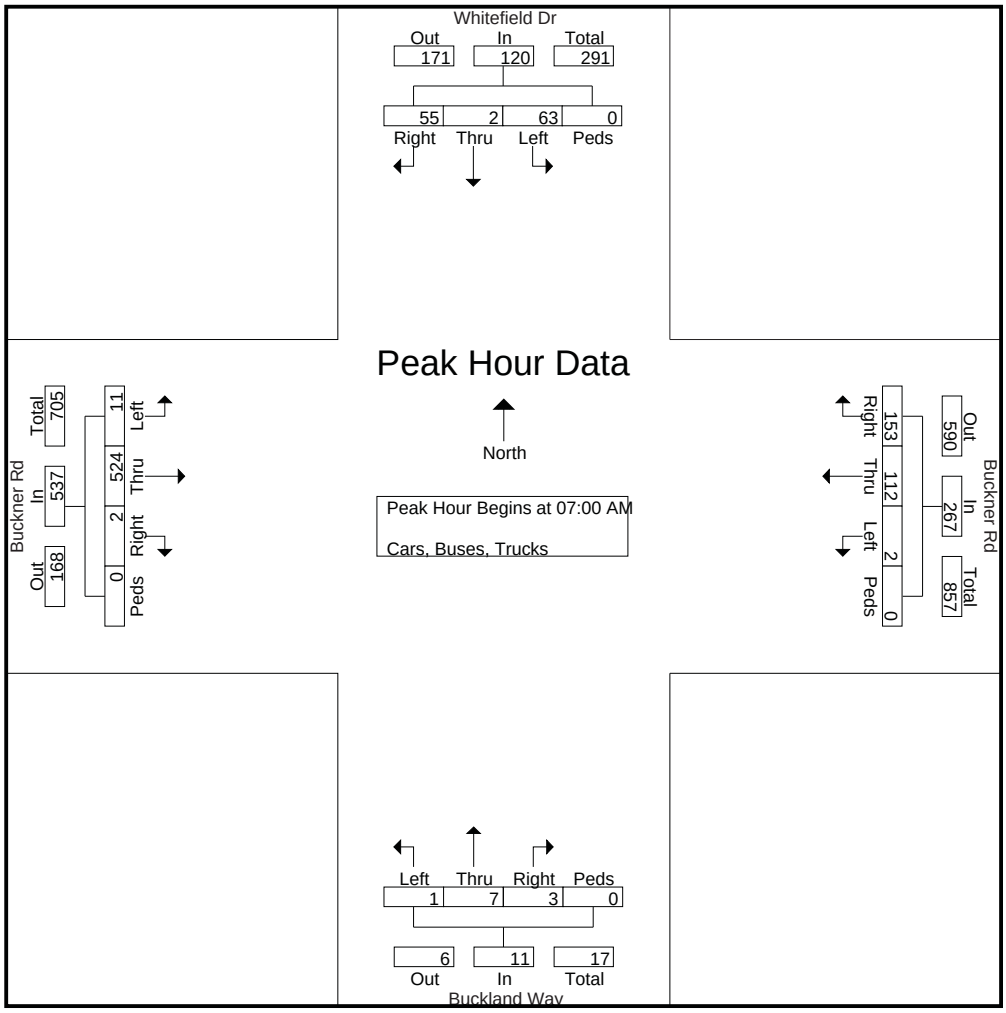
	Buckland Way Northbound					Whitefield Dr Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	1	0	3	0	4	5	169	0	0	174	1	14	12	0	27	205
07:15 AM	0	0	1	0	1	4	0	0	0	4	1	157	1	0	159	0	11	26	0	37	201
07:30 AM	0	5	2	0	7	11	2	14	0	27	5	114	1	0	120	1	42	68	0	111	265
07:45 AM	1	2	0	0	3	47	0	38	0	85	0	84	0	0	84	0	45	47	0	92	264
Total	1	7	3	0	11	63	2	55	0	120	11	524	2	0	537	2	112	153	0	267	935
08:00 AM	0	1	0	0	1	25	1	30	0	56	3	93	2	0	98	1	22	8	0	31	186
08:15 AM	0	0	1	0	1	7	0	1	0	8	1	62	0	0	63	1	24	4	0	29	101
08:30 AM	0	0	0	0	0	7	0	0	0	7	0	59	0	0	59	0	16	2	0	18	84
08:45 AM	0	0	1	0	1	3	0	0	0	3	0	54	0	0	54	0	20	3	0	23	81
Total	0	1	2	0	3	42	1	31	0	74	4	268	2	0	274	2	82	17	0	101	452
*** BREAK ***																					
02:00 PM	0	0	0	0	0	7	0	3	0	10	1	38	0	0	39	0	45	6	0	51	100
02:15 PM	0	0	0	0	0	6	0	0	0	6	5	30	1	0	36	2	38	10	0	50	92
02:30 PM	3	0	2	0	5	5	0	0	0	5	5	27	1	0	33	0	50	15	0	65	108
02:45 PM	0	0	0	0	0	14	0	10	0	24	7	34	0	0	41	1	57	25	0	83	148
Total	3	0	2	0	5	32	0	13	0	45	18	129	2	0	149	3	190	56	0	249	448
03:00 PM	1	0	0	0	1	33	0	19	0	52	5	52	1	0	58	1	47	8	0	56	167
03:15 PM	0	0	0	0	0	26	1	13	0	40	2	40	0	0	42	0	57	14	0	71	153
03:30 PM	0	0	3	0	3	11	0	2	0	13	1	43	0	0	44	2	55	8	0	65	125
03:45 PM	0	0	1	0	1	5	0	2	0	7	1	28	1	0	30	0	63	16	0	79	117
Total	1	0	4	0	5	75	1	36	0	112	9	163	2	0	174	3	222	46	0	271	562
04:00 PM	0	1	1	0	2	22	1	11	0	34	1	30	0	0	31	0	58	12	0	70	137
04:15 PM	2	1	0	0	3	15	0	1	0	16	2	32	0	0	34	0	73	24	0	97	150
04:30 PM	2	2	0	0	4	18	3	0	0	21	1	33	2	0	36	0	84	20	0	104	165
04:45 PM	0	1	4	0	5	10	0	2	0	12	3	34	0	0	37	1	92	36	0	129	183
Total	4	5	5	0	14	65	4	14	0	83	7	129	2	0	138	1	307	92	0	400	635
05:00 PM	0	0	2	0	2	18	0	5	0	23	2	39	1	0	42	4	70	21	0	95	162
05:15 PM	0	0	2	0	2	8	0	1	0	9	2	35	0	0	37	1	76	12	0	89	137
05:30 PM	1	0	1	0	2	5	0	1	0	6	2	32	0	0	34	2	97	9	0	108	150
05:45 PM	1	0	0	0	1	13	0	5	0	18	1	29	0	0	30	0	107	14	0	121	170
Total	2	0	5	0	7	44	0	12	0	56	7	135	1	0	143	7	350	56	0	413	619
Grand Total	11	13	21	0	45	321	8	161	0	490	56	1348	11	0	1415	18	1263	420	0	1701	3651
Apprch %	24.4	28.9	46.7	0		65.5	1.6	32.9	0		4	95.3	0.8	0		1.1	74.3	24.7	0		
Total %	0.3	0.4	0.6	0	1.2	8.8	0.2	4.4	0	13.4	1.5	36.9	0.3	0	38.8	0.5	34.6	11.5	0	46.6	

Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Whitefield Dr/
Buckland Way
7-9am I 2-6pm

File Name : 37370001
Site Code : 37370001
Start Date : 9/22/2015
Page No : 2

	Buckland Way Northbound					Whitefield Dr Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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 07:00 AM																					
07:00 AM	0	0	0	0	0	1	0	3	0	4	**5**	**169**	0	0	**174**	**1**	14	12	0	27	205
07:15 AM	0	0	1	0	1	4	0	0	0	4	1	157	**1**	0	159	0	11	26	0	37	201
07:30 AM	0	**5**	**2**	0	**7**	11	**2**	14	0	27	5	114	1	0	120	1	42	**68**	0	**111**	**265**
07:45 AM	**1**	2	0	0	3	**47**	0	**38**	0	**85**	0	84	0	0	84	0	**45**	47	0	92	264
Total Volume	1	7	3	0	11	63	2	55	0	120	11	524	2	0	537	2	112	153	0	267	935
% App. Total	9.1	63.6	27.3	0		52.5	1.7	45.8	0		2	97.6	0.4	0		0.7	41.9	57.3	0		
PHF	.250	.350	.375	.000	.393	.335	.250	.362	.000	.353	.550	.775	.500	.000	.772	.500	.622	.563	.000	.601	.882

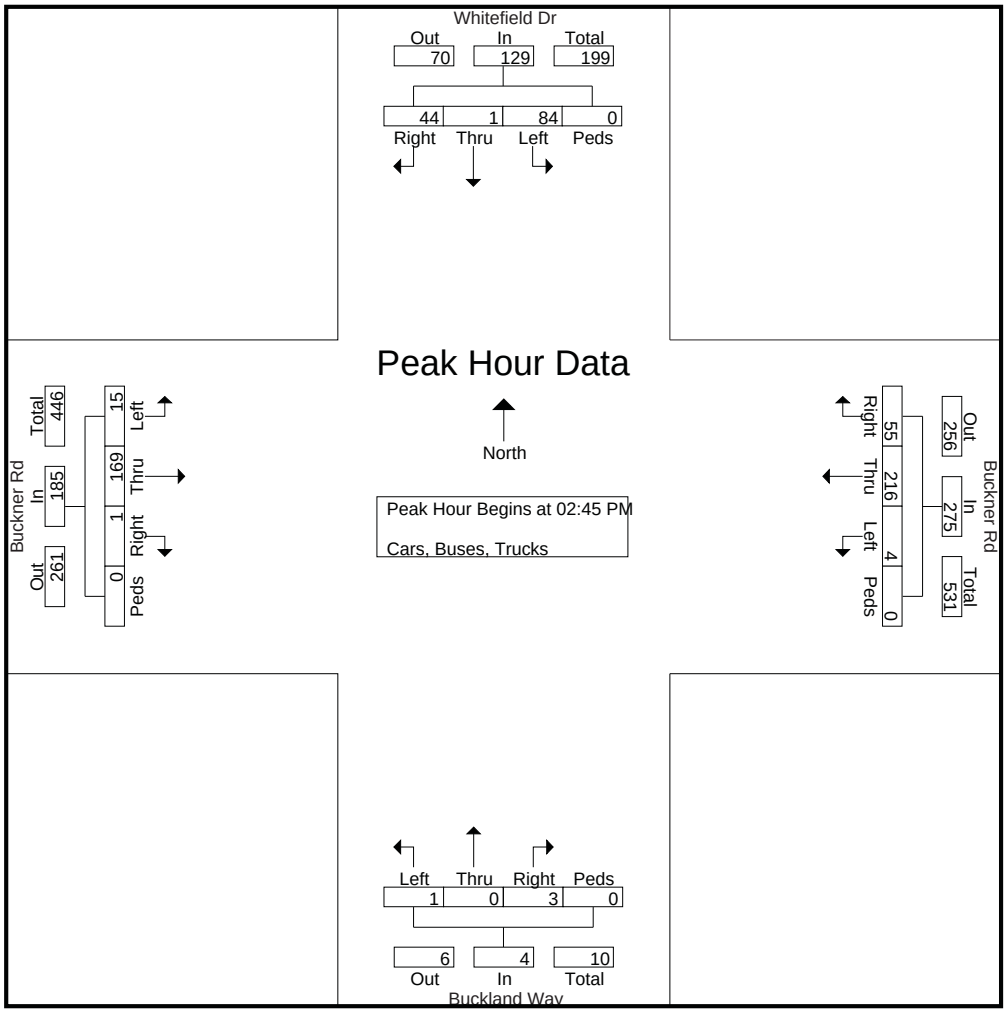


Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Whitefield Dr/
Buckland Way
7-9am I 2-6pm

File Name : 37370001
Site Code : 37370001
Start Date : 9/22/2015
Page No : 3

	Buckland Way Northbound					Whitefield Dr Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 02:45 PM																					
02:45 PM	0	0	0	0	0	14	0	10	0	24	**7**	34	0	0	41	1	**57**	**25**	0	**83**	148
03:00 PM	**1**	0	0	0	1	**33**	0	**19**	0	**52**	5	**52**	**1**	0	**58**	1	47	8	0	56	**167**
03:15 PM	0	0	0	0	0	26	**1**	13	0	40	2	40	0	0	42	0	57	14	0	71	153
03:30 PM	0	0	**3**	0	**3**	11	0	2	0	13	1	43	0	0	44	**2**	55	8	0	65	125
Total Volume	1	0	3	0	4	84	1	44	0	129	15	169	1	0	185	4	216	55	0	275	593
% App. Total	25	0	75	0		65.1	0.8	34.1	0		8.1	91.4	0.5	0		1.5	78.5	20	0		
PHF	.250	.000	.250	.000	.333	.636	.250	.579	.000	.620	.536	.813	.250	.000	.797	.500	.947	.550	.000	.828	.888

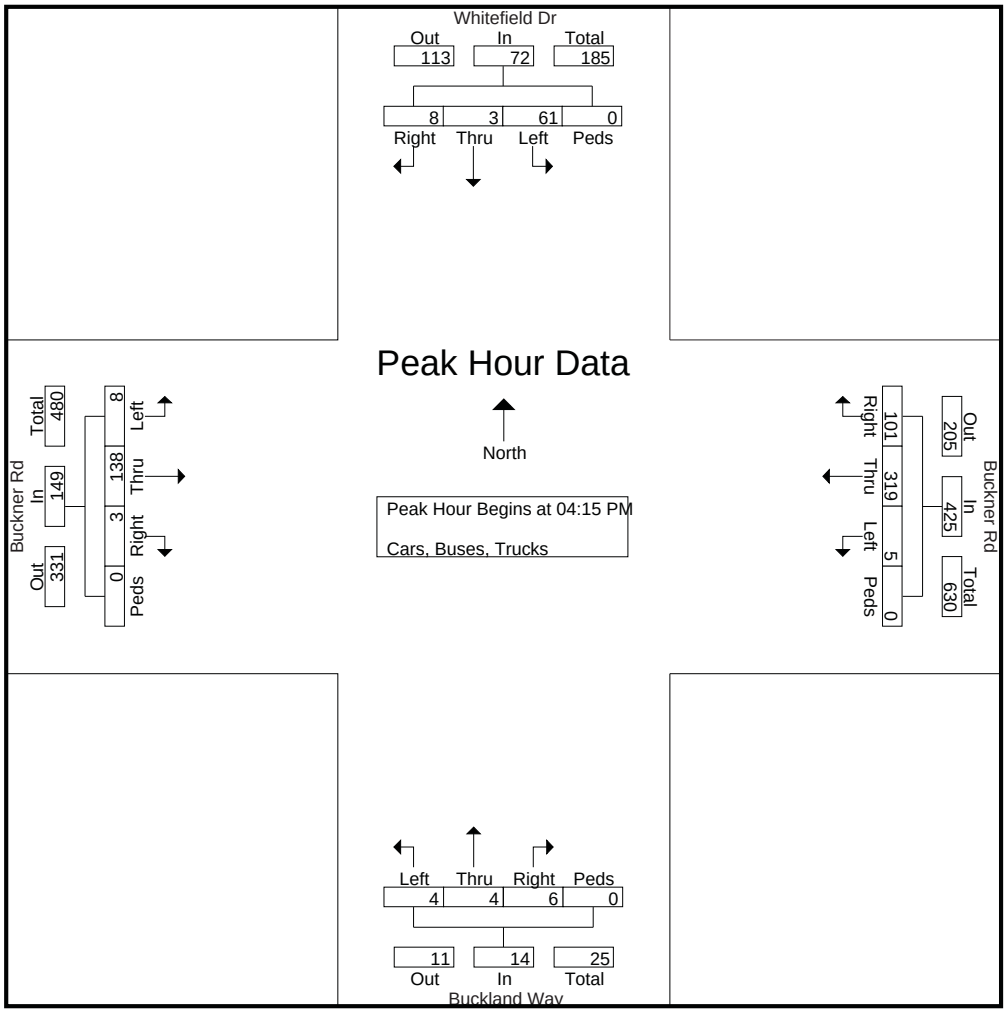


Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Whitefield Dr/
Buckland Way
7-9am I 2-6pm

File Name : 37370001
Site Code : 37370001
Start Date : 9/22/2015
Page No : 4

	Buckland Way Northbound					Whitefield Dr Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	**2**	1	0	0	3	15	0	1	0	16	2	32	0	0	34	0	73	24	0	97	150
04:30 PM	2	**2**	0	0	4	**18**	**3**	0	0	21	1	33	**2**	0	36	0	84	20	0	104	165
04:45 PM	0	1	**4**	0	**5**	10	0	2	0	12	**3**	34	0	0	37	1	**92**	**36**	0	**129**	**183**
05:00 PM	0	0	2	0	2	18	0	**5**	0	**23**	2	**39**	1	0	**42**	**4**	70	21	0	95	162
Total Volume	4	4	6	0	14	61	3	8	0	72	8	138	3	0	149	5	319	101	0	425	660
% App. Total	28.6	28.6	42.9	0		84.7	4.2	11.1	0		5.4	92.6	2	0		1.2	75.1	23.8	0		
PHF	.500	.500	.375	.000	.700	.847	.250	.400	.000	.783	.667	.885	.375	.000	.887	.313	.867	.701	.000	.824	.902



Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Pebblebrook Rd/
Pebblebrook Circle
7-9am I 2-6pm

File Name : 37370002
Site Code : 37370002
Start Date : 9/22/2015
Page No : 1

Groups Printed- Cars, Buses, Trucks

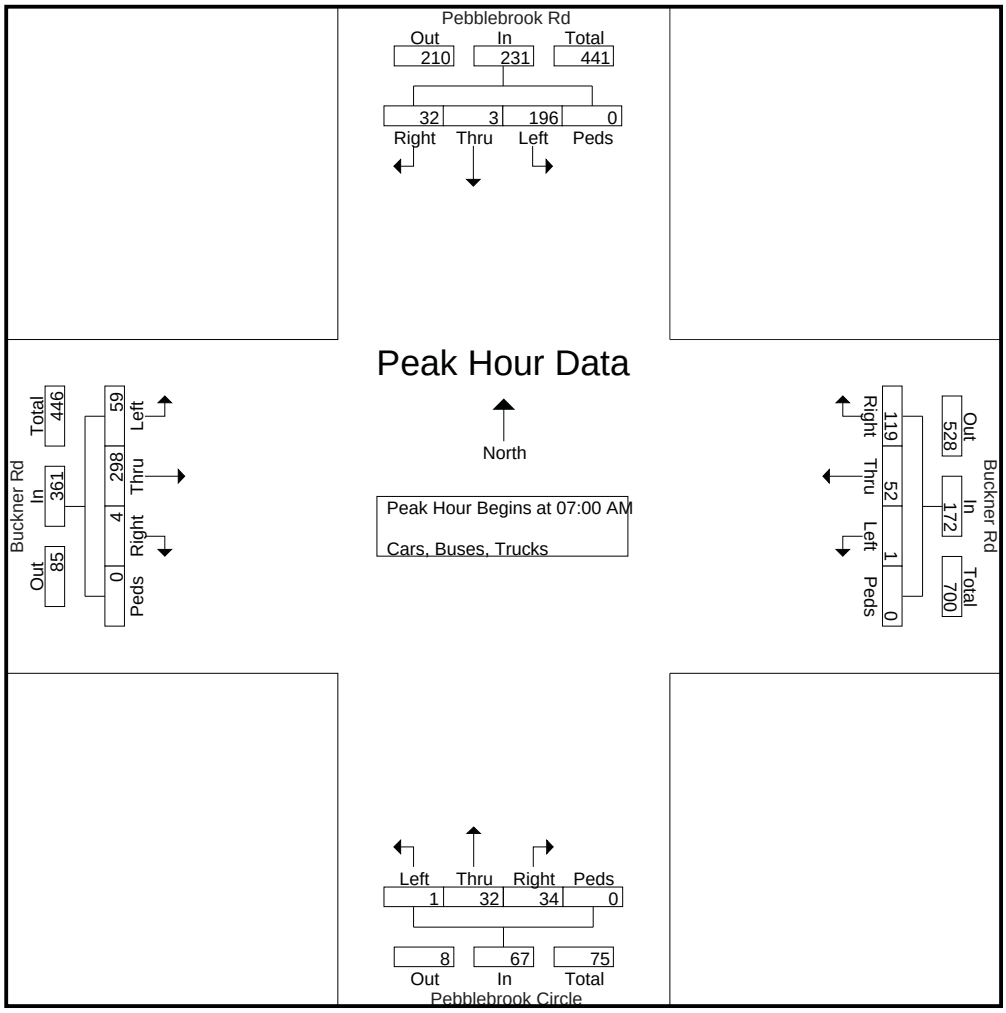
	Pebblebrook Circle Northbound					Pebblebrook Rd Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	1	0	1	60	0	6	0	66	8	113	2	0	123	0	8	12	0	20	210
07:15 AM	0	7	20	0	27	51	1	7	0	59	12	91	1	0	104	0	2	10	0	12	202
07:30 AM	1	9	6	0	16	54	2	10	0	66	19	67	1	0	87	0	12	34	0	46	215
07:45 AM	0	16	7	0	23	31	0	9	0	40	20	27	0	0	47	1	30	63	0	94	204
Total	1	32	34	0	67	196	3	32	0	231	59	298	4	0	361	1	52	119	0	172	831
08:00 AM	0	5	0	0	5	47	1	13	0	61	19	47	1	0	67	2	26	25	0	53	186
08:15 AM	0	0	0	0	0	19	0	5	0	24	3	42	0	0	45	0	8	18	0	26	95
08:30 AM	0	0	0	0	0	25	0	0	0	25	3	34	0	0	37	1	9	7	0	17	79
08:45 AM	0	0	2	0	2	26	0	2	0	28	3	28	0	0	31	0	10	10	0	20	81
Total	0	5	2	0	7	117	1	20	0	138	28	151	1	0	180	3	53	60	0	116	441
*** BREAK ***																					
02:00 PM	0	0	2	0	2	21	1	0	0	22	1	16	0	0	17	0	17	24	0	41	82
02:15 PM	0	0	0	0	0	30	0	3	0	33	2	6	0	0	8	1	20	21	0	42	83
02:30 PM	0	0	1	0	1	17	0	2	0	19	2	12	0	0	14	0	24	23	0	47	81
02:45 PM	0	0	0	0	0	28	0	0	0	28	6	13	0	0	19	0	29	39	0	68	115
Total	0	0	3	0	3	96	1	5	0	102	11	47	0	0	58	1	90	107	0	198	361
03:00 PM	0	1	0	0	1	46	1	5	0	52	3	10	0	0	13	0	22	46	0	68	134
03:15 PM	0	0	0	0	0	31	0	6	0	37	5	11	1	0	17	0	21	51	0	72	126
03:30 PM	0	0	1	0	1	25	0	3	0	28	3	15	0	0	18	0	31	27	0	58	105
03:45 PM	0	0	1	0	1	13	0	3	0	16	2	13	1	0	16	0	29	34	0	63	96
Total	0	1	2	0	3	115	1	17	0	133	13	49	2	0	64	0	103	158	0	261	461
04:00 PM	1	0	0	0	1	18	0	7	0	25	3	13	0	0	16	0	32	38	0	70	112
04:15 PM	0	0	0	0	0	24	0	1	0	25	7	14	0	0	21	0	42	36	0	78	124
04:30 PM	0	0	0	0	0	14	0	5	0	19	7	22	0	0	29	0	54	38	0	92	140
04:45 PM	1	0	0	0	1	17	0	1	0	18	2	12	0	0	14	1	52	38	0	91	124
Total	2	0	0	0	2	73	0	14	0	87	19	61	0	0	80	1	180	150	0	331	500
05:00 PM	0	0	0	0	0	18	0	5	0	23	5	25	0	0	30	1	37	34	0	72	125
05:15 PM	0	0	1	0	1	16	0	3	0	19	2	22	0	0	24	1	50	36	0	87	131
05:30 PM	0	0	0	0	0	16	0	2	0	18	2	17	0	0	19	0	51	43	0	94	131
05:45 PM	0	1	1	0	2	12	0	1	0	13	7	18	0	0	25	7	67	41	0	115	155
Total	0	1	2	0	3	62	0	11	0	73	16	82	0	0	98	9	205	154	0	368	542
Grand Total	3	39	43	0	85	659	6	99	0	764	146	688	7	0	841	15	683	748	0	1446	3136
Apprch %	3.5	45.9	50.6	0		86.3	0.8	13	0		17.4	81.8	0.8	0		1	47.2	51.7	0		
Total %	0.1	1.2	1.4	0	2.7	21	0.2	3.2	0	24.4	4.7	21.9	0.2	0	26.8	0.5	21.8	23.9	0	46.1	

Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Pebblebrook Rd/
Pebblebrook Circle
7-9am I 2-6pm

File Name : 37370002
Site Code : 37370002
Start Date : 9/22/2015
Page No : 2

	Pebblebrook Circle Northbound					Pebblebrook Rd Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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 07:00 AM																					
07:00 AM	0	0	1	0	1	**60**	0	6	0	**66**	8	**113**	**2**	0	**123**	0	8	12	0	20	210
07:15 AM	0	7	**20**	0	**27**	51	1	7	0	59	12	91	1	0	104	0	2	10	0	12	202
07:30 AM	**1**	9	6	0	16	54	**2**	**10**	0	66	19	67	1	0	87	0	12	34	0	46	**215**
07:45 AM	0	**16**	7	0	23	31	0	9	0	40	**20**	27	0	0	47	**1**	**30**	**63**	0	**94**	204
Total Volume	1	32	34	0	67	196	3	32	0	231	59	298	4	0	361	1	52	119	0	172	831
% App. Total	1.5	47.8	50.7	0		84.8	1.3	13.9	0		16.3	82.5	1.1	0		0.6	30.2	69.2	0		
PHF	.250	.500	.425	.000	.620	.817	.375	.800	.000	.875	.738	.659	.500	.000	.734	.250	.433	.472	.000	.457	.966

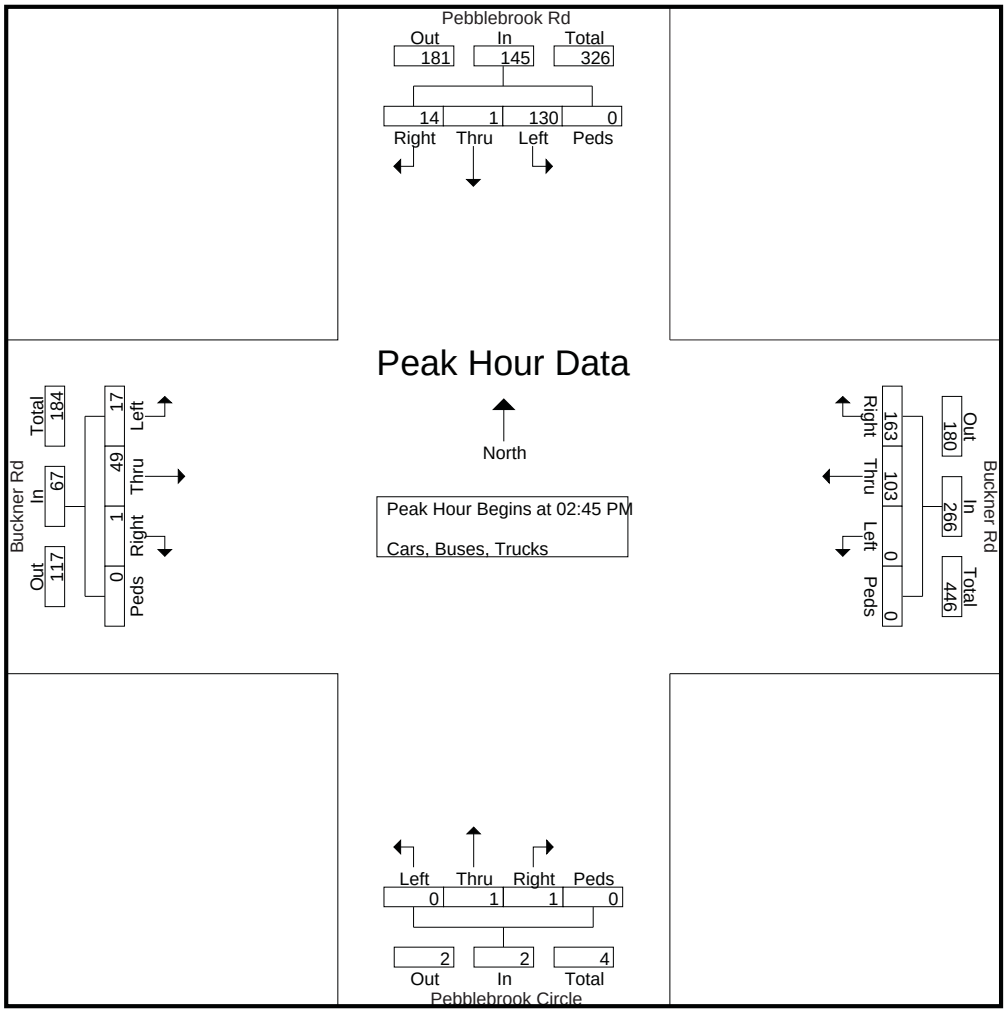


Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Pebblebrook Rd/
Pebblebrook Circle
7-9am I 2-6pm

File Name : 37370002
Site Code : 37370002
Start Date : 9/22/2015
Page No : 3

	Pebblebrook Circle Northbound					Pebblebrook Rd Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 02:45 PM																					
02:45 PM	0	0	0	0	0	28	0	0	0	28	**6**	13	0	0	**19**	0	29	39	0	68	115
03:00 PM	0	**1**	0	0	**1**	**46**	**1**	5	0	**52**	3	10	0	0	13	0	22	46	0	68	**134**
03:15 PM	0	0	0	0	0	31	0	**6**	0	37	5	11	**1**	0	17	0	21	**51**	0	**72**	126
03:30 PM	0	0	**1**	0	1	25	0	3	0	28	3	**15**	0	0	18	0	**31**	27	0	58	105
Total Volume	0	1	1	0	2	130	1	14	0	145	17	49	1	0	67	0	103	163	0	266	480
% App. Total	0	50	50	0		89.7	0.7	9.7	0		25.4	73.1	1.5	0		0	38.7	61.3	0		
PHF	.000	.250	.250	.000	.500	.707	.250	.583	.000	.697	.708	.817	.250	.000	.882	.000	.831	.799	.000	.924	.896

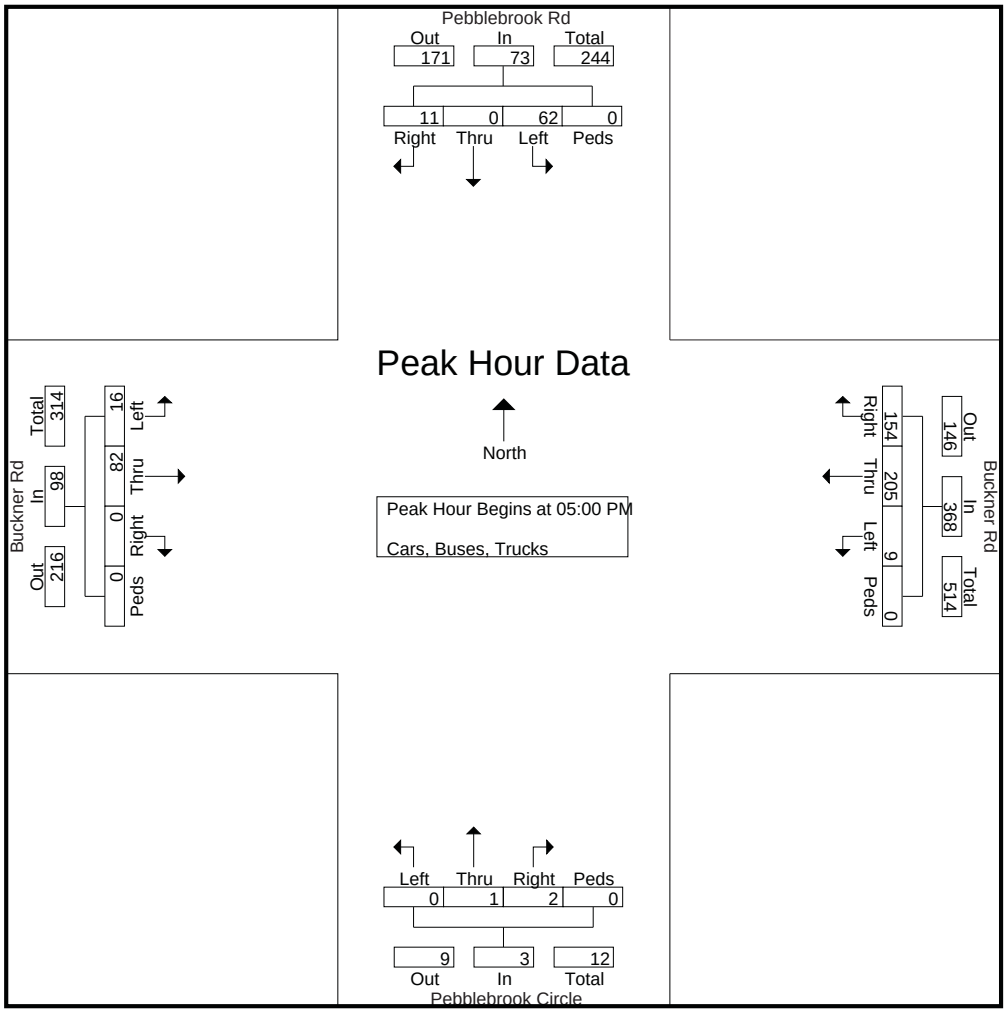


Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Buckner Rd @ Pebblebrook Rd/
Pebblebrook Circle
7-9am I 2-6pm

File Name : 37370002
Site Code : 37370002
Start Date : 9/22/2015
Page No : 4

	Pebblebrook Circle Northbound					Pebblebrook Rd Southbound					Buckner Rd Eastbound					Buckner Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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	0	0	0	**18**	0	**5**	0	**23**	5	**25**	0	0	**30**	1	37	34	0	72	125
05:15 PM	0	0	**1**	0	1	16	0	3	0	19	2	22	0	0	24	1	50	36	0	87	131
05:30 PM	0	0	0	0	0	16	0	2	0	18	2	17	0	0	19	0	51	**43**	0	94	131
05:45 PM	0	**1**	1	0	**2**	12	0	1	0	13	**7**	18	0	0	25	**7**	**67**	41	0	**115**	**155**
Total Volume	0	1	2	0	3	62	0	11	0	73	16	82	0	0	98	9	205	154	0	368	542
% App. Total	0	33.3	66.7	0		84.9	0	15.1	0		16.3	83.7	0	0		2.4	55.7	41.8	0		
PHF	.000	.250	.500	.000	.375	.861	.000	.550	.000	.793	.571	.820	.000	.000	.817	.321	.765	.895	.000	.800	.874



Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Pebblebrook Rd @ Whitefield Dr

7-9am I 2-6pm

File Name : 37370003
Site Code : 37370003
Start Date : 9/22/2015
Page No : 1

Groups Printed- Cars, Buses, Trucks

	Northbound					Whitefield Dr Southbound					Pebblebrook Rd Eastbound					Pebblebrook Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	3	0	5	2	67	0	0	69	0	10	13	0	23	97
07:15 AM	0	0	0	0	0	10	0	3	0	13	28	45	0	0	73	0	11	20	0	31	117
07:30 AM	0	0	0	0	0	30	0	20	0	50	62	42	0	0	104	0	13	50	0	63	217
07:45 AM	0	0	0	0	0	23	0	41	0	64	98	21	0	0	119	0	25	68	0	93	276
Total	0	0	0	0	0	65	0	67	0	132	190	175	0	0	365	0	59	151	0	210	707
08:00 AM	0	0	0	0	0	26	0	35	0	61	18	24	0	0	42	0	23	26	0	49	152
08:15 AM	0	0	0	0	0	7	0	6	0	13	3	27	0	0	30	0	18	3	0	21	64
08:30 AM	0	0	0	0	0	2	0	4	0	6	1	22	0	0	23	0	10	0	0	10	39
08:45 AM	0	0	0	0	0	7	0	0	0	7	0	19	0	0	19	0	9	3	0	12	38
Total	0	0	0	0	0	42	0	45	0	87	22	92	0	0	114	0	60	32	0	92	293
*** BREAK ***																					
02:00 PM	0	0	0	0	0	1	0	3	0	4	3	22	0	0	25	0	25	1	0	26	55
02:15 PM	0	0	0	0	0	3	0	2	0	5	2	30	0	0	32	0	16	4	0	20	57
02:30 PM	0	0	0	0	0	3	0	0	0	3	4	16	0	0	20	0	16	7	0	23	46
02:45 PM	0	0	0	0	0	6	0	3	0	9	4	22	0	0	26	0	20	26	0	46	81
Total	0	0	0	0	0	13	0	8	0	21	13	90	0	0	103	0	77	38	0	115	239
03:00 PM	0	0	0	0	0	38	0	14	0	52	11	16	0	0	27	0	33	18	0	51	130
03:15 PM	0	0	0	0	0	23	0	18	0	41	16	16	0	0	32	0	35	21	0	56	129
03:30 PM	0	0	0	0	0	13	0	15	0	28	4	15	0	0	19	0	25	6	0	31	78
03:45 PM	0	0	0	0	0	3	0	5	0	8	6	14	0	0	20	0	27	8	0	35	63
Total	0	0	0	0	0	77	0	52	0	129	37	61	0	0	98	0	120	53	0	173	400
04:00 PM	0	0	0	0	0	12	0	12	0	24	6	13	0	0	19	0	36	3	0	39	82
04:15 PM	0	0	0	0	0	9	0	7	0	16	11	15	0	0	26	0	35	8	0	43	85
04:30 PM	0	0	0	0	0	12	0	10	0	22	7	7	0	0	14	0	40	5	0	45	81
04:45 PM	0	0	0	0	0	5	0	7	0	12	5	13	0	0	18	0	43	0	0	43	73
Total	0	0	0	0	0	38	0	36	0	74	29	48	0	0	77	0	154	16	0	170	321
05:00 PM	0	0	0	0	0	7	0	13	0	20	7	17	0	0	24	0	36	3	0	39	83
05:15 PM	0	0	0	0	0	9	0	16	0	25	5	8	0	0	13	0	39	0	0	39	77
05:30 PM	0	0	0	0	0	5	0	11	0	16	5	13	0	0	18	0	41	3	0	44	78
05:45 PM	0	0	0	0	0	1	0	9	0	10	2	12	0	0	14	0	44	4	0	48	72
Total	0	0	0	0	0	22	0	49	0	71	19	50	0	0	69	0	160	10	0	170	310
Grand Total	0	0	0	0	0	257	0	257	0	514	310	516	0	0	826	0	630	300	0	930	2270
Apprch %	0	0	0	0		50	0	50	0		37.5	62.5	0	0		0	67.7	32.3	0		
Total %	0	0	0	0	0	11.3	0	11.3	0	22.6	13.7	22.7	0	0	36.4	0	27.8	13.2	0	41	

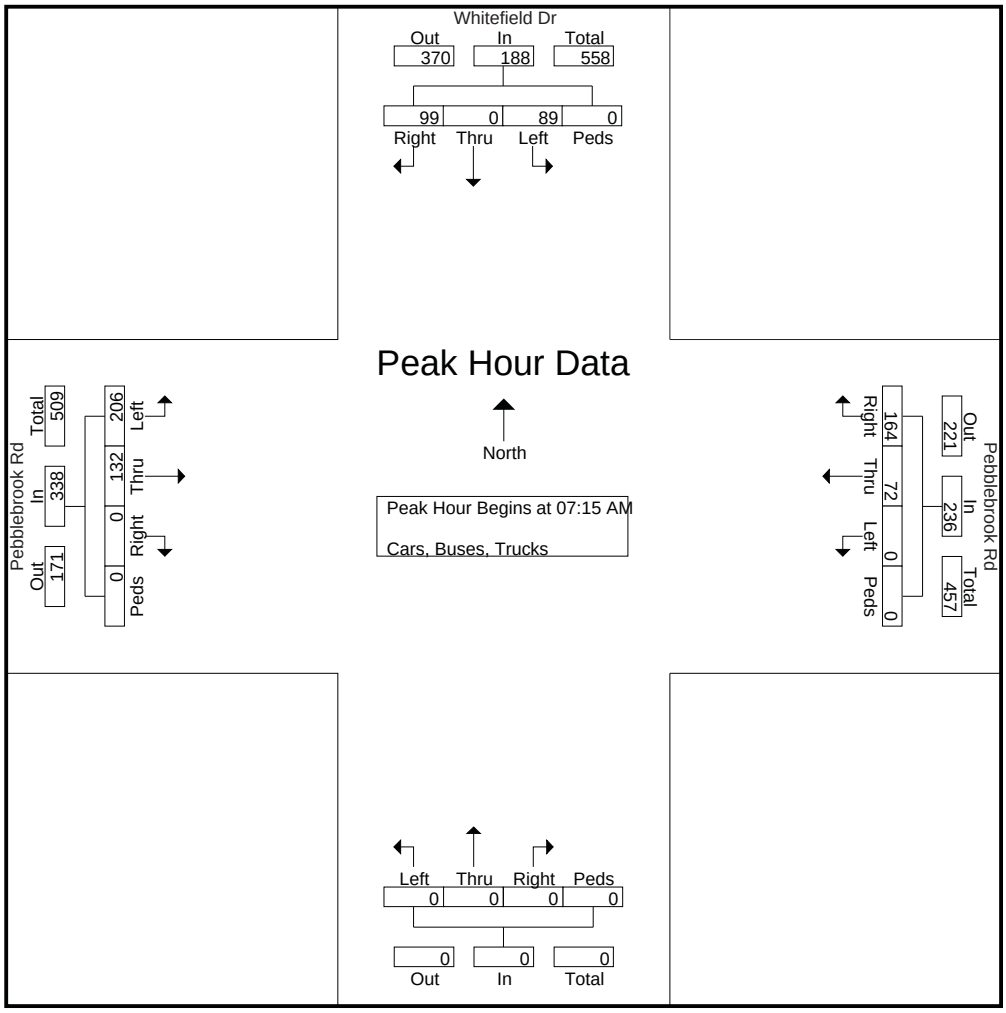
Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Pebblebrook Rd @ Whitefield Dr

7-9am I 2-6pm

File Name : 37370003
Site Code : 37370003
Start Date : 9/22/2015
Page No : 2

	Northbound					Whitefield Dr Southbound					Pebblebrook Rd Eastbound					Pebblebrook Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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 07:15 AM																					
07:15 AM	0	0	0	0	0	10	0	3	0	13	28	**45**	0	0	73	0	11	20	0	31	117
07:30 AM	0	0	0	0	0	**30**	0	20	0	50	62	42	0	0	104	0	13	50	0	63	217
07:45 AM	0	0	0	0	0	23	0	**41**	0	**64**	**98**	21	0	0	**119**	0	**25**	**68**	0	**93**	**276**
08:00 AM	0	0	0	0	0	26	0	35	0	61	18	24	0	0	42	0	23	26	0	49	152
Total Volume	0	0	0	0	0	89	0	99	0	188	206	132	0	0	338	0	72	164	0	236	762
% App. Total	0	0	0	0		47.3	0	52.7	0		60.9	39.1	0	0		0	30.5	69.5	0		
PHF	.000	.000	.000	.000	.000	.742	.000	.604	.000	.734	.526	.733	.000	.000	.710	.000	.720	.603	.000	.634	.690



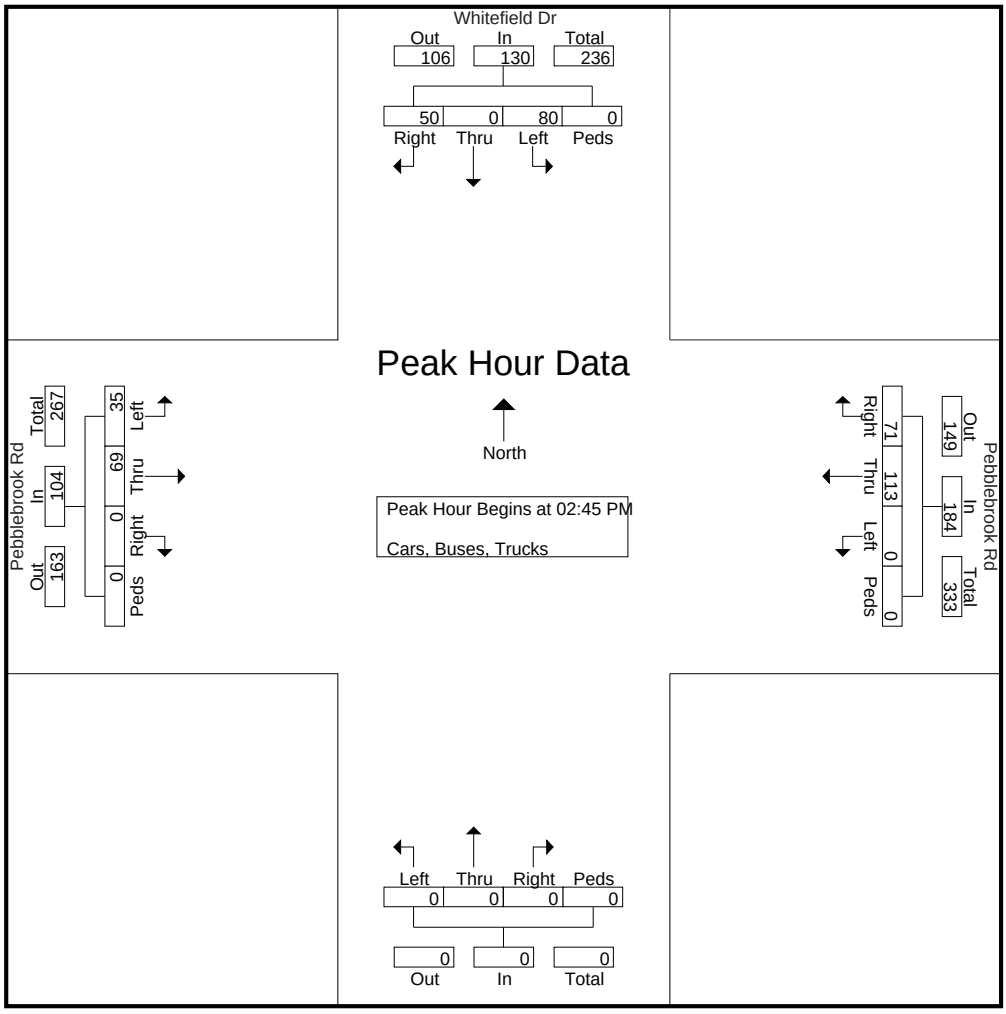
Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Pebblebrook Rd @ Whitefield Dr

7-9am I 2-6pm

File Name : 37370003
Site Code : 37370003
Start Date : 9/22/2015
Page No : 3

	Northbound					Whitefield Dr Southbound					Pebblebrook Rd Eastbound					Pebblebrook Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 02:45 PM																					
02:45 PM	0	0	0	0	0	6	0	3	0	9	4	**22**	0	0	26	0	20	**26**	0	46	81
03:00 PM	0	0	0	0	0	**38**	0	14	0	**52**	11	16	0	0	27	0	33	18	0	51	**130**
03:15 PM	0	0	0	0	0	23	0	**18**	0	41	**16**	16	0	0	**32**	0	**35**	21	0	**56**	129
03:30 PM	0	0	0	0	0	13	0	15	0	28	4	15	0	0	19	0	25	6	0	31	78
Total Volume	0	0	0	0	0	80	0	50	0	130	35	69	0	0	104	0	113	71	0	184	418
% App. Total	0	0	0	0		61.5	0	38.5	0		33.7	66.3	0	0		0	61.4	38.6	0		
PHF	.000	.000	.000	.000	.000	.526	.000	.694	.000	.625	.547	.784	.000	.000	.813	.000	.807	.683	.000	.821	.804



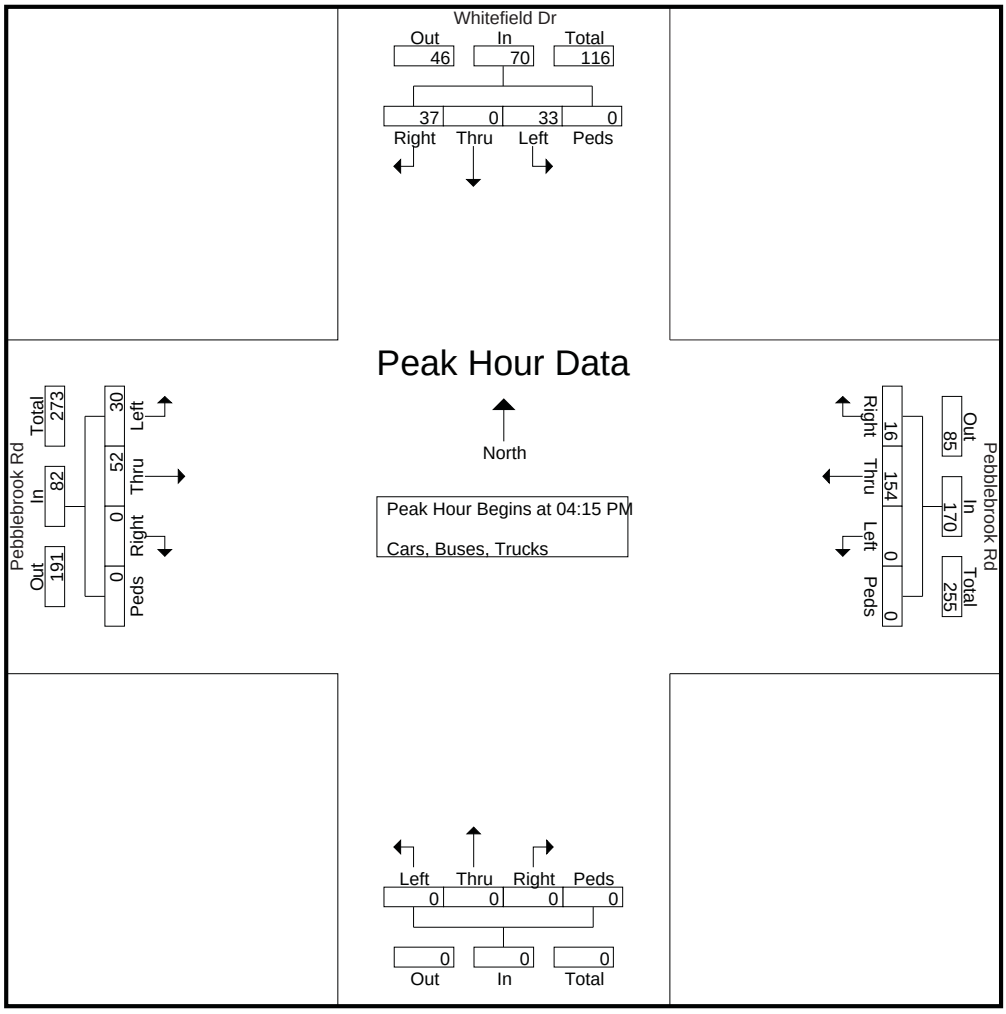
Reliable Traffic Data Services, LLC
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Pebblebrook Rd @ Whitefield Dr

7-9am I 2-6pm

File Name : 37370003
Site Code : 37370003
Start Date : 9/22/2015
Page No : 4

	Northbound					Whitefield Dr Southbound					Pebblebrook Rd Eastbound					Pebblebrook Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	0	0	0	9	0	7	0	16	**11**	15	0	0	**26**	0	35	**8**	0	43	**85**
04:30 PM	0	0	0	0	0	**12**	0	10	0	**22**	7	7	0	0	14	0	40	5	0	**45**	81
04:45 PM	0	0	0	0	0	5	0	7	0	12	5	13	0	0	18	0	**43**	0	0	43	73
05:00 PM	0	0	0	0	0	7	0	**13**	0	20	7	**17**	0	0	24	0	36	3	0	39	83
Total Volume	0	0	0	0	0	33	0	37	0	70	30	52	0	0	82	0	154	16	0	170	322
% App. Total	0	0	0	0		47.1	0	52.9	0		36.6	63.4	0	0		0	90.6	9.4	0		
PHF	.000	.000	.000	.000	.000	.688	.000	.712	.000	.795	.682	.765	.000	.000	.788	.000	.895	.500	.000	.944	.947



ACCIDENT DATA

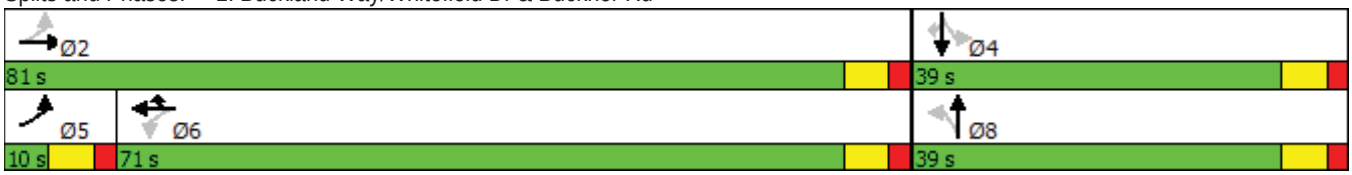
AccidentNo	Date	Time	Route	IntersectingRoute	Injuries	MannerOfCollisior	DirVeh1	DirVeh2	MnvrVeh1	MnvrVeh2	U1Factors
4370839	2/26/2013	16:00:00	BUCKNER RD	BUCKLAND WAY	0	Angle	East	North	Entering/Leaving Parking	Straight	Failed to Yield
4587445	9/27/2013	15:14:00	BUCKNER RD	BUCKLAND WAY	2	Angle	East	West	Turning Left	Straight	Improper Turn
4519361	7/23/2013	17:13:00	BUCKNER RD	BUCKLAND WAY	0	Angle	South	West	Turning Left	Straight	Failed to Yield
4292587	12/10/2012	16:39:00	BUCKNER RD	PEBBLEBROOK RD	0	Not A Collision wit	East		Negotiating A Curve		Weather Conditions
4320478	1/9/2013	8:11:00	BUCKNER RD	PEBBLEBROOK RD	0	Not A Collision wit	East		Straight		Object Or Animal
4264822	6/11/2012	18:38:00	BUCKNER RD	PEBBLEBROOK RD	1	Angle	East	South	Turning Left	Straight	Failed to Yield,Disregard Stop Sign/Signal
4363559	2/21/2013	20:39:00	BUCKNER RD	PEBBLEBROOK RD	0	Angle	East	South	Turning Left	Straight	Disregard Stop Sign/Signal

EXISTING INTERSECTION ANALYSIS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	11	524	2	112	153	1	7	63	2	55
Future Volume (vph)	11	524	2	112	153	1	7	63	2	55
Lane Group Flow (vph)	20	674	0	183	273	0	12	0	187	153
Turn Type	pm+pt	NA	Perm	NA	Prot	Perm	NA	Perm	NA	Perm
Protected Phases	5	2		6	6		8		4	
Permitted Phases	2		6			8		4		4
Detector Phase	5	2	6	6	6	8	8	4	4	4
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	10.0	81.0	71.0	71.0	71.0	39.0	39.0	39.0	39.0	39.0
Total Split (%)	8.3%	67.5%	59.2%	59.2%	59.2%	32.5%	32.5%	32.5%	32.5%	32.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	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	6.0
Lead/Lag	Lead		Lag	Lag	Lag					
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	None	None	None	None	None
v/c Ratio	0.03	0.68		0.20	0.30		0.03		0.53	0.29
Control Delay	8.8	16.0		12.9	3.0		19.8		29.7	8.0
Queue Delay	0.0	0.0		0.0	0.0		0.0		0.0	0.0
Total Delay	8.8	16.0		12.9	3.0		19.8		29.7	8.0
Queue Length 50th (ft)	3	172		33	0		3		62	5
Queue Length 95th (ft)	10	319		74	0		18		167	0
Internal Link Dist (ft)		853		819			285		371	
Turn Bay Length (ft)	125				155					75
Base Capacity (vph)	592	1735		1644	1435		960		730	923
Starvation Cap Reductn	0	0		0	0		0		0	0
Spillback Cap Reductn	0	0		0	0		0		0	0
Storage Cap Reductn	0	0		0	0		0		0	0
Reduced v/c Ratio	0.03	0.39		0.11	0.19		0.01		0.26	0.17

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 67.9
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Buckland Way/Whitefield Dr & Buckner Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	524	2	2	112	153	1	7	3	63	2	55
Future Volume (vph)	11	524	2	2	112	153	1	7	3	63	2	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Lane Util. Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Frt	1.00	1.00			1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00			1.00	1.00		1.00			0.95	1.00
Satd. Flow (prot)	1770	1862			1862	1583		1792			1775	1583
Flt Permitted	0.54	1.00			0.99	1.00		0.98			0.72	1.00
Satd. Flow (perm)	1014	1862			1853	1583		1761			1341	1583
Peak-hour factor, PHF	0.55	0.78	0.92	0.92	0.62	0.56	0.92	0.92	0.92	0.34	0.92	0.36
Adj. Flow (vph)	20	672	2	2	181	273	1	8	3	185	2	153
RTOR Reduction (vph)	0	0	0	0	0	144	0	2	0	0	0	100
Lane Group Flow (vph)	20	674	0	0	183	129	0	10	0	0	187	53
Turn Type	pm+pt	NA		Perm	NA	Prot	Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6	6		8			4	
Permitted Phases	2			6			8			4		4
Actuated Green, G (s)	40.6	40.6			33.4	33.4		18.1			18.1	18.1
Effective Green, g (s)	40.6	40.6			33.4	33.4		18.1			18.1	18.1
Actuated g/C Ratio	0.57	0.57			0.47	0.47		0.26			0.26	0.26
Clearance Time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0			3.0	3.0
Lane Grp Cap (vph)	595	1069			875	747		450			343	405
v/s Ratio Prot	0.00	c0.36				0.08						
v/s Ratio Perm	0.02				0.10			0.01			c0.14	0.03
v/c Ratio	0.03	0.63			0.21	0.17		0.02			0.55	0.13
Uniform Delay, d1	6.7	10.0			10.9	10.7		19.7			22.7	20.2
Progression Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	0.0	1.2			0.1	0.1		0.0			1.8	0.1
Delay (s)	6.8	11.3			11.0	10.8		19.7			24.5	20.4
Level of Service	A	B			B	B		B			C	C
Approach Delay (s)		11.1			10.9			19.7			22.7	
Approach LOS		B			B			B			C	

Intersection Summary			
HCM 2000 Control Delay	13.7	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	70.7	Sum of lost time (s)	18.0
Intersection Capacity Utilization	55.5%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Intersection Delay, s/veh	22.7
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	59	298	4	0	1	52	119	0	1	32	34	0	196	3	32
Future Vol, veh/h	0	59	298	4	0	1	52	119	0	1	32	34	0	196	3	32
Peak Hour Factor	0.92	0.74	0.66	0.92	0.92	0.92	0.43	0.47	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	80	452	4	0	1	121	253	0	1	35	37	0	213	3	35
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0

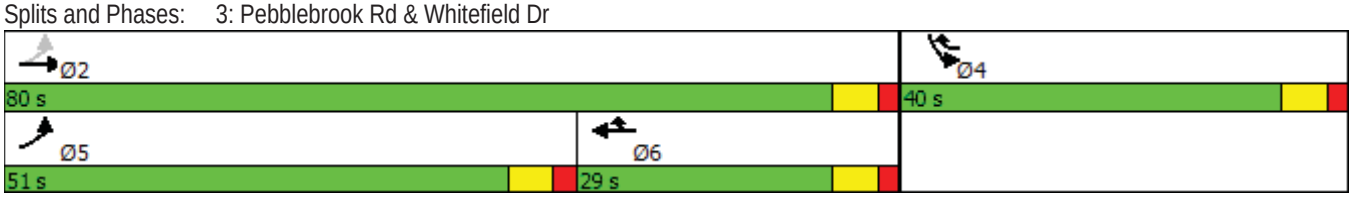
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	32	16.3	11.1	15.6
HCM LOS	D	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	16%	1%	85%
Vol Thru, %	48%	83%	30%	1%
Vol Right, %	51%	1%	69%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	67	361	172	231
LT Vol	1	59	1	196
Through Vol	32	298	52	3
RT Vol	34	4	119	32
Lane Flow Rate	73	536	375	251
Geometry Grp	1	1	1	1
Degree of Util (X)	0.141	0.842	0.585	0.469
Departure Headway (Hd)	6.948	5.791	5.613	6.728
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	516	632	645	537
Service Time	4.985	3.791	3.641	4.752
HCM Lane V/C Ratio	0.141	0.848	0.581	0.467
HCM Control Delay	11.1	32	16.3	15.6
HCM Lane LOS	B	D	C	C
HCM 95th-tile Q	0.5	9.2	3.8	2.5

Lane Group	EBL	EBT	WBT	WBR	SBL
Lane Configurations					
Traffic Volume (vph)	206	132	72	164	89
Future Volume (vph)	206	132	72	164	89
Lane Group Flow (vph)	0	570	100	273	285
Turn Type	pm+pt	NA	NA	pt+ov	Prot
Protected Phases	5	2	6	6 4	4
Permitted Phases	2				
Detector Phase	5	5 2	6	6 4	4
Switch Phase					
Minimum Initial (s)	4.0	4.0	4.0		4.0
Minimum Split (s)	10.0	24.0	24.0		24.0
Total Split (s)	51.0	80.0	29.0		40.0
Total Split (%)	42.5%	66.7%	24.2%		33.3%
Yellow Time (s)	4.0	4.0	4.0		4.0
All-Red Time (s)	2.0	2.0	2.0		2.0
Lost Time Adjust (s)		0.0	0.0		0.0
Total Lost Time (s)		6.0	6.0		6.0
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?					
Recall Mode	None	None	None		None
v/c Ratio		0.60	0.31	0.31	0.70
Control Delay		11.9	37.5	2.8	37.5
Queue Delay		0.0	0.0	0.0	0.0
Total Delay		11.9	37.5	2.8	37.5
Queue Length 50th (ft)		146	50	0	117
Queue Length 95th (ft)		214	91	0	181
Internal Link Dist (ft)		646	374		154
Turn Bay Length (ft)				65	
Base Capacity (vph)		1270	548	1148	737
Starvation Cap Reductn		0	0	0	0
Spillback Cap Reductn		0	0	0	0
Storage Cap Reductn		0	0	0	0
Reduced v/c Ratio		0.45	0.18	0.24	0.39

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 88.1
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Pebblebrook Rd & Whitefield Dr



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	206	132	72	164	89	99
Future Volume (vph)	206	132	72	164	89	99
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00	1.00	1.00	1.00	
Frt		1.00	1.00	0.85	0.92	
Flt Protected		0.97	1.00	1.00	0.98	
Satd. Flow (prot)		1801	1863	1583	1682	
Flt Permitted		0.53	1.00	1.00	0.98	
Satd. Flow (perm)		995	1863	1583	1682	
Peak-hour factor, PHF	0.53	0.73	0.72	0.60	0.74	0.60
Adj. Flow (vph)	389	181	100	273	120	165
RTOR Reduction (vph)	0	0	0	145	45	0
Lane Group Flow (vph)	0	570	100	128	240	0
Turn Type	pm+pt	NA	NA	pt+ov	Prot	
Protected Phases	5	2	6	6 4	4	
Permitted Phases	2					
Actuated Green, G (s)		56.2	16.0	40.9	18.9	
Effective Green, g (s)		56.2	16.0	40.9	18.9	
Actuated g/C Ratio		0.65	0.18	0.47	0.22	
Clearance Time (s)		6.0	6.0		6.0	
Vehicle Extension (s)		3.0	3.0		3.0	
Lane Grp Cap (vph)		958	342	743	364	
v/s Ratio Prot		c0.23	0.05	0.08	c0.14	
v/s Ratio Perm		c0.15				
v/c Ratio		0.59	0.29	0.17	0.66	
Uniform Delay, d1		8.9	30.7	13.3	31.1	
Progression Factor		1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.0	0.5	0.1	4.3	
Delay (s)		9.9	31.1	13.4	35.4	
Level of Service		A	C	B	D	
Approach Delay (s)		9.9	18.2		35.4	
Approach LOS		A	B		D	

Intersection Summary			
HCM 2000 Control Delay	18.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	87.1	Sum of lost time (s)	18.0
Intersection Capacity Utilization	46.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	11	524	2	2	112	153	1	7	3	63	2	55
Future Vol, veh/h	11	524	2	2	112	153	1	7	3	63	2	55
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	55	78	92	92	62	56	92	92	92	34	92	36
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	672	2	2	181	273	1	8	3	185	2	153

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	181	0	0	674	0	0	899	898	673	903	899	181
Stage 1	-	-	-	-	-	-	713	713	-	185	185	-
Stage 2	-	-	-	-	-	-	186	185	-	718	714	-
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	1394	-	-	917	-	-	260	279	455	258	279	862
Stage 1	-	-	-	-	-	-	423	435	-	817	747	-
Stage 2	-	-	-	-	-	-	816	747	-	420	435	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1394	-	-	917	-	-	210	274	455	247	274	862
Mov Cap-2 Maneuver	-	-	-	-	-	-	210	274	-	247	274	-
Stage 1	-	-	-	-	-	-	417	429	-	805	745	-
Stage 2	-	-	-	-	-	-	667	745	-	404	429	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	17.6	34.5
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	298	1394	-	-	917	-	-	247	862
HCM Lane V/C Ratio	0.04	0.014	-	-	0.002	-	-	0.759	0.177
HCM Control Delay (s)	17.6	7.6	-	-	8.9	0	-	54.3	10.1
HCM Lane LOS	C	A	-	-	A	A	-	F	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	5.5	0.6

Intersection	
Intersection Delay, s/veh	22.7
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	59	298	4	0	1	52	119	0	1	32	34
Future Vol, veh/h	0	59	298	4	0	1	52	119	0	1	32	34
Peak Hour Factor	0.92	0.74	0.66	0.92	0.92	0.92	0.43	0.47	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	80	452	4	0	1	121	253	0	1	35	37
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	32	16.3	11.1
HCM LOS	D	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	16%	1%	85%
Vol Thru, %	48%	83%	30%	1%
Vol Right, %	51%	1%	69%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	67	361	172	231
LT Vol	1	59	1	196
Through Vol	32	298	52	3
RT Vol	34	4	119	32
Lane Flow Rate	73	536	375	251
Geometry Grp	1	1	1	1
Degree of Util (X)	0.141	0.842	0.585	0.469
Departure Headway (Hd)	6.948	5.791	5.613	6.728
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	516	632	645	537
Service Time	4.985	3.791	3.641	4.752
HCM Lane V/C Ratio	0.141	0.848	0.581	0.467
HCM Control Delay	11.1	32	16.3	15.6
HCM Lane LOS	B	D	C	C
HCM 95th-tile Q	0.5	9.2	3.8	2.5

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	196	3	32
Future Vol, veh/h	0	196	3	32
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	213	3	35
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	15.6
HCM LOS	C

Lane

Intersection	
Int Delay, s/veh	15.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	206	132	72	164	89	99
Future Vol, veh/h	206	132	72	164	89	99
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	65	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	53	73	72	60	74	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	389	181	100	273	120	165

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	100	0	-	0	1058	100
Stage 1	-	-	-	-	100	-
Stage 2	-	-	-	-	958	-
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	1493	-	-	-	249	956
Stage 1	-	-	-	-	924	-
Stage 2	-	-	-	-	373	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1493	-	-	-	177	956
Mov Cap-2 Maneuver	-	-	-	-	177	-
Stage 1	-	-	-	-	924	-
Stage 2	-	-	-	-	265	-

Approach	EB	WB	SB
HCM Control Delay, s	5.6	0	54.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1493	-	-	-	335
HCM Lane V/C Ratio	0.26	-	-	-	0.852
HCM Control Delay (s)	8.3	0	-	-	54.7
HCM Lane LOS	A	A	-	-	F
HCM 95th %tile Q(veh)	1	-	-	-	7.7

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	15	169	1	4	216	55	1	0	3	84	1	44
Future Vol, veh/h	15	169	1	4	216	55	1	0	3	84	1	44
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	81	92	92	95	55	92	92	92	64	92	58
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	209	1	4	227	100	1	0	3	131	1	76

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	227	0	0	210	0	0	502	501	209	502	501	227
Stage 1	-	-	-	-	-	-	265	265	-	236	236	-
Stage 2	-	-	-	-	-	-	237	236	-	266	265	-
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	1341	-	-	1361	-	-	480	472	831	480	472	812
Stage 1	-	-	-	-	-	-	740	689	-	767	710	-
Stage 2	-	-	-	-	-	-	766	710	-	739	689	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1341	-	-	1361	-	-	426	460	831	469	460	812
Mov Cap-2 Maneuver	-	-	-	-	-	-	426	460	-	469	460	-
Stage 1	-	-	-	-	-	-	725	675	-	751	707	-
Stage 2	-	-	-	-	-	-	691	707	-	721	675	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0.1	10.4	13.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	671	1341	-	-	1361	-	-	469	812
HCM Lane V/C Ratio	0.006	0.021	-	-	0.003	-	-	0.282	0.093
HCM Control Delay (s)	10.4	7.7	-	-	7.7	0	-	15.7	9.9
HCM Lane LOS	B	A	-	-	A	A	-	C	A
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	1.1	0.3

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	17	49	1	0	0	103	163	0	0	1	1
Future Vol, veh/h	0	17	49	1	0	0	103	163	0	0	1	1
Peak Hour Factor	0.92	0.71	0.82	0.92	0.92	0.92	0.83	0.80	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	24	60	1	0	0	124	204	0	0	1	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.3	9.5	7.8
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	25%	0%	90%
Vol Thru, %	50%	73%	39%	1%
Vol Right, %	50%	1%	61%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	67	266	145
LT Vol	0	17	0	130
Through Vol	1	49	103	1
RT Vol	1	1	163	14
Lane Flow Rate	2	85	328	158
Geometry Grp	1	1	1	1
Degree of Util (X)	0.003	0.111	0.371	0.216
Departure Headway (Hd)	4.733	4.719	4.076	4.939
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	753	759	885	727
Service Time	2.781	2.75	2.097	2.976
HCM Lane V/C Ratio	0.003	0.112	0.371	0.217
HCM Control Delay	7.8	8.3	9.5	9.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.4	1.7	0.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	130	1	14
Future Vol, veh/h	0	130	1	14
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	141	1	15
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.3
HCM LOS	A

Lane

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	35	69	113	71	80	50
Future Vol, veh/h	35	69	113	71	80	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	65	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	55	78	81	68	53	69
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	88	140	104	151	72

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	140	0	-	0	356	140
Stage 1	-	-	-	-	140	-
Stage 2	-	-	-	-	216	-
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	1443	-	-	-	642	908
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	820	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1443	-	-	-	612	908
Mov Cap-2 Maneuver	-	-	-	-	612	-
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	SB
HCM Control Delay, s	3.2	0	12.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1443	-	-	-	684
HCM Lane V/C Ratio	0.044	-	-	-	0.327
HCM Control Delay (s)	7.6	0	-	-	12.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	8	138	3	5	319	101	4	4	6	61	3	8
Future Vol, veh/h	8	138	3	5	319	101	4	4	6	61	3	8
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	89	92	92	87	70	92	92	92	85	92	40
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	155	3	5	367	144	4	4	7	72	3	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	367	0	0	158	0	0	560	559	157	564	560	367
Stage 1	-	-	-	-	-	-	181	181	-	378	378	-
Stage 2	-	-	-	-	-	-	379	378	-	186	182	-
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	1192	-	-	1422	-	-	439	438	889	436	437	678
Stage 1	-	-	-	-	-	-	821	750	-	644	615	-
Stage 2	-	-	-	-	-	-	643	615	-	816	749	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1192	-	-	1422	-	-	419	431	889	425	430	678
Mov Cap-2 Maneuver	-	-	-	-	-	-	419	431	-	425	430	-
Stage 1	-	-	-	-	-	-	813	742	-	638	612	-
Stage 2	-	-	-	-	-	-	618	612	-	797	741	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	11.8	14.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	547	1192	-	-	1422	-	-	425	678
HCM Lane V/C Ratio	0.028	0.01	-	-	0.004	-	-	0.177	0.029
HCM Control Delay (s)	11.8	8.1	-	-	7.5	0	-	15.3	10.5
HCM Lane LOS	B	A	-	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.6	0.1

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	16	82	0	0	9	205	154	0	0	1	2
Future Vol, veh/h	0	16	82	0	0	9	205	154	0	0	1	2
Peak Hour Factor	0.92	0.57	0.82	0.92	0.92	0.92	0.77	0.90	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	28	100	0	0	10	266	171	0	0	1	2
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.6	11.1	7.9
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	16%	2%	85%
Vol Thru, %	33%	84%	56%	0%
Vol Right, %	67%	0%	42%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	98	368	73
LT Vol	0	16	9	62
Through Vol	1	82	205	0
RT Vol	2	0	154	11
Lane Flow Rate	3	128	447	79
Geometry Grp	1	1	1	1
Degree of Util (X)	0.004	0.164	0.503	0.115
Departure Headway (Hd)	4.873	4.621	4.05	5.232
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	732	777	894	684
Service Time	2.918	2.645	2.065	3.27
HCM Lane V/C Ratio	0.004	0.165	0.5	0.115
HCM Control Delay	7.9	8.6	11.1	9
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0	0.6	2.9	0.4

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	62	0	11
Future Vol, veh/h	0	62	0	11
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	67	0	12
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9
HCM LOS	A

Lane

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	30	52	154	16	33	37
Future Vol, veh/h	30	52	154	16	33	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	65	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	68	77	90	50	69	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	68	171	32	48	52

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	171	0	-	0	327	171
Stage 1	-	-	-	-	171	-
Stage 2	-	-	-	-	156	-
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	1406	-	-	-	667	873
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1406	-	-	-	645	873
Mov Cap-2 Maneuver	-	-	-	-	645	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	843	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1406	-	-	-	747
HCM Lane V/C Ratio	0.031	-	-	-	0.134
HCM Control Delay (s)	7.6	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Left Turn Lane Analysis

LEFT TURN LANE ANALYSIS
per Cobb DOT standards

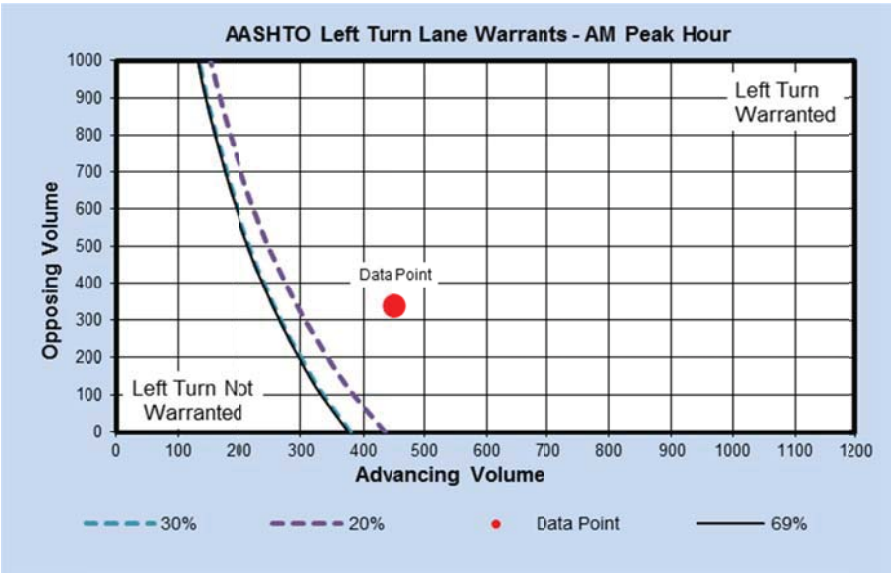
Cobb County reserves the ability to require a left turn lane for any commercial developments that are greater than 10,000 sf and any residential lots greater than 30 lots on two-lane thoroughfare roads. Buckner Rd and Pebblebrook Road are classified as a "Minor Collector". Design considerations are handled on a case-by-case basis, especially for thoroughfares with a posted speed of 30mph or lower.

The Cobb DOT design guidelines are generally as follows:

	Development size	Minimum lane design
35 mph Speed Limit	30 to 45 lots	75 ft.storage w/50 ft bay taper*
	50 to 75 lots	100 ft storage w/50 ft bay taper*
	Over 75 lots	150 ft storage w/50 ft bay taper*
45 mph Speed Limit	30 to 45 lots	75 ft.storage w/100 ft bay taper*
	50 to 75 lots	100 ft storage w/100 ft bay taper*
	Over 75 lots	150 ft storage w/100 ft bay taper*

As Whitefield Academy has traffic volumes in excess of a 75 lot subdivision, it is recommended that the 150' storage be used at the proposed access relocation on Pebblebrook Road. Because of low speeds, a 50' bay taper will be sufficient.

For further reference, a graphic of the morning peak hour turning movements for the site, as they relate to the AASHTO criteria are provided in the following figure.



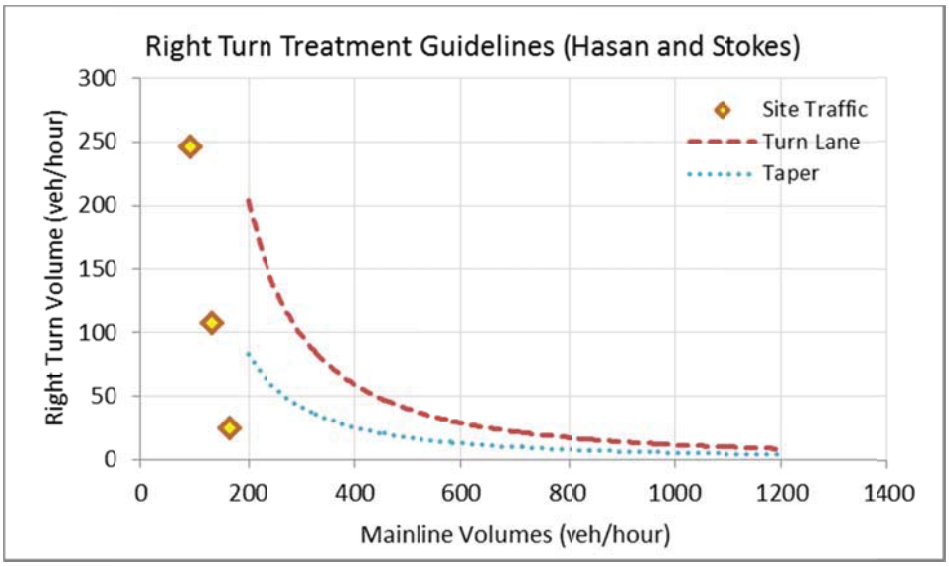
Right Turn Lane Analysis

RIGHT TURN LANE ANALYSIS
per Cobb DOT standards

According to Cobb County Development Standards (section 402.09), the county may require a deceleration lane for all developments based (but not limited to) sight distance, speed limit, roadway classification, existing traffic volumes, future traffic volumes, curvature of the roadway, length of property frontage, and hydrological / environmental concerns. Therefore, a deceleration lane may be required at all access points on County roadways. As Cobb County DOT does not have published standards on the minimum lengths for these deceleration lanes, the City of Smyrna requirements have been provided below. It should be noted that both Buckner Road and Pebblebrook Road are considered Minor Collector" thoroughfare roadways.

Street Type (Abutting)	Radii (feet)	Length Storage Lane (feet)	Taper (feet)
Arterial	40	150	50
Major collector	40	150	50
Minor collector	25	100	50
Local	25	100	50

For further reference, guidelines for determining when to provide a right-turn bay as recommended by (Hasan, T. and Stokes, R.W.) in "Guidelines for Right-Turn Treatments at Unsignalized Intersections and Driveways on Rural Highways" (Transportation Research Record 1579) and NCHRP Report 457 "Evaluating Intersection Improvements: An Engineering Study Guide" are provided in the figure below.

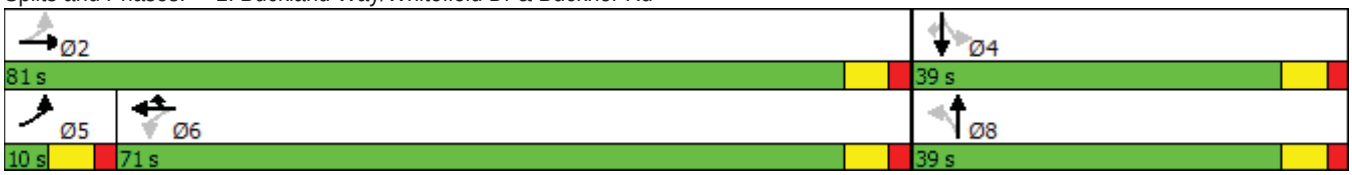


Future "No-Build" Intersection Analysis

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	11	551	2	118	153	1	7	63	2	55
Future Volume (vph)	11	551	2	118	153	1	7	63	2	55
Lane Group Flow (vph)	20	708	0	192	273	0	12	0	187	153
Turn Type	pm+pt	NA	Perm	NA	Prot	Perm	NA	Perm	NA	Perm
Protected Phases	5	2		6	6		8		4	
Permitted Phases	2		6			8		4		4
Detector Phase	5	2	6	6	6	8	8	4	4	4
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	10.0	81.0	71.0	71.0	71.0	39.0	39.0	39.0	39.0	39.0
Total Split (%)	8.3%	67.5%	59.2%	59.2%	59.2%	32.5%	32.5%	32.5%	32.5%	32.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	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	6.0
Lead/Lag	Lead		Lag	Lag	Lag					
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	None	None	None	None	None
v/c Ratio	0.03	0.69		0.20	0.29		0.03		0.54	0.30
Control Delay	8.5	16.1		12.5	2.8		21.5		32.0	8.5
Queue Delay	0.0	0.0		0.0	0.0		0.0		0.0	0.0
Total Delay	8.5	16.1		12.5	2.8		21.5		32.0	8.5
Queue Length 50th (ft)	3	190		36	0		3		66	6
Queue Length 95th (ft)	9	338		76	0		19		179	0
Internal Link Dist (ft)		853		819			285		371	
Turn Bay Length (ft)	125				155					75
Base Capacity (vph)	607	1705		1605	1407		923		701	892
Starvation Cap Reductn	0	0		0	0		0		0	0
Spillback Cap Reductn	0	0		0	0		0		0	0
Storage Cap Reductn	0	0		0	0		0		0	0
Reduced v/c Ratio	0.03	0.42		0.12	0.19		0.01		0.27	0.17

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 71.1
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Buckland Way/Whitefield Dr & Buckner Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	551	2	2	118	153	1	7	3	63	2	55
Future Volume (vph)	11	551	2	2	118	153	1	7	3	63	2	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Lane Util. Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Frt	1.00	1.00			1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00			1.00	1.00		1.00			0.95	1.00
Satd. Flow (prot)	1770	1862			1862	1583		1792			1775	1583
Flt Permitted	0.55	1.00			0.99	1.00		0.98			0.72	1.00
Satd. Flow (perm)	1018	1862			1853	1583		1762			1341	1583
Peak-hour factor, PHF	0.55	0.78	0.92	0.92	0.62	0.56	0.92	0.92	0.92	0.34	0.92	0.36
Adj. Flow (vph)	20	706	2	2	190	273	1	8	3	185	2	153
RTOR Reduction (vph)	0	0	0	0	0	139	0	2	0	0	0	101
Lane Group Flow (vph)	20	708	0	0	192	134	0	10	0	0	187	52
Turn Type	pm+pt	NA		Perm	NA	Prot	Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6	6		8			4	
Permitted Phases	2			6			8			4		4
Actuated Green, G (s)	43.4	43.4			36.2	36.2		18.4			18.4	18.4
Effective Green, g (s)	43.4	43.4			36.2	36.2		18.4			18.4	18.4
Actuated g/C Ratio	0.59	0.59			0.49	0.49		0.25			0.25	0.25
Clearance Time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0			3.0	3.0
Lane Grp Cap (vph)	610	1094			908	776		439			334	394
v/s Ratio Prot	0.00	c0.38				0.08						
v/s Ratio Perm	0.02				0.10			0.01			c0.14	0.03
v/c Ratio	0.03	0.65			0.21	0.17		0.02			0.56	0.13
Uniform Delay, d1	6.6	10.1			10.7	10.5		20.9			24.2	21.5
Progression Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	0.0	1.3			0.1	0.1		0.0			2.0	0.2
Delay (s)	6.6	11.4			10.8	10.6		20.9			26.2	21.6
Level of Service	A	B			B	B		C			C	C
Approach Delay (s)		11.3			10.7			20.9			24.2	
Approach LOS		B			B			C			C	

Intersection Summary			
HCM 2000 Control Delay	14.0	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	73.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	56.9%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Intersection Delay, s/veh	29.2
Intersection LOS	D

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	62	313	4	0	1	55	125	0	1	34	36	0	206	3	34
Future Vol, veh/h	0	62	313	4	0	1	55	125	0	1	34	36	0	206	3	34
Peak Hour Factor	0.92	0.74	0.66	0.92	0.92	0.92	0.43	0.47	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	84	474	4	0	1	128	266	0	1	37	39	0	224	3	37
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0

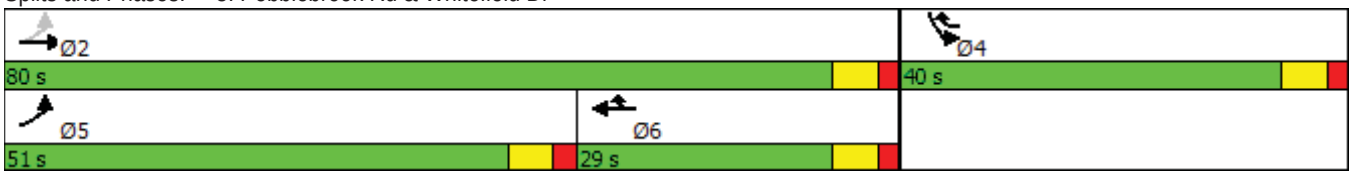
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	44.7	18.6	11.7	17
HCM LOS	E	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	16%	1%	85%
Vol Thru, %	48%	83%	30%	1%
Vol Right, %	51%	1%	69%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	379	181	243
LT Vol	1	62	1	206
Through Vol	34	313	55	3
RT Vol	36	4	125	34
Lane Flow Rate	77	562	395	264
Geometry Grp	1	1	1	1
Degree of Util (X)	0.155	0.925	0.638	0.509
Departure Headway (Hd)	7.251	5.924	5.812	6.94
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	492	613	620	518
Service Time	5.338	3.973	3.867	5.002
HCM Lane V/C Ratio	0.157	0.917	0.637	0.51
HCM Control Delay	11.7	44.7	18.6	17
HCM Lane LOS	B	E	C	C
HCM 95th-tile Q	0.5	11.9	4.5	2.9

Lane Group	EBL	EBT	WBT	WBR	SBL
Lane Configurations					
Traffic Volume (vph)	206	139	76	164	89
Future Volume (vph)	206	139	76	164	89
Lane Group Flow (vph)	0	579	106	273	285
Turn Type	pm+pt	NA	NA	pt+ov	Prot
Protected Phases	5	2	6	6 4	4
Permitted Phases	2				
Detector Phase	5	5 2	6	6 4	4
Switch Phase					
Minimum Initial (s)	4.0	4.0	4.0		4.0
Minimum Split (s)	10.0	24.0	24.0		24.0
Total Split (s)	51.0	80.0	29.0		40.0
Total Split (%)	42.5%	66.7%	24.2%		33.3%
Yellow Time (s)	4.0	4.0	4.0		4.0
All-Red Time (s)	2.0	2.0	2.0		2.0
Lost Time Adjust (s)		0.0	0.0		0.0
Total Lost Time (s)		6.0	6.0		6.0
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?					
Recall Mode	None	None	None		None
v/c Ratio		0.61	0.33	0.31	0.70
Control Delay		12.1	38.1	2.8	37.6
Queue Delay		0.0	0.0	0.0	0.0
Total Delay		12.1	38.1	2.8	37.6
Queue Length 50th (ft)		151	54	0	119
Queue Length 95th (ft)		218	95	0	181
Internal Link Dist (ft)		646	374		154
Turn Bay Length (ft)				65	
Base Capacity (vph)		1263	541	1141	730
Starvation Cap Reductn		0	0	0	0
Spillback Cap Reductn		0	0	0	0
Storage Cap Reductn		0	0	0	0
Reduced v/c Ratio		0.46	0.20	0.24	0.39

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 88.8
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Pebblebrook Rd & Whitefield Dr



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	206	139	76	164	89	99
Future Volume (vph)	206	139	76	164	89	99
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00	1.00	1.00	1.00	
Frt		1.00	1.00	0.85	0.92	
Flt Protected		0.97	1.00	1.00	0.98	
Satd. Flow (prot)		1802	1863	1583	1682	
Flt Permitted		0.53	1.00	1.00	0.98	
Satd. Flow (perm)		996	1863	1583	1682	
Peak-hour factor, PHF	0.53	0.73	0.72	0.60	0.74	0.60
Adj. Flow (vph)	389	190	106	273	120	165
RTOR Reduction (vph)	0	0	0	145	45	0
Lane Group Flow (vph)	0	579	106	128	240	0
Turn Type	pm+pt	NA	NA	pt+ov	Prot	
Protected Phases	5	2	6	6 4	4	
Permitted Phases	2					
Actuated Green, G (s)		56.8	16.1	41.1	19.0	
Effective Green, g (s)		56.8	16.1	41.1	19.0	
Actuated g/C Ratio		0.65	0.18	0.47	0.22	
Clearance Time (s)		6.0	6.0		6.0	
Vehicle Extension (s)		3.0	3.0		3.0	
Lane Grp Cap (vph)		962	341	741	363	
v/s Ratio Prot		c0.24	0.06	0.08	c0.14	
v/s Ratio Perm		c0.15				
v/c Ratio		0.60	0.31	0.17	0.66	
Uniform Delay, d1		9.0	31.0	13.5	31.4	
Progression Factor		1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.1	0.5	0.1	4.3	
Delay (s)		10.0	31.6	13.6	35.8	
Level of Service		B	C	B	D	
Approach Delay (s)		10.0	18.6		35.8	
Approach LOS		B	B		D	

Intersection Summary			
HCM 2000 Control Delay	18.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	87.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	46.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	15	178	1	4	227	55	1	0	3	84	1	44
Future Vol, veh/h	15	178	1	4	227	55	1	0	3	84	1	44
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	81	92	92	95	55	92	92	92	64	92	58
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	220	1	4	239	100	1	0	3	131	1	76

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	239	0	0	221	0	0	524	524	220	525	524	239
Stage 1	-	-	-	-	-	-	276	276	-	248	248	-
Stage 2	-	-	-	-	-	-	248	248	-	277	276	-
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	1328	-	-	1348	-	-	464	458	820	463	458	800
Stage 1	-	-	-	-	-	-	730	682	-	756	701	-
Stage 2	-	-	-	-	-	-	756	701	-	729	682	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1328	-	-	1348	-	-	411	447	820	452	447	800
Mov Cap-2 Maneuver	-	-	-	-	-	-	411	447	-	452	447	-
Stage 1	-	-	-	-	-	-	715	668	-	740	698	-
Stage 2	-	-	-	-	-	-	681	698	-	711	668	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0.1	10.5	13.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	657	1328	-	-	1348	-	-	452	800
HCM Lane V/C Ratio	0.007	0.021	-	-	0.003	-	-	0.293	0.095
HCM Control Delay (s)	10.5	7.8	-	-	7.7	0	-	16.2	10
HCM Lane LOS	B	A	-	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	1.2	0.3

Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	18	51	1	0	0	108	171	0	0	1	1
Future Vol, veh/h	0	18	51	1	0	0	108	171	0	0	1	1
Peak Hour Factor	0.92	0.71	0.82	0.92	0.92	0.92	0.83	0.80	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	25	62	1	0	0	130	214	0	0	1	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.4	9.8	7.9
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	26%	0%	90%
Vol Thru, %	50%	73%	39%	1%
Vol Right, %	50%	1%	61%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	70	279	153
LT Vol	0	18	0	137
Through Vol	1	51	108	1
RT Vol	1	1	171	15
Lane Flow Rate	2	89	344	166
Geometry Grp	1	1	1	1
Degree of Util (X)	0.003	0.117	0.392	0.23
Departure Headway (Hd)	4.798	4.767	4.109	4.984
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	742	752	877	718
Service Time	2.85	2.8	2.13	3.025
HCM Lane V/C Ratio	0.003	0.118	0.392	0.231
HCM Control Delay	7.9	8.4	9.8	9.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.4	1.9	0.9

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	137	1	15
Future Vol, veh/h	0	137	1	15
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	149	1	16
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.5
HCM LOS	A

Lane

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	35	73	119	71	80	50
Future Vol, veh/h	35	73	119	71	80	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	65	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	55	78	81	68	53	69
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	94	147	104	151	72

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	147	0	-	0	368	147
Stage 1	-	-	-	-	147	-
Stage 2	-	-	-	-	221	-
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	1435	-	-	-	632	900
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	816	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1435	-	-	-	602	900
Mov Cap-2 Maneuver	-	-	-	-	602	-
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	778	-

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1435	-	-	-	674
HCM Lane V/C Ratio	0.044	-	-	-	0.331
HCM Control Delay (s)	7.6	0	-	-	13
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	8	145	3	5	335	101	4	4	6	61	3	8
Future Vol, veh/h	8	145	3	5	335	101	4	4	6	61	3	8
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	89	92	92	87	70	92	92	92	85	92	40
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	163	3	5	385	144	4	4	7	72	3	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	385	0	0	166	0	0	586	584	165	590	586	385
Stage 1	-	-	-	-	-	-	188	188	-	396	396	-
Stage 2	-	-	-	-	-	-	398	396	-	194	190	-
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	1173	-	-	1412	-	-	422	423	879	419	422	663
Stage 1	-	-	-	-	-	-	814	745	-	629	604	-
Stage 2	-	-	-	-	-	-	628	604	-	808	743	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1173	-	-	1412	-	-	402	417	879	408	416	663
Mov Cap-2 Maneuver	-	-	-	-	-	-	402	417	-	408	416	-
Stage 1	-	-	-	-	-	-	806	737	-	623	601	-
Stage 2	-	-	-	-	-	-	603	601	-	789	735	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.1	12	14.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	531	1173	-	-	1412	-	-	408	663
HCM Lane V/C Ratio	0.029	0.01	-	-	0.004	-	-	0.184	0.03
HCM Control Delay (s)	12	8.1	-	-	7.6	0	-	15.8	10.6
HCM Lane LOS	B	A	-	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.7	0.1

Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	17	86	0	0	9	215	162	0	0	1	2
Future Vol, veh/h	0	17	86	0	0	9	215	162	0	0	1	2
Peak Hour Factor	0.92	0.57	0.82	0.92	0.92	0.92	0.77	0.90	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	105	0	0	10	279	180	0	0	1	2
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.7	11.6	8
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	17%	2%	84%
Vol Thru, %	33%	83%	56%	0%
Vol Right, %	67%	0%	42%	16%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	103	386	77
LT Vol	0	17	9	65
Through Vol	1	86	215	0
RT Vol	2	0	162	12
Lane Flow Rate	3	135	469	84
Geometry Grp	1	1	1	1
Degree of Util (X)	0.004	0.174	0.53	0.123
Departure Headway (Hd)	4.946	4.659	4.072	5.291
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	721	770	886	676
Service Time	2.996	2.687	2.089	3.332
HCM Lane V/C Ratio	0.004	0.175	0.529	0.124
HCM Control Delay	8	8.7	11.6	9.1
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0	0.6	3.2	0.4

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	65	0	12
Future Vol, veh/h	0	65	0	12
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	71	0	13
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.1
HCM LOS	A

Lane

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	30	55	162	16	33	37
Future Vol, veh/h	30	55	162	16	33	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	65	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	68	77	90	50	69	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	71	180	32	48	52

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	180	0	-	0	340	180
Stage 1	-	-	-	-	180	-
Stage 2	-	-	-	-	160	-
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	1396	-	-	-	656	863
Stage 1	-	-	-	-	851	-
Stage 2	-	-	-	-	869	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1396	-	-	-	634	863
Mov Cap-2 Maneuver	-	-	-	-	634	-
Stage 1	-	-	-	-	851	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	SB
HCM Control Delay, s	2.9	0	10.7
HCM LOS			B

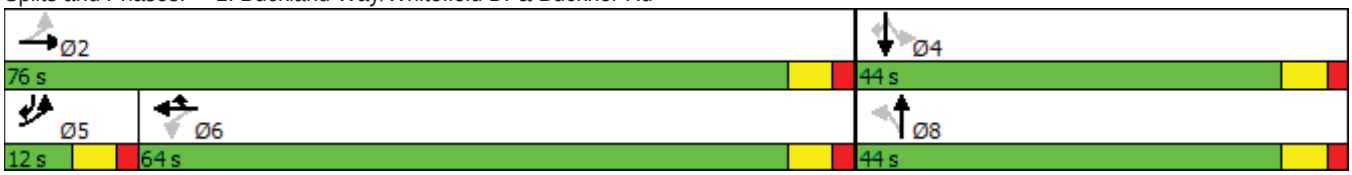
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1396	-	-	-	736
HCM Lane V/C Ratio	0.032	-	-	-	0.136
HCM Control Delay (s)	7.7	0	-	-	10.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	17	590	2	183	230	1	11	95	3	83
Future Volume (vph)	17	590	2	183	230	1	11	95	3	83
Lane Group Flow (vph)	31	758	0	297	411	0	16	0	282	231
Turn Type	pm+pt	NA	Perm	NA	Prot	Perm	NA	Perm	NA	pm+ov
Protected Phases	5	2		6	6		8		4	5
Permitted Phases	2		6			8		4		4
Detector Phase	5	2	6	6	6	8	8	4	4	5
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	10.0
Total Split (s)	12.0	76.0	64.0	64.0	64.0	44.0	44.0	44.0	44.0	12.0
Total Split (%)	10.0%	63.3%	53.3%	53.3%	53.3%	36.7%	36.7%	36.7%	36.7%	10.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	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	6.0
Lead/Lag	Lead		Lag	Lag	Lag					Lead
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	None	None	None	None	None
v/c Ratio	0.06	0.74		0.41	0.47		0.03		0.72	0.29
Control Delay	10.1	20.3		19.9	3.7		23.3		41.0	7.2
Queue Delay	0.0	0.0		0.0	0.0		0.0		0.0	0.0
Total Delay	10.1	20.3		19.9	3.7		23.3		41.0	7.2
Queue Length 50th (ft)	7	276		106	0		5		129	18
Queue Length 95th (ft)	14	415		128	0		24		291	0
Internal Link Dist (ft)		853		819			285		371	
Turn Bay Length (ft)	125				155					75
Base Capacity (vph)	523	1524		1336	1255		888		663	805
Starvation Cap Reductn	0	0		0	0		0		0	0
Spillback Cap Reductn	0	0		0	0		0		0	0
Storage Cap Reductn	0	0		0	0		0		0	0
Reduced v/c Ratio	0.06	0.50		0.22	0.33		0.02		0.43	0.29

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 84.8
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Buckland Way/Whitefield Dr & Buckner Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	590	2	2	183	230	1	11	3	95	3	83
Future Volume (vph)	17	590	2	2	183	230	1	11	3	95	3	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Lane Util. Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Frt	1.00	1.00			1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00			1.00	1.00		1.00			0.95	1.00
Satd. Flow (prot)	1770	1862			1862	1583		1810			1775	1583
Flt Permitted	0.44	1.00			1.00	1.00		0.98			0.72	1.00
Satd. Flow (perm)	815	1862			1856	1583		1787			1336	1583
Peak-hour factor, PHF	0.55	0.78	0.92	0.92	0.62	0.56	0.92	0.92	0.92	0.34	0.92	0.36
Adj. Flow (vph)	31	756	2	2	295	411	1	12	3	279	3	231
RTOR Reduction (vph)	0	0	0	0	0	243	0	2	0	0	0	105
Lane Group Flow (vph)	31	758	0	0	297	168	0	14	0	0	282	126
Turn Type	pm+pt	NA		Perm	NA	Prot	Perm	NA		Perm	NA	pm+ov
Protected Phases	5	2			6	6		8			4	5
Permitted Phases	2			6			8			4		4
Actuated Green, G (s)	46.6	46.6			34.1	34.1		24.9			24.9	31.4
Effective Green, g (s)	46.6	46.6			34.1	34.1		24.9			24.9	31.4
Actuated g/C Ratio	0.56	0.56			0.41	0.41		0.30			0.30	0.38
Clearance Time (s)	6.0	6.0			6.0	6.0		6.0			6.0	6.0
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0			3.0	3.0
Lane Grp Cap (vph)	529	1039			757	646		532			398	709
v/s Ratio Prot	0.00	c0.41				0.11						0.01
v/s Ratio Perm	0.03				0.16			0.01			c0.21	0.07
v/c Ratio	0.06	0.73			0.39	0.26		0.03			0.71	0.18
Uniform Delay, d1	8.9	13.8			17.4	16.3		20.7			26.1	17.4
Progression Factor	1.00	1.00			1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	0.0	2.6			0.3	0.2		0.0			5.7	0.1
Delay (s)	8.9	16.4			17.7	16.6		20.7			31.8	17.5
Level of Service	A	B			B	B		C			C	B
Approach Delay (s)		16.1			17.1			20.7			25.4	
Approach LOS		B			B			C			C	

Intersection Summary			
HCM 2000 Control Delay	18.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	83.5	Sum of lost time (s)	18.0
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Intersection Delay, s/veh	54.4
Intersection LOS	F

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	79	316	4	0	1	65	208	0	1	34	36	0	248	3	39
Future Vol, veh/h	0	79	316	4	0	1	65	208	0	1	34	36	0	248	3	39
Peak Hour Factor	0.92	0.74	0.66	0.92	0.92	0.92	0.43	0.47	0.92	0.92	0.92	0.92	0.92	0.82	0.92	0.80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	107	479	4	0	1	151	443	0	1	37	39	0	302	3	49
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0

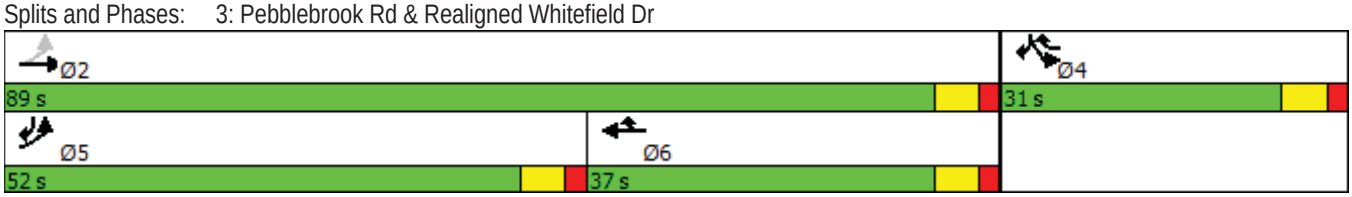
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	65.8	63.4	13.6	29.3
HCM LOS	F	F	B	D

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	20%	0%	86%
Vol Thru, %	48%	79%	24%	1%
Vol Right, %	51%	1%	76%	13%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	399	274	290
LT Vol	1	79	1	248
Through Vol	34	316	65	3
RT Vol	36	4	208	39
Lane Flow Rate	77	590	595	354
Geometry Grp	1	1	1	1
Degree of Util (X)	0.186	1	1	0.74
Departure Headway (Hd)	8.654	6.858	6.446	7.511
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	418	525	565	479
Service Time	6.654	4.945	4.456	5.605
HCM Lane V/C Ratio	0.184	1.124	1.053	0.739
HCM Control Delay	13.6	65.8	63.4	29.3
HCM Lane LOS	B	F	F	D
HCM 95th-tile Q	0.7	13.9	14.5	6.1

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	309	142	94	246	134	149
Future Volume (vph)	309	142	94	246	134	149
Lane Group Flow (vph)	583	195	131	410	181	248
Turn Type	pm+pt	NA	NA	pt+ov	Prot	pt+ov
Protected Phases	5	2	6	6 4	4	4 5
Permitted Phases	2				4	
Detector Phase	5	2	6	6 4	4	4 5
Switch Phase						
Minimum Initial (s)	4.0	4.0	4.0		4.0	
Minimum Split (s)	10.0	24.0	24.0		24.0	
Total Split (s)	52.0	89.0	37.0		31.0	
Total Split (%)	43.3%	74.2%	30.8%		25.8%	
Yellow Time (s)	4.0	4.0	4.0		4.0	
All-Red Time (s)	2.0	2.0	2.0		2.0	
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0	6.0		6.0	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?						
Recall Mode	None	None	None		None	
v/c Ratio	0.59	0.15	0.27	0.45	0.62	0.23
Control Delay	9.3	5.3	33.3	7.0	50.7	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.3	5.3	33.3	7.0	50.7	1.6
Queue Length 50th (ft)	135	34	69	47	116	0
Queue Length 95th (ft)	120	58	106	28	158	0
Internal Link Dist (ft)		689	646		262	
Turn Bay Length (ft)	150			150		
Base Capacity (vph)	1121	1568	643	1056	492	1237
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.12	0.20	0.39	0.37	0.20

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 96
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Pebblebrook Rd & Realigned Whitefield Dr



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	309	142	94	246	134	149
Future Volume (vph)	309	142	94	246	134	149
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	1.00	1.00	0.85	1.00	0.85
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.54	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1014	1863	1863	1583	1770	1583
Peak-hour factor, PHF	0.53	0.73	0.72	0.60	0.74	0.60
Adj. Flow (vph)	583	195	131	410	181	248
RTOR Reduction (vph)	0	0	0	142	0	97
Lane Group Flow (vph)	583	195	131	268	181	151
Turn Type	pm+pt	NA	NA	pt+ov	Prot	pt+ov
Protected Phases	5	2	6	6 4	4	4 5
Permitted Phases	2				4	
Actuated Green, G (s)	67.5	67.5	25.3	47.0	15.7	57.9
Effective Green, g (s)	67.5	67.5	25.3	47.0	15.7	57.9
Actuated g/C Ratio	0.71	0.71	0.27	0.49	0.16	0.61
Clearance Time (s)	6.0	6.0	6.0		6.0	
Vehicle Extension (s)	3.0	6.0	6.0		3.0	
Lane Grp Cap (vph)	1006	1320	495	781	291	962
v/s Ratio Prot	c0.22	0.10	0.07	0.17	c0.10	0.10
v/s Ratio Perm	c0.19					
v/c Ratio	0.58	0.15	0.26	0.34	0.62	0.16
Uniform Delay, d1	6.4	4.5	27.6	14.7	37.0	8.1
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.8	0.1	0.8	0.7	4.1	0.1
Delay (s)	7.2	4.6	28.4	15.4	41.1	8.2
Level of Service	A	A	C	B	D	A
Approach Delay (s)		6.5	18.6		22.0	
Approach LOS		A	B		C	

Intersection Summary			
HCM 2000 Control Delay	14.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.62		
Actuated Cycle Length (s)	95.2	Sum of lost time (s)	18.0
Intersection Capacity Utilization	42.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	23	213	1	4	255	83	1	0	3	126	2	66
Future Vol, veh/h	23	213	1	4	255	83	1	0	3	126	2	66
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	81	92	92	95	55	92	92	92	64	92	58
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	263	1	4	268	151	1	0	3	197	2	114

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	268	0	0	264	0	0	627	626	264	627	626	268
Stage 1	-	-	-	-	-	-	349	349	-	277	277	-
Stage 2	-	-	-	-	-	-	278	277	-	350	349	-
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	1296	-	-	1300	-	-	396	401	775	396	401	771
Stage 1	-	-	-	-	-	-	667	633	-	729	681	-
Stage 2	-	-	-	-	-	-	728	681	-	666	633	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1296	-	-	1300	-	-	327	386	775	383	386	771
Mov Cap-2 Maneuver	-	-	-	-	-	-	327	386	-	383	386	-
Stage 1	-	-	-	-	-	-	645	612	-	705	678	-
Stage 2	-	-	-	-	-	-	616	678	-	641	612	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.1	11.3	19.2
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	577	1296	-	-	1300	-	-	383	771
HCM Lane V/C Ratio	0.008	0.033	-	-	0.003	-	-	0.52	0.148
HCM Control Delay (s)	11.3	7.9	-	-	7.8	0	-	24.1	10.5
HCM Lane LOS	B	A	-	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	2.9	0.5

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	25	55	1	0	0	116	213	0	0	1	1
Future Vol, veh/h	0	25	55	1	0	0	116	213	0	0	1	1
Peak Hour Factor	0.92	0.71	0.82	0.92	0.92	0.92	0.83	0.80	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	35	67	1	0	0	140	266	0	0	1	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	9.2	11.9	8.4
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	31%	0%	89%
Vol Thru, %	50%	68%	35%	1%
Vol Right, %	50%	1%	65%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	81	329	197
LT Vol	0	25	0	176
Through Vol	1	55	116	1
RT Vol	1	1	213	20
Lane Flow Rate	2	103	406	283
Geometry Grp	1	1	1	1
Degree of Util (X)	0.003	0.15	0.501	0.409
Departure Headway (Hd)	5.34	5.221	4.446	5.198
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	674	680	804	686
Service Time	3.34	3.304	2.501	3.281
HCM Lane V/C Ratio	0.003	0.151	0.505	0.413
HCM Control Delay	8.4	9.2	11.9	11.9
HCM Lane LOS	A	A	B	B
HCM 95th-tile Q	0	0.5	2.8	2

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	176	1	20
Future Vol, veh/h	0	176	1	20
Peak Hour Factor	0.92	0.71	0.92	0.58
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	248	1	34
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.9
HCM LOS	B

Lane

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	53	77	133	107	120	75
Future Vol, veh/h	53	77	133	107	120	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	55	78	81	68	53	69
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	96	99	164	157	226	109

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	164	0	-	0	455	164
Stage 1	-	-	-	-	164	-
Stage 2	-	-	-	-	291	-
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	1414	-	-	-	563	881
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	759	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1414	-	-	-	525	881
Mov Cap-2 Maneuver	-	-	-	-	525	-
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	707	-

Approach	EB	WB	SB
HCM Control Delay, s	3.8	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1414	-	-	-	525	881
HCM Lane V/C Ratio	0.068	-	-	-	0.431	0.123
HCM Control Delay (s)	7.7	-	-	-	17	9.7
HCM Lane LOS	A	-	-	-	C	A
HCM 95th %tile Q(veh)	0.2	-	-	-	2.2	0.4

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	12	160	3	5	341	152	4	6	6	92	5	12
Future Vol, veh/h	12	160	3	5	341	152	4	6	6	92	5	12
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	-	-	Yield	-	-	None	-	-	None
Storage Length	125	-	-	-	-	155	-	-	-	-	-	75
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	89	92	92	87	70	92	92	92	85	92	40
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	180	3	5	392	217	4	7	7	108	5	30

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	392	0	0	183	0	0	623	620	181	627	622	392
Stage 1	-	-	-	-	-	-	217	217	-	403	403	-
Stage 2	-	-	-	-	-	-	406	403	-	224	219	-
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	1167	-	-	1392	-	-	398	404	862	396	403	657
Stage 1	-	-	-	-	-	-	785	723	-	624	600	-
Stage 2	-	-	-	-	-	-	622	600	-	779	722	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1167	-	-	1392	-	-	370	395	862	382	394	657
Mov Cap-2 Maneuver	-	-	-	-	-	-	370	395	-	382	394	-
Stage 1	-	-	-	-	-	-	773	712	-	614	596	-
Stage 2	-	-	-	-	-	-	585	596	-	754	711	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.1	12.7	16.7
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	485	1167	-	-	1392	-	-	383	657
HCM Lane V/C Ratio	0.036	0.015	-	-	0.004	-	-	0.297	0.046
HCM Control Delay (s)	12.7	8.1	-	-	7.6	0	-	18.3	10.7
HCM Lane LOS	B	A	-	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	1.2	0.1

Intersection	
Intersection Delay, s/veh	11.3
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	19	88	0	0	9	216	171	0	0	1	2
Future Vol, veh/h	0	19	88	0	0	9	216	171	0	0	1	2
Peak Hour Factor	0.92	0.57	0.82	0.92	0.92	0.92	0.77	0.90	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	33	107	0	0	10	281	190	0	0	1	2
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.9	12.4	8.2
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	18%	2%	85%
Vol Thru, %	33%	82%	55%	0%
Vol Right, %	67%	0%	43%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	107	396	95
LT Vol	0	19	9	81
Through Vol	1	88	216	0
RT Vol	2	0	171	14
Lane Flow Rate	3	141	480	120
Geometry Grp	1	1	1	1
Degree of Util (X)	0.005	0.187	0.557	0.178
Departure Headway (Hd)	5.066	4.792	4.177	5.352
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	701	747	865	668
Service Time	3.139	2.837	2.207	3.41
HCM Lane V/C Ratio	0.004	0.189	0.555	0.18
HCM Control Delay	8.2	8.9	12.4	9.6
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0	0.7	3.5	0.6

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	81	0	14
Future Vol, veh/h	0	81	0	14
Peak Hour Factor	0.92	0.86	0.92	0.55
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	94	0	25
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.6
HCM LOS	A

Lane

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	45	57	165	24	50	56
Future Vol, veh/h	45	57	165	24	50	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	68	77	90	50	69	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	66	74	183	48	72	79

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	183	0	-	0	389	183
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	206	-
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	1392	-	-	-	615	859
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1392	-	-	-	586	859
Mov Cap-2 Maneuver	-	-	-	-	586	-
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	790	-

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	10.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1392	-	-	-	586	859
HCM Lane V/C Ratio	0.048	-	-	-	0.124	0.092
HCM Control Delay (s)	7.7	-	-	-	12	9.6
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	0.3

Traffic Volume Worksheets

Project Name
Traffic Volumes
Future Conditions

A&R Engineering
October 2015

1 Buckner Rd @ Buckland Way

A.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	1	7	3	11	63	2	55	120	11	524	2	537	2	112	153	267
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	1	7	3	11	63	2	55	120	11	551	2	537	2	118	153	267
Total New Trips	0	4	0	4	32	1	28	61	6	39	0	45	0	65	77	142
Future Traffic Volumes:	1	11	3	15	95	3	83	181	17	590	2	609	2	183	230	415

Afternoon Peak Hour (2:45pm - 3:45pm)

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	1	0	3	4	84	1	44	129	15	169	1	185	4	216	55	275
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	1	0	3	4	84	1	44	129	15	178	1	185	4	227	55	275
Total New Trips	0	0	0	0	42	1	22	65	8	35	0	43	0	28	28	56
Future Traffic Volumes:	1	0	3	4	126	2	66	194	23	213	1	237	4	255	83	342

P.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	4	4	6	14	61	3	8	72	8	138	3	149	5	319	101	425
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	4	4	6	14	61	3	8	72	8	145	3	149	5	335	101	425
Total New Trips	0	2	0	2	31	2	4	37	4	15	0	19	0	6	51	57
Future Traffic Volumes:	4	6	6	16	92	5	12	109	12	160	3	175	5	341	152	498

Project Name
Traffic Volumes
Future Conditions

A&R Engineering
October 2015

2 Buckner Rd @ Pebblebrook Rd

A.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	1	32	34	67	196	3	32	231	59	298	4	361	1	52	119	172
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
Base Condition:	1	34	36	67	206	3	34	231	62	313	4	361	1	55	125	172
Total New Trips	0	0	0	0	42	0	5	47	17	3	0	20	0	10	83	93
Future Traffic Volumes:	1	34	36	71	248	3	39	290	79	316	4	399	1	65	208	274

Afternoon Peak Hour (2:45pm - 3:45pm)

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	0	1	1	2	130	1	14	145	17	49	1	67	0	103	163	266
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
Base Condition:	0	1	1	2	137	1	15	145	18	51	1	67	0	108	171	266
Total New Trips	0	0	0	0	39	0	5	44	7	4	0	11	0	8	42	50
Future Traffic Volumes:	0	1	1	2	176	1	20	197	25	55	1	81	0	116	213	329

P.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	0	1	2	3	62	0	11	73	16	82	0	98	9	205	154	368
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
Base Condition:	0	1	2	3	65	0	12	73	17	86	0	98	9	215	162	368
Total New Trips	0	0	0	0	16	0	2	18	2	2	0	4	0	1	9	10
Future Traffic Volumes:	0	1	2	3	81	0	14	95	19	88	0	107	9	216	171	396

Project Name
Traffic Volumes
Future Conditions

A&R Engineering
October 2015

3 Pebblebrook Rd @ Whitefield D

A.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	0	0	0	0	89	0	99	188	206	132	0	338	0	72	164	236
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	0	0	0	0	89	0	99	188	206	139	0	338	0	76	164	236
Total New Trips	0	0	0	0	45	0	50	95	103	3	0	106	0	18	82	100
Future Traffic Volumes:	0	0	0	0	134	0	149	283	309	142	0	451	0	94	246	340

Afternoon Peak Hour (2:45pm - 3:45pm)

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	0	0	0	0	80	0	50	130	35	69	0	104	0	113	71	184
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	0	0	0	0	80	0	50	130	35	73	0	104	0	119	71	184
Total New Trips	0	0	0	0	40	0	25	65	18	4	0	22	0	14	36	50
Future Traffic Volumes:	0	0	0	0	120	0	75	195	53	77	0	130	0	133	107	240

P.M. Peak Hour

	Northbound				Southbound				Eastbound				Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	0	0	0	0	33	0	37	70	30	52	0	82	0	154	16	170
Growth Factor (%):	0	0	0		0	0	0		0	1	0		0	1	0	
Base Condition:	0	0	0	0	33	0	37	70	30	55	0	82	0	162	16	170
Total New Trips	0	0	0	0	17	0	19	36	15	2	0	17	0	3	8	11
Future Traffic Volumes:	0	0	0	0	50	0	56	106	45	57	0	102	0	165	24	189

Section 11

Notification of Contiguous Occupants

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

Whitefield ACADEMY

A Christ-Centered Preparatory School

September 25, 2015

Dear Whitefield Neighbor,

Some of you were already living in this area when Whitefield Academy first opened our doors on this campus. Most of you have moved into this area since that time. A lot of changes have occurred at Whitefield since the school purchased this land in 1998. We have doubled in size from 50 to 100 acres, added buildings and playing fields, and more importantly, matriculated 700 young men and women successfully to college and life. Some of our graduates have now returned to our Whitefield campus as teachers, coaches, and even parents of their own Whitefield students.

Most of you have been on our campus to attend a football game, a play, or attend one of our community speaker series events. Hopefully you have been pleased to see Whitefield's stewardship of the land God has entrusted to us. A lot of changes have occurred around Whitefield as well as on our campus. We have worked closely with civic and community groups to be a voice for this area. We continue to work with Cobb County and City of Smyrna officials to draw attention to the traffic challenges we face and the need for more police presence as thousands of new homes have been built around us.

While all the new development creates challenges for our infrastructure, who can blame the desire for so many families to live in this area? This is a great place to live and raise a family! Whitefield is proud to be part of this community and serve as an outstanding academic option for parents living in this area. In fact, almost 70% of our students live within 5 miles of our school. My family is one of those families and I actually walk to Whitefield most days.

On Thursday October 8 at 7:00 p.m. I would like to invite you to a town hall meeting on our campus. I have invited Ron Fennel, Smyrna Ward 7 City Councilman to come and give an update on the new developments affecting our surrounding area including Pebblebrook, Buckner, and Oakdale Roads. I will also be sharing Whitefield's campus master plan which we will be submitting to the City this month for approval. The actual build out of this complete plan may take 20 years, but I think it is important that our friends and neighbors see that the school leadership has carefully thought through our planned growth. For those interested, we will be offering tours of our newest building, Morris Hall.

Town Hall Meeting
Thursday, October 8 at 7:00 p.m.
Barnett Gathering Room, Lower level of Founders Hall
No reservations required.

I hope you can join us. Also, please visit our website (whitefieldacademy.com), and click on "About Us" followed by "Strategic Plan" to access our master plan.

Sincerely,

Kevin Bracher

Kevin Bracher, Ph.D.
Headmaster

1 Whitefield Drive SE ▪ Mableton, GA 30126 ▪ Phone: (678) 305-3000 ▪ Fax: (678) 305-3010 ▪ whitefieldacademy.com

NOTIFICATION OF CONTIGOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY

APPLICATION FOR SPECIAL LAND USE PERMIT

By signature, it is hereby acknowledged that I have been notified that Whitefield Academy Intends to make an application for a special land use permit for the purpose of seeking City of Smyrna approval of their campus master plan on the premises with a mailing address of 1 Whitefield Drive, Mableton, Georgia as described in the application located in the City of Smyrna.

NAME	SIGNATURE ACKNOWLEDGEMENT & SUPPORT
Erik & Kara Peterson 1372 Wynbrook Trace	
Michael & Angela Santone 1370 Wynbrook Trace	
Douglas & Margaret Lundy 1368 Wynbrook Trace	
Aaron & Kerry Carmack 1366 Wynbrook Trace	
Donald & Sharon Johnson 1364 Wynbrook Trace	
Nicole & Moton Gordon 1362 Wynbrook Trace	
Charles & Terry Guth 1360 Wynbrook Trace	
Matthew & Courtney Lavallee 1358 Wynbrook Trace	

Whitefield Academy 2015, P.2

Taylor Courtnay 1356 Wynbrook Trace	
Andrew & Lisa Burnett 1352 Wynbrook Trace	Lisa Burnett
Sean & Margarita Carbonell 1316 Glen Cedars Drive	
Aristidis & Teresa Iatridis 1314 Glen Cedars Drive	
Gregory & Candice Comstock 1312 Glen Cedars Drive	Candice Comstock
Robert & Clarissa Baker 1310 Glen Cedars Drive	
Steven and Marsha Burke 1308 Glen Cedars Drive	
Brad & Michelle Prybis 5418 Buckland Way	
Erik & Cindy Holbrook 5410 Buckland Way	Cindy Holbrook

7015 0640 0003 1061 8059

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here
SEP 28 2015

Postage
$

Total Postage and Fees
$

Sent To Norfolk Southern Rail Road
Street and Apt. No., or PO Box No. 1200 Peachtree St. NE
City, State, ZIP+4® Atlanta GA. 30309

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8080

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To Robert Wright Montague
Street and Apt. No., or PO Box No. 315 The Hermitage Drive
City, State, ZIP+4® Alpharetta GA. 30004

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8042

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $ SEP 28 2015
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To Moton + Nicole Gordon
Street and Apt. No., or PO Box No. 1362 Wynbrook Trace
City, State, ZIP+4® Mableton, GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To Mr. + Mrs. Robert Baker
Street and Apt. No., or PO Box No. 1310 Glen Cedars Dr.
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8035

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To Mr. + Mrs. Charles Guth
Street and Apt. No., or PO Box No. 1360 Wynbrook Trace
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8066

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ SEP 21 2015

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To Dr. Brad Phybis
Street and Apt. No., or PO Box No. 5418 Buckland Way
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8134

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Aris Jatrald

Street and Apt. No., or PO Box No. 1314 Glen Cedars Dr

City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8141

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Taylor Courtney

Street and Apt. No., or PO Box No. 1356 Wynbrook Trace

City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7632

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Jim Johnson

Street and Apt. No., or PO Box No. 1346 Pebblebrook Rd.

City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7663

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Mary B. Moore

Street and Apt. No., or PO Box No. 1465 Pebblebrook Rd.

City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7649

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $ 3.91

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Marilyn Allen

Street and Apt. No., or PO Box No. 1356 Pebblebrook Rd.

City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7656

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here SEP 25 2015 USPS 30339-9997

Sent To Joyce Bennett Howell

Street and Apt. No., or PO Box No. 1450 Pebblebrook Rd.

City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7625

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To William E. Anderson
Street and Apt. No., or PO Box No. 314 Pebblebrook Rd.
City, State, ZIP+4® Brunswick GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7557

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To Doris Pruitt
Street and Apt. No., or PO Box No. 1530 Buckner Rd.
City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7564

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To Mr. & Mrs. Kevin Truesdale
Street and Apt. No., or PO Box No. 1302 Pebblebrook Rd.
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7540

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To Nancy White - Edjen Enterprises LLC
Street and Apt. No., or PO Box No. 2970 Irwin Bridge Rd.
City, State, ZIP+4® Conyers GA. 30012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7571

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To Anita Coggin
Street and Apt. No., or PO Box No. 1270 Pebblebrook Rd.
City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7533

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*™.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Sent To Compass Chemical Intnl.
Street and Apt. No., or PO Box No. 5544 Oakdale Rd
City, State, ZIP+4® Smyrna GA 30082

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7595

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Shukla Dhanalakshmi Mandiri
Street and Apt. No., or PO Box No. 269 Pebblebrook Rd.
City, State, ZIP+4® Mableton GA 30126

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7618

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Mr. & Mrs. John Robinson
Street and Apt. No., or PO Box No. 3464 Valleybrook Rd. SE
City, State, ZIP+4® Mableton GA 30126

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7601

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Vinings Estates Comm. Assoc.
Street and Apt. No., or PO Box No. 655 Crescent Ridge Trail
City, State, ZIP+4® Mableton GA 30126

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 7588

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Lauren Perry
Street and Apt. No., or PO Box No. 1233 Pebblebrook Rd.
City, State, ZIP+4® Mableton GA 30126

AKERS MILL POSTAL STORE SEP 25 2015 USPS 30339-9997

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8127

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Sent To Mr. & Mrs. Donald Johnson
Street and Apt. No., or PO Box No. 1364 Wynbrook Trace
City, State, ZIP+4® Mableton GA 30126

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8103

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Sent To Mr & Mrs. Steve Burke
Street and Apt. No., or PO Box No. 1308 Glen Cedars Dr.
City, State, ZIP+4® Mableton GA. 30126

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1046 6940

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Nickajack Comm Area - Mr. Ed Barber
Street and Apt. No., or PO Box No. 5431 Buckland Way
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1046 6933

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Ms. Peggy Lundy
Street and Apt. No., or PO Box No. 1368 Wynbrook Trace
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1046 6988

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Mr. & Mrs. Erik Pattison
Street and Apt. No., or PO Box No. 1372 Wynbrook Trace
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1046 6971

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Mr. & Mrs. Michael Bertone
Street and Apt. No., or PO Box No. 1370 Wynbrook Trace
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8097

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Mr. George Amah
Street and Apt. No., or PO Box No. 1267 Pebblebrook Rd. SE
City, State, ZIP+4® Mableton GA. 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 1061 8110

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 3.94

Postmark Here

CUMBERLAND MALL OCT 01 2015 USPS 30339-3163

Sent To Michael Avery Jones
Street and Apt. No., or PO Box No. 1247 Pebblebrook Rd. SE
City, State, ZIP+4® Mableton GA 30126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Section 12

Zoning Disclosure Report

Application for Special Land Use Permit to the City of Smyrna for:

Whitefield Academy
1 Whitefield Drive
Mableton, GA 30126

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for a special land use permit, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No.

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of $250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

No

If so, describe the natural and extent of such interest: _____

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

No

If so, describe the nature and extent of such interest:

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No

If so, describe the relationship and the nature and extent of such interest:

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 30th day of September, 2015.

Kevin Bracher

(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.