

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to OIP (Office Institutional Professional District) pursuant to an application for rezoning of property owned by Ross Developments, Inc. submitted on October 21, 2019.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Beall & Company, LLC on October 21, 2019, requesting rezoning of a ±61.792-acre tract of land located north of Paul Broun Parkway, east of Oconee Connector, and west of Dowdy Road in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. C-02-012 and C-02-012B), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural District) to OIP (Office Institutional Professional District) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on January 21, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 4, 2020.

ADOPTED AND APPROVED this 4th day of February, 2020.



OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

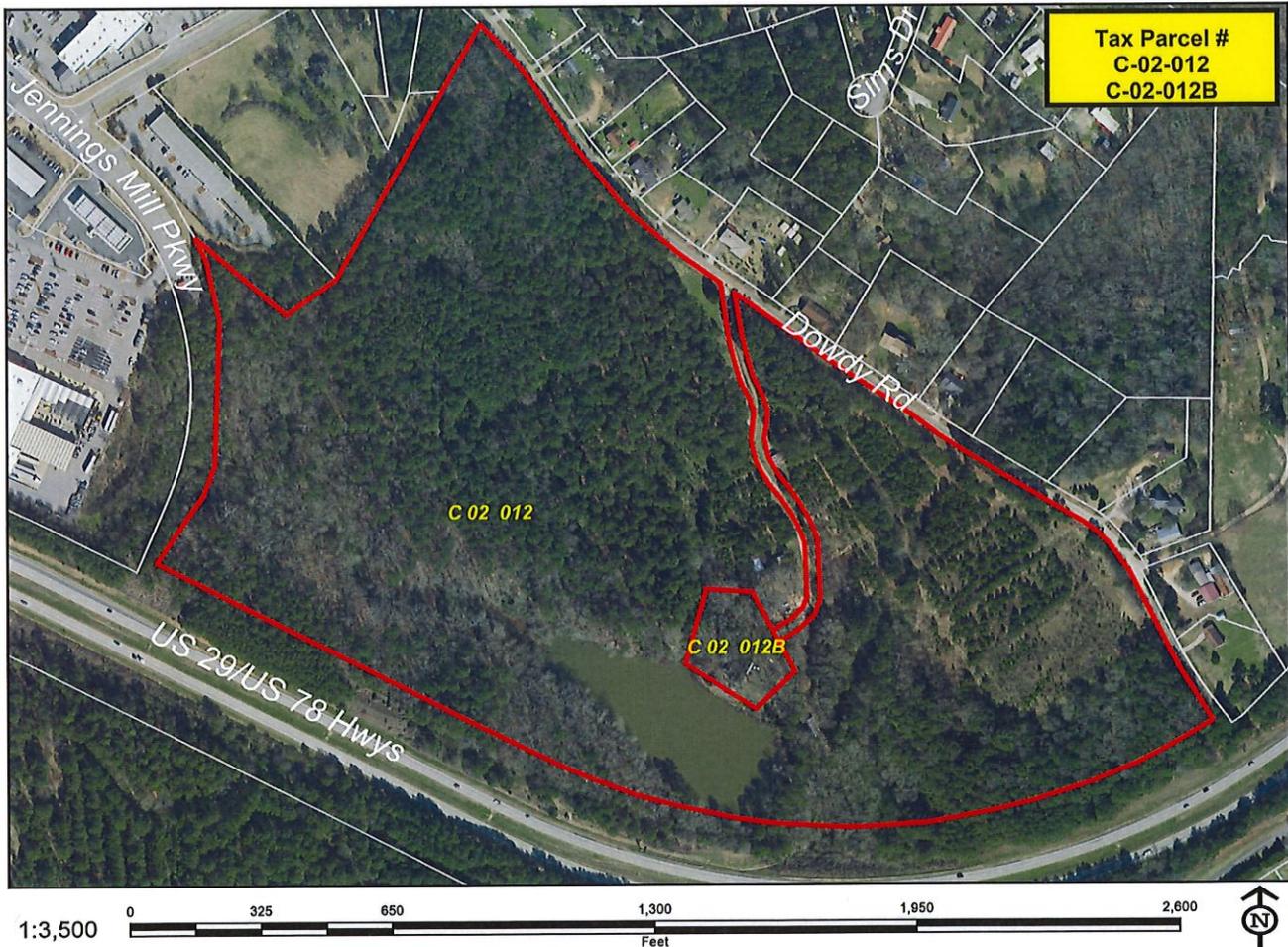
EXHIBIT "A" TO REZONE NO P19-0065

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Sidewalks shall be installed along the north side of Oconee Connector and a crosswalk shall be installed at Old Epps Bridge Road to connect the development with the existing sidewalk at the Market at Epps Bridge shopping center.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosures made of wood or chain link are prohibited.
6. The total number of residential units shall not exceed 398 units.

TAX MAP



LEGAL DESCRIPTION

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as 61.729 acres on a Survey For ROSS DEVELOPMENT, dated June 1, 2004, prepared by BREWER & DUDLEY, LLC, (JOHN F. BREWER Land Surveyor) more particularly described as follows:

POINT OF BEGINNING is an iron pin denoting a property corner located on the northeastern right-of-way line of the OCONEE CONNECTOR (formerly known as the JENNINGS MILL PARKWAY), running:

Thence S47°38'38"E, a distance of 35.78' to an iron pin denoting the property corner;

Thence S42°47'38"E, a distance of 330.00' to an iron pin denoting the property corner;

Thence N31°17'29"E, a distance of 179.13' to an iron pin denoting the property corner;

Thence N31°17'29"E, a distance of 721.59' to an iron pin denoting the property corner and right-of-way edge of DOWDY ROAD;

Thence S39°34'57"E, a distance of 60.45' to a point on the right-of-way of DOWDY ROAD;

Thence S36°14'16"E, a distance of 114.72' to a point on the right-of-way of DOWDY ROAD;

Thence S33°58'38"E, a distance of 196.54' to a point on the right-of-way of DOWDY ROAD;

Thence S36°33'45"E, a distance of 144.62' to a point on the right-of-way of DOWDY ROAD;

Thence S44°34'47"E, a distance of 145.67' to a point on the right-of-way of DOWDY ROAD;

Thence S51°04'41"E, a distance of 113.36' to a point on the right-of-way of DOWDY ROAD;

Thence S48°59'44"E, a distance of 124.57' to a point on the right-of-way of DOWDY ROAD;

Thence S55°47'00"E, a distance of 271.70' to a point on the right-of-way of DOWDY ROAD;

Thence S54°12'28"E, a distance of 251.38' to a point on the right-of-way of DOWDY ROAD;

Thence S55°33'28"E, a distance of 161.63' to a point on the right-of-way of DOWDY ROAD;

Thence S56°38'09"E, a distance of 105.40' to a point on the right-of-way of DOWDY ROAD;

Thence S58°24'04"E, a distance of 107.96' to a point on the right-of-way of DOWDY ROAD;

Thence S59°51'42"E, a distance of 103.64' to a point on the right-of-way of DOWDY ROAD;

Thence S53°39'04"E, a distance of 102.87' to a point on the right-of-way of DOWDY ROAD;

Thence S41°32'25"E, a distance of 66.40' to a point on the right-of-way of DOWDY ROAD;

Thence S32°59'52"E, a distance of 39.32' to a point on the right-of-way of DOWDY ROAD;

Thence S26°11'43"E, a distance of 63.56' to a point on the right-of-way of DOWDY ROAD;

Thence S24°21'54"E, a distance of 69.90' to a point on the right-of-way of DOWDY ROAD;

Thence S25°18'01"E, a distance of 60.49' to a point on the right-of-way of DOWDY ROAD;

Thence S27°12'33"E, a distance of 83.00' to a point on the right-of-way of DOWDY ROAD;

Thence S30°31'49"E, a distance of 48.84' to a point on the right-of-way of DOWDY ROAD;

Thence S34°37'49"E, a distance of 48.03' to a point on the right-of-way of DOWDY ROAD;

Thence S35°57'32"E, a distance of 84.83' to a point on the right-of-way of DOWDY ROAD;

Thence S88°24'05"W, a chord distance of 1709.10', arc distance of 1784.59', with a radius of 1759.86' to a concrete right-of-way monument denoting the boundary at the PAUL BROUN PARKWAY right-of-way line;

Thence N62°32'33"W, a distance of 996.84' to an iron pin at a property corner;

Thence N24°46'37"E, a distance of 220.50', to a point at a property corner on the edge of the right-of-way of the Jennings Mill Parkway (now known as the OCONEE CONNECTOR);

Thence N00°36'48"W, a chord distance of 660.32', arc distance of 682.44', with a radius of 770.01' to an iron pin denoting the property corner at the **POINT OF BEGINNING** at the right-of-way edge of Jennings Mill Parkway (now known as the OCONEE CONNECTOR).

NARRATIVE

Beall & Company, LLC
10/21/2019 (rev. 11/11/2019)

Project #19-016
AG to OIP Rezone Petition

Rezone Petition From AG to OIP

CELEBRATION VILLAGE
AGE-IN-PLACE RETIREMENT COMMUNITY
Athens-Oconee Campus

61.792 Acres on the Oconee Connector, Dowdy Road & the Paul Broun Parkway
Tax Parcel #C02 012 & #C02 012B
Oconee County Georgia
October 21, 2019 (rev. 11/11/19)

(Beall & Company, LLC has been engaged by the property owner (ROSS DEVELOPMENTS, INC.) and the developers (ASC ACQUISITIONS, LLC) to act as agent in the preparation of the necessary documentation associated with the subject rezone petition.)

Narrative

ASC (Active Senior Concepts) ACQUISITIONS, LLC has placed 61.792 acres fronting on the OCONEE CONNECTOR, DOWDY ROAD, and the PAUL BROUN PARKWAY under contract for the purpose of construction and development of CELEBRATION VILLAGE AGE-IN-PLACE RETIREMENT COMMUNITY. This master planned community will be developed in accordance with the Unified Development Code of Oconee County Georgia under provisions of Sec. 207, Uses Allowed in Each Zoning District, NAICS reference 623312, Assisted Living Facility.

Covering nearly 62 acres CELEBRATION VILLAGE will feature:

- (a) community inspired design of five different pedestrian friendly neighborhoods offering a full continuum of care where customized options provide a complete age-in-place solution, while convenient to nearby shopping, restaurants, and services;
- (b) a nature preserve including a private lake, lake pavilion, walking paths, outdoor pavilion, fire-pits, picnic areas with grill stations, and fishing;
- (c) 27,167 square foot CELEBRATION Social Club including a village atrium; FRANK's Game Parlor (cards, billiards, darts, clubs, tournaments); COLORS Art Studio (drawing, photography, painting, arts & crafts, daily classes, art director); REJUVENATE Salon & SPA (hair cut/style, manicures, pedicures, massages, facials); VERTICAL Fitness (full service fitness center; senior-designed exercise equipment; daily classes; personal training; nutrition coach); CELEBRATION Theater (movies, concerts, continuing education, speakers, private events), VILLAGE Dining (Prime SEASONS fine Dining, formal dining room, breakfast, lunch, dinner, executive chef, full wait staff, full service menu); BREEZES Bar & Bistro (full service bar, happy hour, appetizers/tapas, pizzas/paninis, dessert bar); CELEBRATION Cafe (full service deli, coffee bar, grab-N-go); the CHEF'S Corner (cooking demonstrations, cooking classes, wine & cheese pairings, private parties);
- (d) Masterpiece Living Health Center (on-site exam rooms; on-site visiting physicians; on-site registered nurses; on-site visiting dental services; 24/7/365 home care services; on-site visiting physical/occupational/speech therapy; on-site counseling);
- (e) CONCIERGE Services (24/7/365 concierge services; dinner reservations; salon appointments; outing sign-ups);
- (f) CAMPUS Shuttle and VILLAGE Bus (7 days a week; Shuttle from home to club & from club to home; off-campus shopping/dining; off-campus medical appointments; church services; village outings);
- (g) other CELEBRATION outdoor amenities including swimming pools, putting green, and bocci courts;
- (h) maintenance services building (1765 SF, to address any maintenance needs in the development (24/7/365)

The Site

The subject property was purchased by William ("Bill") Crane Ross in 1977 and put into "agribusiness" use as a wholesale commercial nursery until 2014 when Mr. Ross relocated and expanded his business to its current Oconee County location on Dials Mill Road. The subject property has been available for purchase since 2014.

The subject site is today predominately wooded. A natural drainage corridor drains from the northwest toward the southeast and via surface drainage feeds a small lake near the southern boundary of the site adjacent to the Paul Broun Parkway. The 61.792 acres fronts on Dowdy Road for approximately 2,508 LF, fronts on the Oconee Connector for approximately 903 LF, and has frontage on the Paul Broun Parkway for approximately 2,781 LF.

The property is presently zoned AG. The properties directly across the Oconee Connector (Home Depot and the Kroger shopping village) are zoned B-2 Highway Business; the contiguous retail property fronting on the Oconee Connector is zoned B-1 General Business; the balance of the contiguous property to the northwest is zoned AG; and the residential properties across Dowdy Road from the subject property are zoned AG.

The Development

The entire 61.792 acres will be rezoned to OIP to accommodate the development of the continuum of care assisted living retirement community campus. The property will be developed in two phases.

PHASE ONE will include the 27,167 SF, 1-story, CELEBRATION SOCIAL CLUB building; the 3-story Willow Bay CONCIERGE Living buildings; the 3-story assisted living and memory care building known as Walnut Grove and White Oak neighborhoods; the 4-story independent living buildings known as the Cypress Point neighborhood; and the 1-story & 1 1/2 -story independent

living cottages known as the Pinewood neighborhood; related amenities including a swimming pool, bocci courts, putting green, and lake pavilion; the 1-story medical office building, primary entrance on the Oconee Connector, and one emergency/service entrance on Dowdy Road.

It is anticipated that the entire project infrastructure will be developed in one phase over an 8-12 month period. Build-out the proposed buildings in PHASE ONE is anticipated to require a minimum of approximately 18 months (anticipated PHASE ONE completion is 2.5 years

PHASE TWO will include 43, 1 1/2-story, 2-unit buildings to be completed based on market demand; a 2nd swimming pool and pool cabana building, pickle-ball/activity courts; and additional nature trails. It is anticipated that PHASE TWO will require a minimum of 24 month based on market demand.

The overall community will offer the residents the opportunity to maintain their independence as long as possible, while having the options for services as they want or need them.

The community will provide daily meals, housekeeping, laundry services, security, staffed activities, maintenance services and transportation services.

The development will be constructed with curb & gutter streets, county water, sanitary sewer, and sidewalks throughout for a comprehensive pedestrian friendly circulation system. Handicap ramps will be installed at all crosswalk locations throughout the development. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development.

EXTERIOR BUILDING MATERIALS

The building exteriors throughout the development will be predominately brick, cultured stone, and "hardy" siding with stucco, stone, cultured stone detailing (see representative architecture exhibits and CELEBRATION VILLAGE Athens-Oconee brochure).

PHASE ONE BUILDINGS

The core building of PHASE ONE is the 27,167 SF, one-story, CELEBRATION Social Club building housing the Village Atrium, game parlor, art studio, Vertical Fitness, salon & spa, theater, dining, village medical, and other related services (described in c, d, e, & f on page 1 of this narrative report).

Attached as a south wing and attached as a north wing to the CELEBRATION Social Club building are two 3-story (48'-6 1/2" ridge height) CONCIERGE buildings to be known as Willow Bay neighborhoods.

Willow Bay will feature 104 units, 750 to 1100 SF, 1-BR and 2-BR floor plans; 24/7/365 emergency response and on-site home care; two meals daily; weekly housekeeping; full access to transportation services; direct access to campus medical; and direct access to social club activities.

Attached as a west wing to the CELEBRATION Social Club building is a 3-story building (50'-3 3/8" ridge height) with two sections:

- (1) Walnut Grove: an assisted living section to be known as Walnut Grove neighborhood will feature 65 units, 550 to 900 SF, 1-BR & 2-BR floor plans; 24/7/365 emergency response; 24/7/365 full time medical care; medication management; assistance with bathing, dressing, escorting; 3 meals daily; housekeeping / laundry service; access to full transportation service; direct access to campus medical; direct access to social club activities, and;
- (2) White Oak: a memory care section to be known as White Oak neighborhood will feature 31 secured units, 550 to 900 SF, 1-BR & 2BR floor plans; 24/7/365 emergency response; 24/7/365 full-time medical care; full-time nurse / medication management; assistance with bathing, dressing, escorting; 3 meals daily; housekeeping / laundry service; direct access to campus medical; direct access to social club activities; full access to transportation services.

Cypress Point : Two 4-story (55' ridge height) independent living villas to be known as Cypress Point neighborhood will each feature 40 units, 1100 to 1400 SF, 2-BR/2-Bath/1-car garage floor plans; 24/7/365 emergency response' 24/7/367 on-site home care; 2 meals daily; weekly housekeeping; full access to campus medical; full access to social club activities; full access to transportation services.

Pinewood: 32, 1-story independent living cottages to be known as Pinewood neighborhood will each feature 1600 to 1900 SF, 2-BR/2-Bath/1-car garage floor plans; 24/7/365 emergency response' 24/7/367 on-site home care; 2 meals daily; weekly housekeeping; full access to campus medical; full access to social club activities; full access to transportation services.

PHASE TWO BUILDINGS

PHASE TWO will include 43, 1 1/2-story, 2-unit bungalows to be known as Overlook neighborhood. This neighborhood will feature 86 total units, 3 BR/2-Bath/2-Car garage; 2600 to 2900 SF; 24/7/365 on site home care; full access to campus medical; full access to social club, dining, and activities; full access to transportation services.
(Note: the construction scheduling of these particular units will to be completed based on market demand.)

The assumed total square footage for the cottage units based on 2750 SF average :

$$43 \text{ duplex buildings} \times 2 \text{ units/building} \times 2750 \text{ SF} = 236,500 \text{ SF}$$

Note: See CELEBRATION VILLAGE Building Summary for total buildings and total project square footages on page 10 of this document.

WATER SUPPLY

Oconee County water supply mainlines exist in the right-of-way of the Oconee Connector and also in the right-of-way of Dowdy Road. Proposed water mainlines will be designed and installed

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Beall & Company, LLC
10/21/2019 (rev. 11/11/2019)

Project #19-016
AG to OIP Rezone Petition

at the developer's expense to interconnect the existing waterlines and create a "looped" system to provide service and fire protection for the development. Said water system will be constructed to Oconee standards, and will be dedicated to the Oconee County Water Resources Department unless recommended otherwise by the department and the county attorney.

Water Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus

ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units
 Independent Living Unit: 60 residents @ 75 gpd = 4,500 gpd
 Concierge Living Unit: 104 residents @ 75 gpd = 7,800 gpd
 Assisted Living Unit: 65 residents @ 75 gpd = 4,875 gpd
 Memory Care Units: 31 residents @ 75 gpd = 2,325 gpd

2 person senior units
 Independent Living Unit: 20 units @ 220 gpd = 5,400 gpd
 Independent Living Cottage: 32 units @ 220 gpd = 7,040 gpd
 Active Adult Condominium: 86 units @ 220 gpd = 18,920 gpd

Health/Medical Office Bldg:
 Average Daily Flow = 12,000 SF x 5 gpd/100 SF = 600 gpd

Employees/Staff Members
 Opening date: 40 staff @ 50 gpd = 2,000 gpd

TOTAL Water Capacity Needed for the Project 53,460 gpd

Sanitary Sewer Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus

ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units
 Independent Living Unit: 60 residents @ 75 gpd = 4,500 gpd
 Concierge Living Unit: 104 residents @ 75 gpd = 7,800 gpd
 Assisted Living Unit: 65 residents @ 75 gpd = 4,875 gpd
 Memory Care Units: 31 residents @ 75 gpd = 2,325 gpd

2 person senior units
 Independent Living Unit: 20 units @ 260 gpd = 5,200 gpd
 Independent Living Cottage: 32 units @ 260 gpd = 8,320 gpd
 Active Adult Condominium: 86 units @ 260 gpd = 22,360 gpd

Health/Medical Office Bldg:
 Average Daily Flow = 12,000 SF x 5 gpd/100 SF = 600 gpd

Employees/Staff Members
 Opening date: 40 staff @ 50 gpd = 2,000 gpd

TOTAL Sanitary Sewer Capacity Needed for the Project 57,980 gpd

Equivalent Residential Unit (ERU) 57,980 gpd / 260 gpd per ERC = 223 ERU

Note: No actual capacity at the treatment plant will be utilized until the first buildings are fully constructed and occupancy begins. The developer's best case scenario anticipated date for that occupancy is around July 2021.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and/or propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be retrofitted and modified (if necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives

Access & Traffic

An extension of the OCONEE CONNECTOR will be constructed by the developer as necessary to provide access at 90 degrees from said road to the development. Private access and utility easements will be extended from adjoining roads to serve the project. The main entrance to CELEBRATION VILLAGE will be a gated entrance providing ingress/egress to the Oconee Connector and destinations beyond. Two other gated entrances on Dowdy Road will function as emergency alternate and service entrances to the development.

Per code 250 (Retirement Community) of the Trip Generation Manual, the weighted trip rates are as follows:

1 person senior units
 *assume 60 Independent Senior units = 60 units
 *assume 104 Concierge Senior units = 104 units
 *assume 65 Assisted Living units = 65 units

*assume 31 Memory Care units = 31 units
2 person senior units
 *assume 20 Independent Senior units = 20 units
 *assume 32 Independent Senior cottage = 32 units
 *assume 86 Active Senior Condo unit = 86 units
 Total Units 398 units

398 units x 3.809 ADT/unit = 1516 Average Daily Trips

Note: See TRAFFIC IMPACT ANALYSIS prepared by NV5/CALYX Engineering for detailed conclusions of TIA. Other than extending the OCONEE CONNECTOR as illustrated to serve the development, no additional road improvements are required (other than driveways).

Schedule

The petitioners plan to complete the zoning efforts on the subject property by February 2020. Construction of the project infrastructure will commence immediately upon approval of the construction plans around November 2020. The infrastructure will require a minimum of 8-12 months and PHASE ONE building construction will require a minimum of 12 months to complete (November 2022). PHASE TWO building construction will be market driven, however it is anticipated to last until November 2024

Maintenance of Common Areas

All areas of the project will be owned and maintained by the by a private corporation experienced in the design, development, marketing, management and ownership of comparable "age-in-place" seniors communities.

Buffers

Street trees and parking lot buffers will be installed throughout the development. Green-space buffers and landscape strips are proposed and illustrated along the abutting properties where required by Oconee regulations. State waters buffers, Conservation Corridors, delineated wetlands, and wetland buffers that exist along the stream on the property are illustrated on the rezone concept plan and will be preserved.

These proposed buffers will only be penetrated as allowed in accordance with provisions of the Unified Development Code of Oconee County and state and federal regulations.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, gas, cable TV, and internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Public & Semi-public Areas

Waterline and sewer line easements, drainage easements, and access easements will be dedicated to Oconee County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

LED light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward, down and away from any neighboring residential areas.

OIP Uses to be Excluded

- | | |
|-------------------------------------|---|
| Accounting & Tax Preparation | Advertising, Public Relations and Related Services |
| Additions to Existing Towers | Architectural, Engineering, Surveying, and Related Services |
| Bookkeeping & Payroll Services | Alternate "stealth" Towers/Antennae |
| Cemeteries & Mausoleums | Banks, Credit Unions, and Savings Institutions |
| Collection Agencies | Commercial parking lots and garages |
| Commercial historical sites | Credit Bureaus |
| Direct Selling Establishments | Court Reporting and Stenotype Services |
| Document Preparation Services | Credit Card Issuing and Sales Financing |
| Electronic shopping & mail order | Computer System Design & Related Services |
| Funds / Trusts | Data Processing, Hosting and Related Services |
| Financial Vehicles | Dry Cleaning & Laundry Drop-off Station |
| General medical & surgical hospital | Electric power transmission & distribution lines |
| Internet Publishing | Electric Power Transmission Substation |
| Intercity couriers | Employment Placement and Temporary Help Services |
| Investigation Services | Financial Transactions Processing-Direct selling establishm |
| Kidney Dialysis Center | Financial Investments and Related Activities |
| Language schools | Lawyers, Notaries, and Other Legal Services |
| Libraries and Archives | Insurance Carriers |
| Music Publishers | Interior Design, Graphic Design & Other Design Services |
| Mortgage Servicing | Management, Scientific, & Technical Consulting |
| Museums | Marketing Research and Public Opinion Polling |
| News Syndicates | Medical & Diagnostic Laboratories |
| Private Business Schools | Mortgage & Non-mortgage Loan Brokers |
| Private technical & trade schools | Natural gas distribution |
| | Newspaper, Periodical, Book & Directory Publishers |
| | Other Activities Related to Credit Intermediation |
| | Pipeline Transportation Company Office |
| | Photographic Studios and Commercial Photography |
| | Private Schools: jr. college |
| | Private schools: college & university |
| | Private Schools: kindergarten/elementary/secondary |
| | Private Fine Arts School (Art, Drama, Music and Dance) |

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EXHIBIT "A" TO REZONE NO P19-0065

Software Publishers
Specialty Hospital
Telephone Answering Services
Telemarketing Bureaus

Solid Waste Collection Company Office
Rail Transportation Company Office
Telephone and wired telecommunications carriers
Wholesale Trade, Showrooms & Outdoor storage
Veterinary office, Clinic & Animal Hospital

Agents & Managers for Artists, Athletes, Entertainers and Other Public Figures
Community Food and Housing, and Emergency and Other Relief Services
Freight Transportation Arrangement Agents and Brokers
Insurance Agencies, Brokerages, and Other Insurance Related Activities
Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Promoters of Performing Arts, Sports, Athletes, Entertainers and Other Public Figures
Reserve & Clearing House Activities

Research & Development in Physical, Engineering & Life Sciences
Research & Development in Social Sciences & Humanities
Security System Services Translation and Interpretation Services
Telephone, Cellular and Other Wired or Wireless Telecommunications Carriers
Travel Agencies, Tour Operators and Convention and Visitor Bureaus

Impact to Schools

There will be no negative impact to the schools or to the school system due to the age of the residents. However, there will be a significant positive impact to the school system due to the enhanced tax base generated by the \$115,000,000.00 in increased property values each year, in perpetuity.

Project Valuation

Based on a total of 398 units in the retirement campus then the total value of the project at build-out and occupancy will be approximately \$115,000,000.00.

Building Breakdown	# bldgs	Total SF	# Units	Neighborhood	PHASE
Assisted Living	1	50,811	65	Walnut Grove	1
Memory Care		25,405	31	White Oak	1
Concierge Living	2	102,714	104	Willow Bay	1
Independent Living	2	112,526	80	Cypress Point	1
CELEBRATION S. Club	1	27,167	0	Celebration Club	1
IL Cottages	16	52,800	32	Pinewood	1
Maintenance Building	1	1,765	0	NA	1
Lake Pavilion	1	1,500	0	Community Park	1
Total Village	24	374,688	312		PHASE 1
Bungalows	43	236,500	86	Overlook	2
Phase 2 Clubhouse	1	1,800	0	Community Park	2
Office Medical	1	12,000	0	NA	2
Total PHASE 2		250,300	86		PHASE 2
Total Project	69	624,988	398		1 & 2

PROJECT SUMMARY

(Per attached NEGRC DRI Supplemental Information Checklist)

- Types of uses, acreage of each use.....
Master Planned Assisted Living Age-In-Place Retirement Community (61.792 acres)
- Detailed summary of housing units including:
 - Number of housing/care units (398 total unitssee page 10 of rezone narrative)
 - Dwelling type(s) including # of bedrooms based on Level of Care

Level	Name of Level	Description
1	Overlook Bungalows	see rezone report page 4 PHASE TWO Buildings
2	Pinewood Cottages	see rezone report page 4, paragraph 5
3	Cypress Point	see rezone report page 4, paragraph 4
4	Willow Bay	see rezone report page 3, paragraph 9 & 10
5	White Oak	see rezone report page 4, paragraph 3
6	Walnut Grove	see rezone report page 4, paragraph 2

(Level 1 is minimum required assistance.... Level 6 is maximum required assistance)

- Estimated value(s) for each type
\$115,000,000.00 project value at build-out (individual units will not be sold)

Level	Name of Level	Square Footage
1	Overlook Bungalows	236,500
2	Pinewood Cottages	52,800
3	Cypress Point	112,527
4	Willow Bay	102,714
5	White Oak	25,405
6	Walnut Grove	50,811

- Types of commercial, industrial, or other square footage by use

Support services buildings:	Square Footage
CELEBRATION Social Club	27,167
Maintenance building	1,765
Phase 2 Clubhouse	1,800
Office/Medical building	12,000

- Estimated Completion Dates (month & year for each phase and square footage by use for each phase.....
 The developer is hopeful that the zoning efforts will be complete by February of 2020. Civil/Site development construction plans and permits to commence construction of Phase One will require another 6 to 9 months (November 2020). PHASE ONE site development and building construction & occupancy is anticipated to last until November 2022 (building square footage 374,688 sf). PHASE TWO will be market driven, however it is anticipated that building construction will be complete by November 2024 (building square footage (250,300 sf).

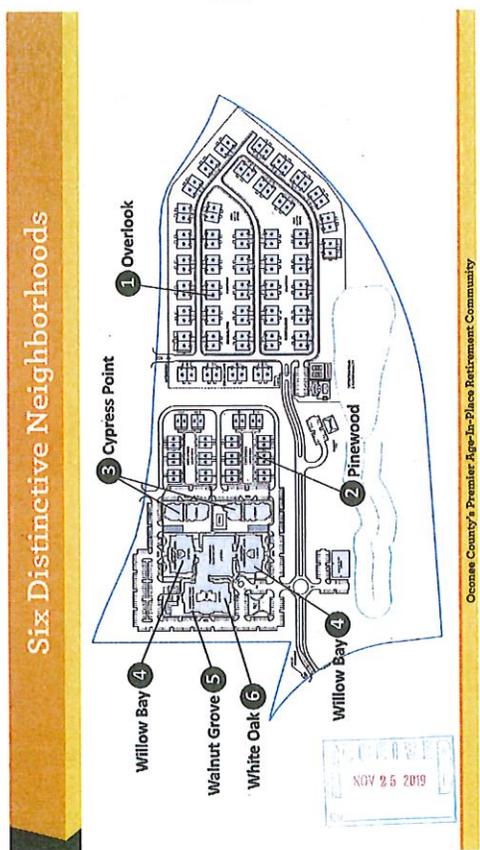


EXHIBIT "A" TO REZONE NO P19-0065

5. Number of displaced housing units and range of value for any displaced structures
A single vacant caretaker's 2120 sf wood-frame ranch style structure constructed in 1965 and valued as \$112,920.00 will be removed or razed in order to develop the retirement community

6. Detailed summary of solid waste service including:

- Potential solid waste service providers
Oconee Waste Transport, WastePro, AAA Sanitation, Curbside Services
- Anticipated receiving landfill
Oak Grove Sanitary Landfill, Winder GA
- Remaining Capacity of receiving landfill *Information unavailable*
- Receiving landfill expansion plans (date and expansion capacity) *Information unavailable.*
- Description of any onsite provision for recycling waste *N/A*

7. Percentage of site to be impervious surface at build-out 40.32%

8. Amount of tree canopy to be reduced, and the percentage of tree canopy within 5 years of build-out and at maturity

- Initial Reduced Canopy 62%
- 5-year Canopy Status 48% based on tree replacement plan
- At Maturity 65-75% of site

9. Detailed summary of receiving Schools (if residential units are proposed) including:

- Affected school districts: *The affected school district (Oconee County School System) will only be impacted in a positive way with enhanced tax base (\$115,000,000) increases to help fund the annual budgets without any increases in student populations resulting from development of the senior assisted living community.*
- Name and address of the district superintendent
Dr. Jason Branch, PO Box 146, 34 School Street, Watkinsville GA
- Receiving Schools: *All schools in the system will benefit from the additional tax base, however, no schools will receive increased enrollments due to the subject development.*
- Name and address of school principals: *NA*
- Capacity of receiving schools: *NA*

10. Identify rivers or streams on and adjacent to the subject property that are on the Georgia 305(b)/303(d) List: *NONE*

11. Summary of affected fire and emergency services including infrastructure, equipment, and capacity available to service proposed development: *Fire protection/water main lines and fire hydrants exist in the rights-of-way of Dowdy Road and the OCONEE CONNECTOR. New fire protection lines funded by the developer will be installed throughout the development. The current level of fire and emergency service is adequate to support the proposed development*

12. Detailed summary of receiving wastewater and sewage treatment facility including:

- Design/Permitted Capacity: *Calls Creek Treatment Facility 1.5 MGD*
- Average Daily Demand: *for plant – unavailable for project – 0.05798 MGD*
- Planned Expansion (if any) *expansion date undetermined*

13. Description of any on-site bicycle or pedestrian facilities

Sidewalks for pedestrians provided

14. Proximity to public transit: *NA*

15. Identify any best management practices for water quality protection that will be utilized:
Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and/or propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be retrofitted and modified (as necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives

16. Identify any required LEED-certified building materials that promote environmental protection and energy efficiency that will be utilized:

- LED lighting fixtures will be utilized throughout the development
- Low-impact design will be utilized wherever possible within the Overlook and Pinewood section of the development to enhance water quality objectives.

17. Traffic Summary

The following information is from the TRAFFIC IMPACT STUDY prepared by NJV5 CAYLX Engineers & Consultants, dated October 18, 2019.

- a. Trip Generation Analysis: Trip Generation Manual, 10th Edition, 2017 by the Institute of Transportation Engineers
- b. A.M. Peak Hour: 71
- c. P.M. Peak Hour: 77
- d. 24 Hour 2-way AADT 1,516
- e. ITE Land Use Code: 355 Continuing Care Retirement Community
- f. 10/8/2019 Traffic Volumes of existing roads:

Oconee Connector:	9,000
Old Epps Bridge Road:	2,000
Epps Bridge Rd/Parkway:	25,000
- g. Planned Road Improvements:
The OCONEE CONNECTOR does not presently extend to the location of the proposed access drive to serve the property. Therefore, the developer will fund the costs of extending the road to a point beyond the access drive in accordance with Oconee County Public Works Department policies and procedures.

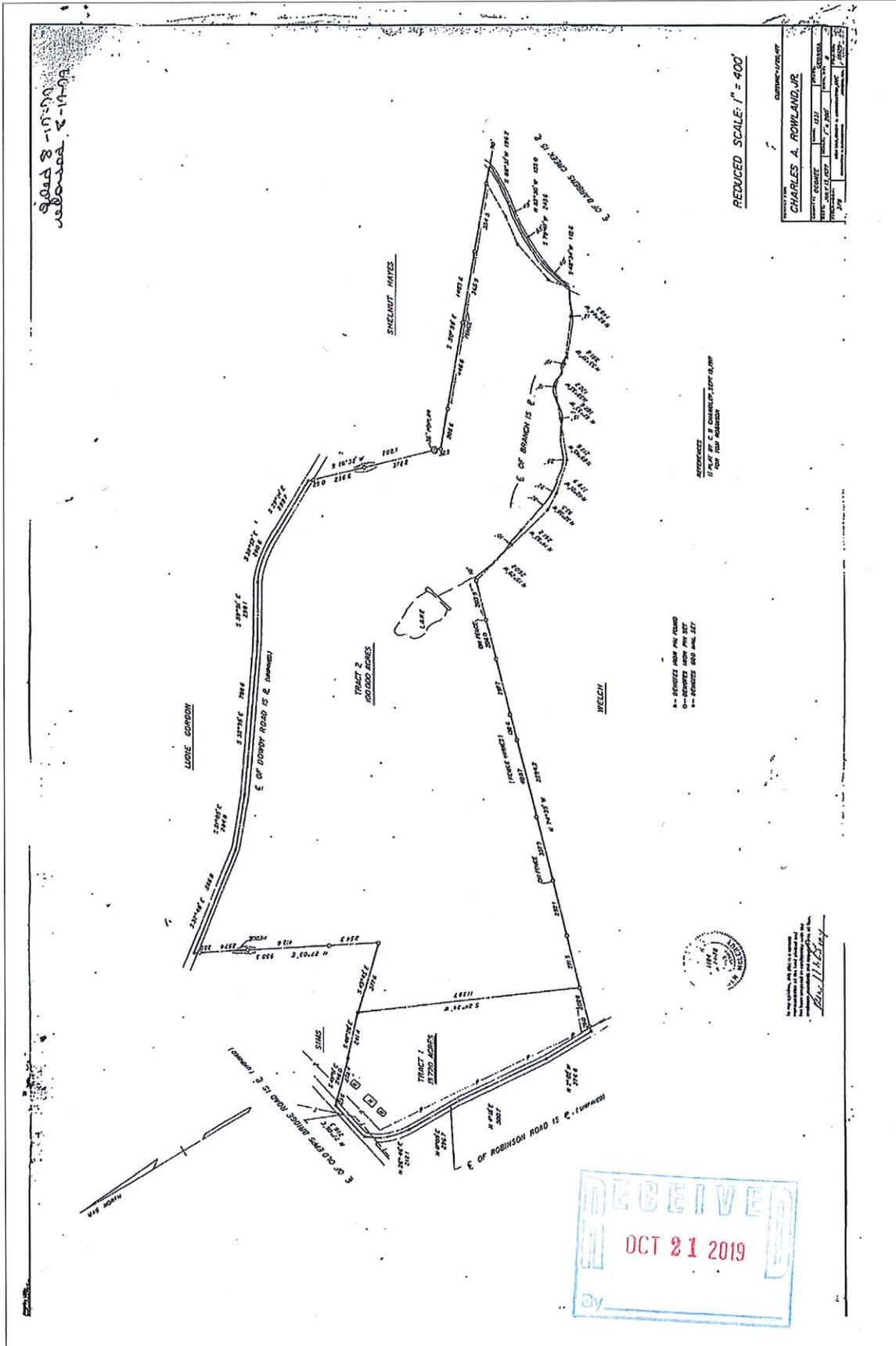
6 2019

REPRESENTATIVE IMAGES





EXHIBIT "A" TO REZONE NO P19-0065
Page 10 of 11



19-11-19
19-11-19
19-11-19

REDUCED SCALE: 1" = 400'

DRAWN BY	
CHARLES A. ROWLAND, JR.	
DATE	10/21/19
PROJECT	REZONE
SCALE	1" = 400'
BY	

REFERENCES
TO PLAN BY C. S. CHAMBERLAIN, 1897, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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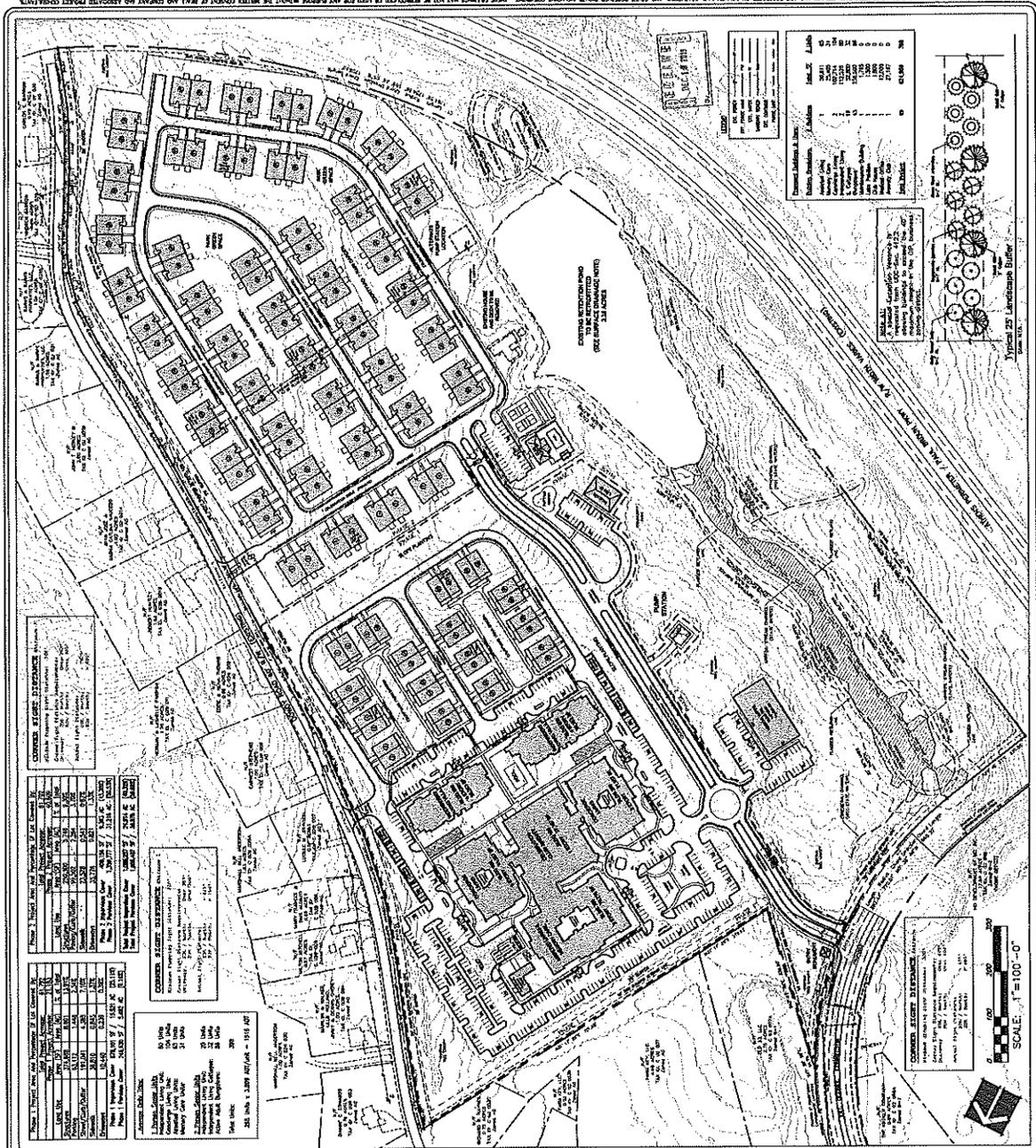


I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the applicant.

RECEIVED
OCT 21 2019
By _____

CONCEPT PLAN

<p>BEALL & COMPANY 10000 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210 Tel: 310.274.1111 Fax: 310.274.1112 www.beallandcompany.com</p>	<p>CELEBRATION VILLAGE MASTER PLANNED RESIDENTIAL COMMUNITY 1220 & 1222 DOWDY ROAD TAYLOR, CA 95282 4092 ACRES OCONEE COUNTY, CA 95066</p>	<p>CITY OF TAYLOR 1000 W. MAIN ST., SUITE 100 TAYLOR, CA 95282 Tel: 209.526.1111 Fax: 209.526.1112 www.cityoftaylor.com</p>	<p>AG TO OUP REZONE PLAN DATE: 11/17/11 SCALE: 1" = 100'-0"</p>	<p>1.0</p>



Site Location Map
Scale: 1" = 2000'

Project Data:
 Name: Celebration Village
 Location: 1220 & 1222 Dowdy Road, Taylor, CA 95282
 Owner: Celebration Village, LLC
 Architect: Beall & Company
 Date: 11/17/11

Site Plan Summary:
 Total Project Area: 4092 Acres
 Total Building Area: 1,000,000 sq. ft.
 Total Parking: 1,000 spaces
 Total Common Space: 100,000 sq. ft.

Notes:
 1) This site plan is a conceptual plan and is not intended to be used for construction purposes.
 2) All dimensions and/or areas are approximate and subject to change without notice.
 3) All areas are shown on this plan and are not intended to be used for construction purposes.
 4) All areas are shown on this plan and are not intended to be used for construction purposes.
 5) All areas are shown on this plan and are not intended to be used for construction purposes.



**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P19-0065

DATE: January 6, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Beall & Company, LLC

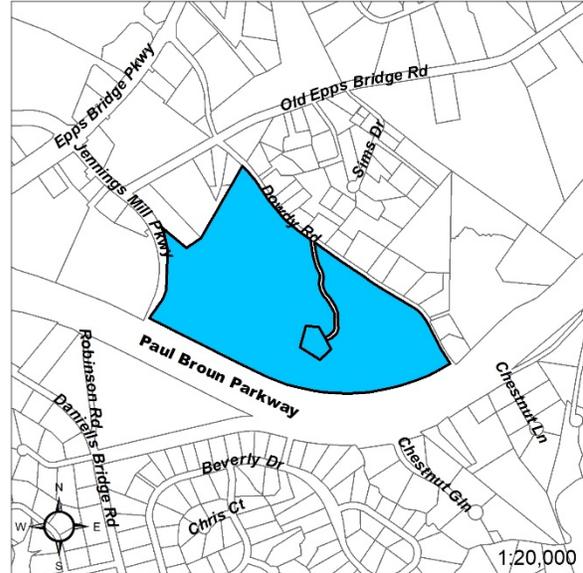
PROPERTY OWNER: Ross Developments, Inc.

LOCATION: 1220 & 1222 Dowdy Road, north of Paul Broun Parkway & east of Oconee Connector

PARCEL SIZE: ± 61.792 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Agricultural/Vacant



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone to OIP (Office Institutional Professional)

REQUEST SUMMARY: The petitioner is requesting to rezone from AG to OIP to allow for the development of a retirement community

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 21, 2020

BOARD OF COMMISSIONERS: February 4, 2020

ATTACHMENTS:

- Application
- Narrative
- Representative Photographs
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG (Agricultural) since the original adoption of the zoning map in 1969
- A single family residence was constructed on the property in 1965
- The property was used for a wholesale commercial nursery until 2014

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single Family Residential (Ben Dowdy Subdivision) Commercial Shopping Center	AG (Agricultural) B-1 (General Business)
SOUTH	Paul Broun Parkway Single-Family Residential (Wellbrook Farms Subdivision, Chestnut Glen Subdivision)	GDOT Right of Way R-1 (Single Family Residential) AR (Agricultural Residential)
EAST	Single Family Residential (Ben Dowdy Subdivision)	AG (Agricultural)
WEST	Commercial Shopping Center (Epps Bridge Center)	B-2 (General Business)

PROPOSED DEVELOPMENT

- The applicant proposes to develop the entirety of the subject parcel into a retirement community with a total of 398 residential units and various amenities as follows:
 - Phase 1:
 - Two three-story “concierge living” buildings (104 units total)
 - A three-story assisted living and memory care building (96 units)
 - Two four-story independent living buildings (80 units total)
 - Independent living cottages (32 units)
 - 27,167-square foot social club with entertainment and dining options
 - Outdoor amenities including a swimming pool, putting green, bocce courts and lake pavilion
 - One-story medical office building
 - Phase 2:
 - 43 independent living duplex buildings (86 units total)
 - Outdoor amenities including a second swimming pool, pool cabana, pickle-ball/activity courts, and nature trails
 - Development schedule:
 - Project infrastructure is proposed to be installed over an 8-12 month period
 - Phase one is to be completed in 18 months (November 2022)
 - Phase two is to be completed in 2.5 years (November 2024) or based on market demand
- A companion variance has been submitted in order to allow for two four-story independent living buildings to exceed the 40 foot height limit in OIP. These two buildings are proposed to be 55 feet in height and all other buildings would conform to the 40’ height limit.
- The projected value of the project at full buildout is \$115,000,000

PROPOSED TRAFFIC PROJECTIONS

- The project is anticipated to generate an additional 1,516 ADT, including 71 AM and 77 PM peak hour trips

PUBLIC FACILITIES

Water:

- Oconee County water service is proposed to serve the development
- The Water Resources Department indicated in a letter dated 09/24/2019 that potable water is available for the proposed development

Sewer:

- Oconee County sewer service is proposed to serve the development
- The Water Resources Department indicated in a letter dated 09/24/2019 that wastewater treatment capacity is available for the proposed development

Roads:

- A main entrance is proposed at the terminus of Oconee Connector. The developer proposes to extend and improve the Oconee Connector as necessary to provide a 90 degree turn into the development
- Two additional entrances are proposed off Dowdy Road to serve as emergency and service entrances

ENVIRONMENTAL

- State waters and jurisdictional wetlands exist on the site (intermittent stream and existing pond)
- A conservation corridor is designated along the stream
- No development is proposed within these environmental areas or their associated buffers

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Please provide stopping sight distance to the project site

OCONEE COUNTY FIRE DEPARTMENT

- None

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Suggested condition: “The owner, all at owner’s expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.”

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
Surrounding properties are primarily single family residential and commercial in use and zoning. Approval of the present zoning proposal would allow for a residential retirement community with some commercial components available to the residents. Staff holds that the proposed development would complement the existing uses, development, and zoning of nearby property and establish a transitional land use between high intensity commercial areas along Epps Bridge Road and Oconee Connector and the residential subdivisions to the south and east.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
 - i. Population density and effect on community facilities such as streets, schools, water, and sewer;**
The present request would significantly impact population density in the immediate vicinity and would require additional water and sewer services from the County. Additional usage of local roads is also anticipated, though the traffic study submitted with the zoning application indicated that no road improvements are needed. The proposed development would have little to no impact on schools as all residential units would be restricted to the 55 and older population and would contribute no additional students to the school system.

ii. Environmental impact;

Wetlands, state waters, and a conservation corridor exist on the subject property. All associated buffers are to be maintained and no significant negative environmental impacts are anticipated as a result of the present request.

iii. Effect on the existing use, usability and/or value of adjoining property.

The present request should be complementary to surrounding commercial and residential uses. A 25-foot landscape buffer along the northern property line adjacent to Ben Dowdy subdivision is required by UDC Sec. 806 and is shown on the associated concept plan. All site lighting would be required to be “full cut off” and to be directed away from residential areas under UDC Sec. 607.05 and Sec. 306.04. Staff holds that the proposed development should not negatively impact the use, usability and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

Surrounding parcels were developed for commercial and residential use during the 1990s and early 2000s. The Ben Dowdy subdivision, to the east of the subject property, was primarily developed during the 1960s and 1970s. As the surrounding area developed, the subject property remained in use as a commercial nursery but has been vacant since approximately 2014 under its current AG zoning.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The OIP zoning district is intended as a business and professional office district that is also designed for “institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics” (UDC Sec. 205.08.a). The land use “Continuing Care Retirement Community” is allowed by right in the OIP zoning district and the proposed retirement community is a mixture of commercial, residential, and institutional uses that are consistent with the purpose of the OIP zoning district.

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

During the 1990s and 2000s, the majority of previously agricultural properties in the Epps Bridge area were rezoned and/or developed for commercial use, while areas to the south of Paul Broun Parkway were developed as residential subdivisions. These changing land use patterns give supporting grounds for approval of the present request, as the proposed development should serve as an appropriate transitional use between high intensity commercial uses and residential subdivisions. Staff notes that a Development of Regional Impact review of the project has been completed by the Northeast Georgia Regional Commission and no comments were received from affected parties.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The Future Development Map designates the subject property a character area of “Regional Center,” which is intended for “regional serving retail and commercial services, office complexes for medical and corporate offices...higher-density residential planned developments, and single-family detached subdivisions.” (2018 Comprehensive Plan p. 63). Senior housing and institutional uses are listed as compatible secondary land uses and the OIP district is considered appropriate zoning for the Regional Center character area (2018 Comprehensive Plan p. 64). Development strategies dictated by the Comprehensive Plan for this character area include “Transitions in intensity of development should be established approaching boundaries whenever possible, moving in gradation from high-intensity regional office parks and retail shopping centers down to low-intensity single-family neighborhoods” (p. 64). The proposed development supports this goal by providing mixed use development as a transition to the adjacent Suburban Neighborhood character area which contains primarily residential development.

The Comprehensive Plan’s overarching land use goal to “promote growth that builds lasting value in our community by enhancing or complementing the existing character of the area” and the objective to “support incremental growth by prioritizing infill within areas already developed or within an identified node that maintains consistency with the built environment” (p. 20). The proposed development supports these goals by providing high quality development in conformity with the surrounding established commercial node at Epps Bridge Road, Oconee Connector, and Paul Broun Parkway. Staff holds that the proposed development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is unlikely that other large OIP-zoned properties exist within the County that would permit the proposed use as submitted.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request, to be subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Sidewalks shall be installed along the north side of Oconee Connector and a crosswalk shall be installed at Old Epps Bridge Road to connect the development with the existing sidewalk at the Market at Epps Bridge shopping center.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosures made of wood or chain link are prohibited.
6. The total number of residential units shall not exceed 398 units.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action

Rezoning from: AG to OIP Change in Conditions of Approval for Case # _____

NA

Special Use Approval for: NA in the NA Zoning District _____

Applicant

Name: Beall & Company, LLC (Ken Beall, member)

Address: 3651 Mars Hill Road Suite 1400
(No P.O. Boxes)
Watkinsville Georgia 30622

Telephone: 706-543-0907

Property Owner

Name: ROSS DEVELOPMENTS, INC.

Address: 1501 Dials Mill Road
(No P.O. Boxes)
Statham, GA 30666

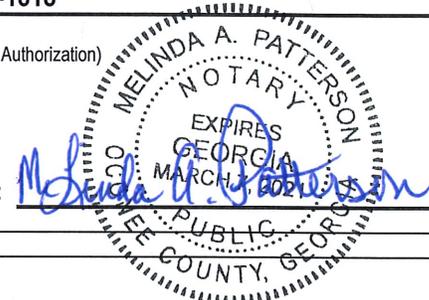
Telephone: 678.753-1818

Applicant is (check one) the property owner Not the property owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: *Ken Beall*

Date: 10-21-2019 Notarized: *Melinda A. Patterson*



Property

Location: 1220 & 1222 DOWDY ROAD extending to the Oconee Connector and to Paul Broun Parkway

Tax Parcel Number: C02 012 & C02 012B

Size (Acres): 61.792 Current Zoning AG

Future Land Use Map --Character Area Designation: REGIONAL CENTER

Use

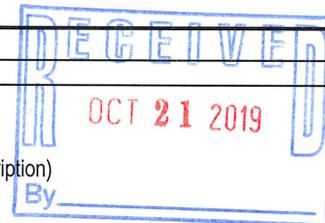
Current Use: Predominately wooded with a medium size pond and one single family home with outbuildings, well, etc. Formerly the EVERGREEN NURSERY headquarters until expansion to the current facility located at 1501 Dials Mill Road

Proposed Use: OIP to allow CELEBRATION VILLAGE SENIOR LIVING COMMUNITY - Athens-Oconee Campus

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis

- Narrative (Complete Request Description)
- Concept Plan
- Attachments to the Concept Plan:
- Water and/or Sewer Capacity Letter from Water Resources Dept.
- Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____



For Oconee County Staff Use Only

Date Received: _____ Date Accepted: _____ APPLICATION NUMBER

Application

DRI Transmitted to RDC Date: _____ N/A

Review Submitted: _____ Location Map: _____

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approval With Conditions Denial

Rezone Petition From AG to OIP

CELEBRATION VILLAGE

AGE-IN-PLACE RETIREMENT COMMUNITY

Athens-Oconee Campus

**61.792 Acres on the Oconee Connector, Dowdy Road & the Paul Broun Parkway
Tax Parcel #C02 012 & #C02 012B**

Oconee County Georgia

October 21, 2019 (rev. 11/11/19)

(Beall & Company, LLC has been engaged by the property owner (ROSS DEVELOPMENTS, INC.) and the developers (ASC ACQUISITIONS, LLC) to act as agent in the preparation of the necessary documentation associated with the subject rezone petition.)

Narrative

ASC (Active Senior Concepts) ACQUISITIONS, LLC has placed 61.792 acres fronting on the **OCONEE CONNECTOR, DOWDY ROAD**, and the **PAUL BROUN PARKWAY** under contract for the purpose of construction and development of **CELEBRATION VILLAGE AGE-IN-PLACE RETIREMENT COMMUNITY**. This master planned community will be developed in accordance with the Unified Development Code of Oconee County Georgia under provisions of Sec. 207, Uses Allowed in Each Zoning District, NAICS reference 623312, Assisted Living Facility.

Covering nearly 62 acres CELEBRATION VILLAGE will feature:

- (a) community inspired design of five different pedestrian friendly neighborhoods offering a full continuum of care where customized options provide a complete age-in-place solution, while convenient to nearby shopping, restaurants, and services;
- (b) a nature preserve including a private lake, lake pavilion, walking paths, outdoor pavilion, fire-pits, picnic areas with grill stations, and fishing;
- (c) 27,167 square foot *CELEBRATION Social Club* including a village atrium; *FRANK's Game Parlor* (cards, billiards, darts, clubs, tournaments); *COLORS Art Studio* (drawing, photography, painting, arts & crafts, daily classes, art director); *REJUVENATE Salon & SPA* (hair cut/style, manicures, pedicures, massages, facials); *VERTICAL Fitness* (full service fitness center; senior-designed exercise equipment; daily classes; personal training; nutrition coach); *CELEBRATION Theater* (movies, concerts, continuing education, speakers, private events), *VILLAGE Dining* (Prime SEASONS fine Dining, formal dining room, breakfast, lunch, dinner, executive chef, full wait staff, full service menu); *BREEZES Bar & Bistro* (full service bar, happy hour, appetizers/tapas, pizzas/paninis, dessert bar); *CELEBRATION Caf e* (full service deli, coffee bar, grab-N-go); the CHEF'S Corner (cooking demonstrations, cooking classes, wine & cheese pairings, private parties);



(d) *Masterpiece Living Health Center* (on-site exam rooms; on-site visiting physicians; on-site registered nurses; on-site visiting dental services; 24/7/365 home care services; on-site visiting physical/occupational/speech therapy; on-site counseling);

(e) *CONCIERGE Services* (24/7/365 concierge services; dinner reservations; salon appointments; outing sign-ups);

(f) *CAMPUS Shuttle* and *VILLAGE Bus* (7 days a week; *Shuttle* from home to club & from club to home; off-campus shopping/dining; off-campus medical appointments; church services; village outings);

(g) other *CELEBRATION* outdoor amenities including swimming pools, putting green, and bocci courts;

(h) maintenance services building (1765 SF, to address any maintenance needs in the development (24/7/365)

* * *



The Site

The subject property was purchased by William (“Bill”) Crane Ross in 1977 and put into “agribusiness” use as a wholesale commercial nursery until 2014 when Mr. Ross relocated and expanded his business to its current Oconee County location on Dials Mill Road. The subject property has been available for purchase since 2014.

The subject site is today predominately wooded. A natural drainage corridor drains from the northwest toward the southeast and via surface drainage feeds a small lake near the southern boundary of the site adjacent to the Paul Broun Parkway. The 61.792 acres fronts on Dowdy Road for approximately 2,508 LF, fronts on the Oconee Connector for approximately 903 LF, and has frontage on the Paul Broun Parkway for approximately 2,781 LF.

The property is presently zoned AG. The properties directly across the Oconee Connector (Home Depot and the Kroger shopping village) are zoned B-2 Highway Business; the contiguous retail property fronting on the Oconee Connector is zoned B-1 General Business; the balance of the contiguous property to the northwest is zoned AG; and the residential properties across Dowdy Road from the subject property are zoned AG.

* * *

The Development

The entire 61.792 acres will be rezoned to OIP to accommodate the development of the *continuum of care assisted living retirement community* campus. The property will be developed in two phases.

PHASE ONE will include the 27,167 SF, 1-story, *CELEBRATION SOCIAL CLUB* building; the 3-story *Willow Bay CONCIERAGE* Living buildings; the 3-story assisted living and memory care building known as *Walnut Grove* and *White Oak* neighborhoods; the 4-story independent living buildings known as the *Cypress Point* neighborhood; and the 1-story & 1 ½ -story independent

living cottages known as the *Pinewood* neighborhood; related amenities including a swimming pool, bocci courts, putting green, and lake pavilion; the 1-story medical office building, primary entrance on the Oconee Connector, and one emergency/service entrance on Dowdy Road.

It is anticipated that the entire project infrastructure will be developed in one phase over an 8-12 month period. Build-out the proposed buildings in PHASE ONE is anticipated to require a minimum of approximately 18 months (anticipated PHASE ONE completion is 2.5 years

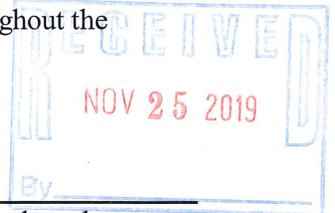
PHASE TWO will include 43, 1½-story, 2-unit buildings to be completed based on market demand; a 2nd swimming pool and pool cabana building, pickle-ball/activity courts; and additional nature trails. It is anticipated that PHASE TWO will require a minimum of 24 month based on market demand.

The overall community will offer the residents the opportunity to maintain their independence as long as possible, while having the options for services as they want or need them.

The community will provide daily meals, housekeeping, laundry services, security, staffed activities, maintenance services and transportation services.

The development will be constructed with curb & gutter streets, county water, sanitary sewer, and sidewalks throughout for a comprehensive pedestrian friendly circulation system. Handicap ramps will be installed at all crosswalk locations throughout the development. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development.

* * *



EXTERIOR BUILDING MATERIALS

The building exteriors throughout the development will be predominately brick, cultured stone, and “hardy” siding with stucco, stone, cultured stone detailing (see representative architecture exhibits and *CELEBRATION VILLAGE* Athens-Oconee brochure).

* * *

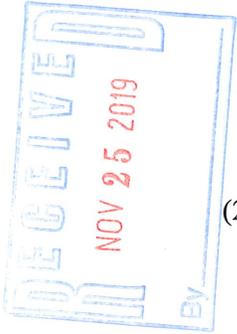
PHASE ONE BUILDINGS

The core building of PHASE ONE is the 27,167 SF, one-story, *CELEBRATION Social Club* building housing the *Village Atrium*, game parlor, art studio, *Vertical Fitness*, salon & spa, theater, dining, village medical, and other related services (described in c, d, e, & f on page 1 of this narrative report).

Attached as a south wing and attached as a north wing to the *CELEBRATION Social Club* building are two 3- story (48’ - 6 ½ “ ridge height) CONCIERGE buildings to be known as *Willow Bay* neighborhoods.

Willow Bay will feature 104 units, 750 to 1100 SF, 1-BR and 2-BR floor plans; 24/7/365 emergency response and on-site home care; two meals daily; weekly housekeeping; full access to transportation services; direct access to campus medical; and direct access to social club activities.

Attached as a west wing to the *CELEBRATION Social Club* building is a 3-story building (50'- 3 3/8" ridge height) with two sections:



- (1) **Walnut Grove:** an assisted living section to be known as *Walnut Grove* neighborhood will feature 65 units, 550 to 900 SF, 1-BR & 2-BR floor plans; 24/7/365 emergency response; 24/7/365 full time medical care; medication management; assistance with bathing, dressing, escorting; 3 meals daily; housekeeping / laundry service; access to full transportation service; direct access to campus medical; direct access to social club activities, and ;
- (2) **White Oak:** a memory care section to be known as *White Oak* neighborhood will feature 31 secured units, 550 to 900 SD, 1-BR & 2BR floor plans; 24/7/365 emergency response; 24/7/365 full-time medical care; full-time nurse / medication management; assistance with bathing, dressing, escorting; 3 meals daily; housekeeping / laundry service; direct access to campus medical; direct access to social club activities; full access to transportation services.

Cypress Point : Two 4-story (55' ridge height) independent living villas to be known as *Cypress Point* neighborhood will each feature 40 units, 1100 to 1400 SF, 2-BR/2-Bath/1-car garage floor plans; 24/7/365 emergency response' 24/7/367 on-site home care; 2 meals daily; weekly housekeeping; full access to campus medical; full access to social club activities; full access to transportation services.

Pinewood: 32, 1-story independent living cottages to be known as *Pinewood* neighborhood will each feature 1600 to 1900 SF, 2-BR/2-Bath/1-car garage floor plans; 24/7/365 emergency response' 24/7/367 on-site home care; 2 meals daily; weekly housekeeping; full access to campus medical; full access to social club activities; full access to transportation services.

* * *

PHASE TWO BUILDINGS

PHASE TWO will include 43, 1½-story, 2-unit bungalows to be known as *Overlook* neighborhood. This neighborhood will feature 86 total units, 3 BR/2-Bath/2-Car garage; 2600 to 2900 SF; 24/7/365 on site home care; full access to campus medical; full access to social club, dining, and activities; full access to transportation services.

(Note: the construction scheduling of these particular units will to be completed based on market demand.)

The assumed total square footage for the cottage units based on 2750 SF average :

$$43 \text{ duplex buildings} \times 2 \text{ units/building} \times 2750 \text{ SF} = 236,500 \text{ SF}$$

Note: See CELEBRATION VILLAGE Building Summary for total buildings and total project square footages on page 10 of this document.

* * *

WATER SUPPLY

Oconee County water supply mainlines exist in the right-of-way of the Oconee Connector and also in the right-of-way of Dowdy Road. Proposed water mainlines will be designed and installed

at the developer's expense to interconnect the existing waterlines and create a "looped" system to provide service and fire protection for the development. Said water system will be constructed to Oconee standards, and will be dedicated to the Oconee County Water Resources Department unless recommended otherwise by the department and the county attorney.

Water Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus
ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units

Independent Living Unit:	60 residents @ 75 gpd	=	4,500 gpd
Concierge Living Unit:	104 residents @ 75 gpd	=	7,800 gpd
Assisted Living Unit:	65 residents @ 75 gpd	=	4,875 gpd
Memory Care Units:	31 residents @ 75 gpd	=	2,325 gpd

2 person senior units

Independent Living Unit:	20 units @ 220 gpd	=	5,400 gpd
Independent Living Cottage:	32 units @ 220 gpd	=	7,040 gpd
Active Adult Condominium:	86 units @ 220 gpd	=	18,920 gpd

Health/Medical Office Bldg:

Average Daily Flow =	12,000 SF x 5 gpd/100 SF	=	600 gpd
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Employees/Staff Members

Opening date:	40 staff @ 50 gpd	=	<u>2,000 gpd</u>
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TOTAL Water Capacity Needed for the Project 53,460 gpd

* * *



Sewage Disposal

Mr. Ross entered into a contract with the Oconee Board of Commissioners (the county) in 1995, whereby the county agreed to give access to the proposed road now known as the OCONEE CONNECTOR in exchange for property provided by Mr. Ross for the purpose of becoming the right-of-way of said road extension. The county also committed to provide public water and sanitary sewer to the boundary of the subject property in consideration of the conveyance.

Water mainlines and well as sanitary sewer lines now exist in the right-of-way of the OCONEE CONNECTOR.

Proposed gravity sanitary sewer lines will be designed and installed at the developer's expense to serve the needs of the project. However, due to the restrictive elevation of the county system manhole located in the right-of-way, the gravity sewer system will collect and convey the project wastewater to a proposed privately owned and operated pump-station, which will then pump via force-main lines to the county manhole located in the Oconee Connector.

Sanity Sewer Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus
ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units

Independent Living Unit:	60 residents @ 75 gpd	=	4,500 gpd
Concierge Living Unit:	104 residents @ 75 gpd	=	7,800 gpd

Assisted Living Unit: 65 residents @ 75 gpd = 4,875 gpd
Memory Care Units: 31 residents @ 75 gpd = 2,325 gpd

2 person senior units

Independent Living Unit: 20 units @ 260 gpd = 5,200 gpd
Independent Living Cottage: 32 units @ 260 gpd = 8,320 gpd
Active Adult Condominium: 86 units @ 260 gpd = 22,360 gpd

Health/Medical Office Bldg:

Average Daily Flow = 12,000 SF x 5 gpd/100 SF = 600 gpd

Employees/Staff Members

Opening date: 40 staff @ 50 gpd = 2,000 gpd

TOTAL Sanitary Sewer Capacity Needed for the Project 57,980 gpd

Equivalent Residential Unit (ERU) 57,980 gpd / 260 gpd per ERC = 223 ERU

Note: No actual capacity at the treatment plant will be utilized until the first buildings are fully constructed and occupancy begins. The developer's best case scenario anticipated date for that occupancy is around July 2021.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and/or propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be *retrofitted* and modified (if necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives

Access & Traffic

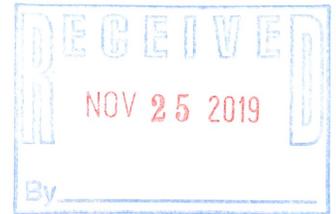
An extension of the OCONEE CONNECTOR will be constructed by the developer as necessary to provide access at 90 degrees from said road to the development. Private access and utility easements will be extended from adjoining roads to serve the project.

The main entrance to CELEBRATION VILLAGE will be a gated entrance providing ingress/egress to the Oconee Connector and destinations beyond. Two other gated entrances on Dowdy Road will function as emergency alternate and service entrances to the development.

Per code 250 (Retirement Community) of the Trip Generation Manual, the weighted trip rates are as follows:

1 person senior units

*assume 60 Independent Senior units = 60 units
*assume 104 Concierge Senior units = 104 units
*assume 65 Assisted Living units = 65 units



*assume 31 Memory Care units	=	31 units
<u>2 person senior units</u>		
*assume 20 Independent Senior units	=	20 units
*assume 32 Independent Senior cottage	=	32 units
*assume 86 Active Senior Condo unit	=	<u>86 units</u>
Total Units		398 units

398 units x 3.809 ADT/unit = 1516 Average Daily Trips

Note: See TRAFFIC IMPACT ANALYSIS prepared by NV5/CALYX Engineering for detailed conclusions of TIA. Other than extending the OCONEE CONNECTOR as illustrated to serve the development, no additional road improvements are required (other than driveways).

* * *

Schedule

The petitioners plan to complete the zoning efforts on the subject property by February 2020. Construction of the project infrastructure will commence immediately upon approval of the construction plans around November 2020. The infrastructure will require a minimum of 8-12 months and PHASE ONE building construction will require a minimum of 12 months to complete (November 2022). PHASE TWO building construction will be market driven, however it is anticipated to last until November 2024

* * *

Maintenance of Common Areas

All areas of the project will be owned and maintained by the by a private corporation experienced in the design, development, marketing, management and ownership of comparable "age-in-place" seniors communities.

* * *

Buffers

Street trees and parking lot buffers will be installed throughout the development. Green-space buffers and landscape strips are proposed and illustrated along the abutting properties where required by Oconee regulations. State waters buffers, Conservation Corridors, delineated wetlands, and wetland buffers that exist along the stream on the property are illustrated on the rezone concept plan and will be preserved.

These proposed buffers will only be penetrated as allowed in accordance with provisions of the Unified Development Code of Oconee County and state and federal regulations.

* * *

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, gas, cable TV, and internet access.

* * *

Garbage Collection

Garbage collection will be handled by private contract service.

* * *



Public & Semi-public Areas

Waterline and sewer line easements, drainage easements, and access easements will be dedicated to Oconee County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

* * *

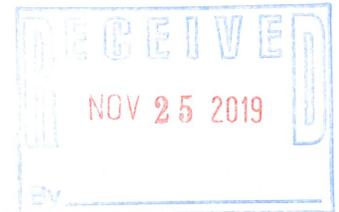
Outdoor Lighting

LED light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward, down and away from any neighboring residential areas.

* * *

OIP Uses to be Excluded

Accounting & Tax Preparation	Advertising, Public Relations and Related Services
Additions to Existing Towers	Architectural, Engineering, Surveying, and Related Services
Bookkeeping & Payroll Services	Alternate "stealth" Towers/Antennae
Cemeteries & Mausoleums	Banks, Credit Unions, and Savings Institutions
Collection Agencies	Commercial parking lots and garages
Commercial historical sites	Credit Bureaus
Direct Selling Establishments	Court Reporting and Stenotype Services
Document Preparation Services	Credit Card Issuing and Sales Financing
Electronic shopping & mail order	Computer System Design & Related Services
Funds / Trusts	Data Processing, Hosting and Related Services
Financial Vehicles	Dry Cleaning & Laundry Drop-off Station
General medical & surgical hospital	Electric power transmission & distribution lines
Internet Publishing	Electric Power Transmission Substation
Intercity couriers	Employment Placement and Temporary Help Services
Investigation Services	Financial Transactions Processing-Direct selling establishments
Kidney Dialysis Center	Financial Investments and Related Activities
Language schools	Lawyers, Notaries, and Other Legal Services
Libraries and Archives	Insurance Carriers
Music Publishers	Interior Design, Graphic Design & Other Design Services
Mortgage Servicing	Management, Scientific, & Technical Consulting
Museums	Marketing Research and Public Opinion Polling
News Syndicates	Medical & Diagnostic Laboratories
Private Business Schools	Mortgage & Non-mortgage Loan Brokers
Private technical & trade schools	Natural gas distribution
	Newspaper, Periodical, Book & Directory Publishers
	Other Activities Related to Credit Intermediation
	Pipeline Transportation Company Office
	Photographic Studios and Commercial Photography
	Private Schools: jr. college
	Private schools: college & university
	Private Schools: kindergarten/elementary/secondary
	Private Fine Arts School (Art, Drama, Music and Dance)



Software Publishers
Specialty Hospital
Telephone Answering Services
Telemarketing Bureaus

Solid Waste Collection Company Office
Rail Transportation Company Office
Telephone and wired telecommunications carriers
Wholesale Trade, Showrooms & Outdoor storage
Veterinary office, Clinic & Animal Hospital

Agents & Managers for Artists, Athletes, Entertainers and Other Public Figures
Community Food and Housing, and Emergency and Other Relief Services
Freight Transportation Arrangement Agents and Brokers
Insurance Agencies, Brokerages, and Other Insurance Related Activities
Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Promoters of Performing Arts, Sports, Athletes, Entertainers and Other Public Figures
Reserve & Clearing House Activities

Research & Development in Physical, Engineering & Life Sciences
Research & Development in Social Sciences & Humanities
Security System Services Translation and Interpretation Services
Telephone, Cellular and Other Wired or Wireless Telecommunications Carriers
Travel Agencies, Tour Operators and Convention and Visitor Bureaus

* * *

Impact to Schools

There will be no negative impact to the schools or to the school system due to the age of the residents. However, there will be a significant positive impact to the school system due to the enhanced tax base generated by the \$115,000,000.00 in increased property values each year, in perpetuity.

* * *

Project Valuation

Based on a total of 398 units in the retirement campus then the total value of the project at build-out and occupancy will be approximately \$115,000,000.00.

* * *



<u>Building Breakdown</u>	<u># bldgs</u>	<u>Total SF</u>	<u># Units</u>	<u>Neighborhood</u>	<u>PHASE</u>
Assisted Living	1	50,811	65	Walnut Grove	1
Memory Care		25,405	31	White Oak	1
Concierge Living	2	102,714	104	Willow Bay	1
Independent Living	2	112,526	80	Cypress Point	1
CELEBRATION S. Club	1	27,167	0	Celebration Club	1
IL Cottages	16	52,800	32	Pinewood	1
Maintenance Building	1	1765	0	NA	1
Lake Pavilion	1	1500	0	Community Park	1
Total Village	24	374,688	312		PHASE 1
Bungalows	43	236,500	86	Overlook	2
Phase 2 Clubhouse	1	1,800	0	Community Park	2
Office Medical	1	12,000	0	NA	2
Total PHASE 2		250,300	86		PHASE 2
Total Project	69	624,988	398		1 & 2



PROJECT SUMMARY

(Per attached NEGRC DRI Supplemental Information Checklist)

- 1. Types of uses, acreage of each use.....
Master Planned Assisted Living Age-In-Place Retirement Community (61.792 acres)

- 2. Detailed summary of housing units including:

- Number of housing/care units (*398 total unitssee page 10 of rezone narrative*)
- Dwelling type(s) including # of bedrooms based on Level of Care

Level	Name of Level	Description
1	<i>Overlook Bungalows</i>	<i>see rezone report page 4 PHASE TWO Buildings</i>
2	<i>Pinewood Cottages</i>	<i>see rezone report page 4, paragraph 5</i>
3	<i>Cypress Point</i>	<i>see rezone report page 4, paragraph 4</i>
4	<i>Willow Bay</i>	<i>see rezone report page 3, paragraph 9 &10</i>
5	<i>White Oak</i>	<i>see rezone report page 4, paragraph 3</i>
6	<i>Walnut Grove</i>	<i>see rezone report page 4, paragraph 2</i>

(Level 1 is minimum required assistance.... Level 6 is maximum required assistance)

- Estimated value(s) for each type
\$115,000,000.00 project value at build-out (individual units will not be sold)

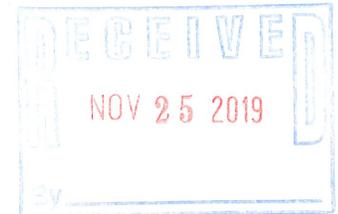
- Square footage totals for each type

Level	Name of Level	Square Footage
1	<i>Overlook Bungalows</i>	<i>236,500</i>
2	<i>Pinewood Cottages</i>	<i>52,800</i>
3	<i>Cypress Point</i>	<i>112,527</i>
4	<i>Willow Bay</i>	<i>102,714</i>
5	<i>White Oak</i>	<i>25,405</i>
6	<i>Walnut Grove</i>	<i>50,811</i>

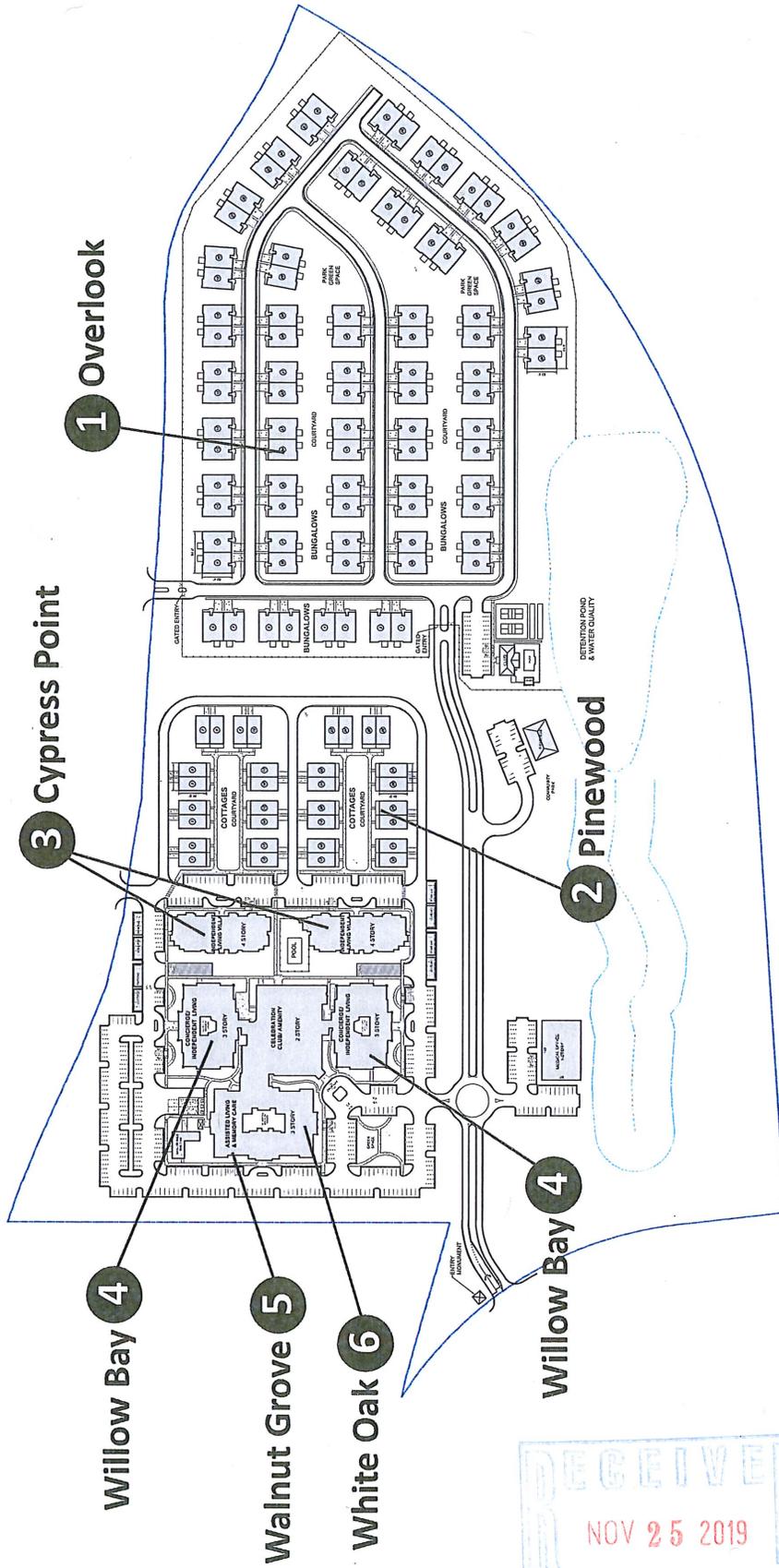
- 3. Types of commercial, industrial, or other square footage by use
- | Support services buildings: | Square Footage |
|--------------------------------|----------------|
| <i>CELEBRATION Social Club</i> | <i>27,167</i> |
| <i>Maintenance building</i> | <i>1,765</i> |
| <i>Phase 2 Clubhouse</i> | <i>1,800</i> |
| <i>Office/Medical building</i> | <i>12,000</i> |

- 4. Estimated Completion Dates (month & year for each phase and square footage by use for each phase.....

The developer is hopeful that the zoning efforts will be complete by February of 2020. Civil/Site development construction plans and permits to commence construction of Phase One will require another 6 to 9 months (November 2020). PHASE ONE site development and building construction & occupancy is anticipated to last until November 2022 (building square footage 374,688 sf). PHASE TWO will be market driven, however it is anticipated that building construction will be complete by November 2024 (building square footage (250,300 sf).



Six Distinctive Neighborhoods



RECEIVED
NOV 25 2019

5. Number of displaced housing units and range of value for any displaced structures
A single vacant caretaker's 2120 sf wood-frame ranch style structure constructed in 1965 and valued as \$112,920.00 will be removed or razed in order to develop the retirement community

6. Detailed summary of solid waste service including:

- Potential solid waste service providers
Oconee Waste Transport, WastePro, AAA Sanitation, Curbside Services
- Anticipated receiving landfill
Oak Grove Sanitary Landfill, Winder GA
- Remaining Capacity of receiving landfill *Information unavailable*
- Receiving landfill expansion plans (date and expansion capacity) *Information unavailable*
- Description of any onsite provision for recycling waste *N/A*



7. Percentage of site to be impervious surface at build-out *40.32%*

8. Amount of tree canopy to be reduced, and the percentage of tree canopy within 5 years of build-out and at maturity
- Initial Reduced Canopy *62%*
 - 5-year Canopy Status *48% based on tree replacement plan*
 - At Maturity *65-75% of site*

9. Detailed summary of receiving Schools (if residential units are proposed) including:
- Affected school districts: *The affected school district (Oconee County School System) will only be impacted in a positive way with enhanced tax base (\$115,000,000) increases to help fund the annual budgets without any increases in student populations resulting from development of the senior assisted living community.*
 - Name and address of the district superintendent
Dr. Jason Branch, PO Box 146, 34 School Street, Watkinsville GA
 - Receiving Schools: *All schools in the system will benefit from the additional tax base, however, no schools will receive increased enrollments due to the subject development.*
 - Name and address of school principals: *NA*
 - Capacity of receiving schools: *NA*

10. Identify rivers or streams on and adjacent to the subject property that are on the Georgia 305(b)/303(d) List: *NONE*

11. Summary of affected fire and emergency services including infrastructure, equipment, and capacity available to service proposed development: *Fire protection/water main lines and fire hydrants exist in the rights-of-way of Dowdy Road and the OCONEE CONNECTOR. New fire protection lines funded by the developer will be installed throughout the development. The current level of fire and emergency service is adequate to support the proposed development*

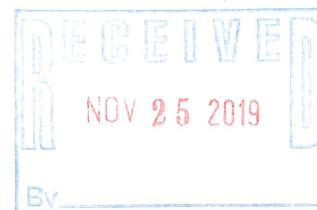
12. Detailed summary of receiving wastewater and sewage treatment facility including:
- Design/Permitted Capacity: *Calls Creek Treatment Facility 1.5 MGD*
 - Average Daily Demand: *for plant – unavailable for project – 0.05798 MGD*
 - Planned Expansion (if any) *expansion date undetermined*
 -

13. Description of any on-site bicycle or pedestrian facilities
Sidewalks for pedestrians provided

14. Proximity to public transit: *NA*

15. Identify any best management practices for water quality protection that will be utilized: *Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and/or propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be retrofitted and modified (as necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives*

16. Identify any required LEED-certified building materials that promote environmental protection and energy efficiency that will be utilized:
- LED lighting fixtures will be utilized throughout the development
 - Low-impact design will be utilized wherever possible within the Overlook and Pinewood section of the development to enhance water quality objectives.



17. Traffic Summary

The following information is from the TRAFFIC IMPACT STUDY prepared by N|V|5 CAYLX Engineers & Consultants, dated October 18, 2019.

- a. *Trip Generation Analysis: Trip Generation Manual, 10th Edition, 2017 by the Institute of Transportation Engineers*
- b. *A.M. Peak Hour: 71*
- c. *P.M. Peak Hour: 77*
- d. *24 Hour 2-way AADT 1,516*
- e. *ITE Land Use Code: 355 Continuing Care Retirement Community*
- f. *10/8/2019 Traffic Volumes of existing roads:*
 - Oconee Connector: 9,000*
 - Old Epps Bridge Road: 2,000*
 - Epps Bridge Rd/Parkway: 25,000*
- g. *Planned Road Improvements:*

The OCONEE CONNECTOR does not presently extend to the location of the proposed access drive to serve the property. Therefore, the developer will fund the costs of extending the road to a point beyond the access drive in accordance with Oconee County Public Works Department policies and procedures.



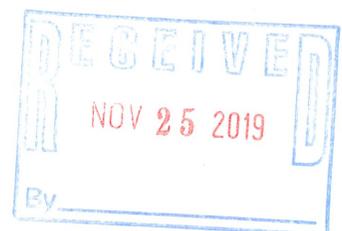
ZONING IMPACT ANALYSIS

Standards Governing Consideration of a Zoning Change (Tax Parcels C02 012 & C02 012B; 1220 & 1222 Dowdy Road)

- A. Whether a zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property: The proposed OIP uses requested on the 61.792 acre parcel will be compatible with other commercial uses in the area, other zoning classifications in the area, and residential uses in the area. This area of the county is and has been a mixture of commercial & residential uses for a number of years. All commercial uses that now exist in the subject area are the results of other rezoning petitions that have been approved by former Boards of Commissioners. The site can and will be developed in conformance with all applicable requirements such as master planning of individual sites, intensity of use, community trail and sidewalk network, pedestrian friendly streets, street trees, off-street parking, setbacks, buffer zones, OIP uses, nature trails, recreation, architectural control, and open space as set forth in the Development Code.
- B. Whether the property to be zoned has a reasonable economic use as currently zoned: The existing AG zoning and uses on the property are definitely holdovers of bygone days in this now very desirable commercial section of Oconee County. The AG zoning definitely restricts the property's ability to achieve a reasonable use as compared to neighboring developed properties. The Regional Center Character Area for this portion of Oconee County is currently a "multi-use" area of distinct and separate uses. Future modifications to the existing AG zones in the subject area will certainly enhance the property values and add mixed-use feel and flavor, particularly with the addition of a pedestrian friendly senior retirement community.
- C. Consider the extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:
- (1) Population density and effect on community facilities such as streets, schools, water and sewer: Roads presently serving the site and the general area will experience minimal impact by the proposed development; there will be minor increases in water and sewer usage once the property is developed (the OIP uses are not high water/sewer users or high traffic generators); the proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will be favorable initial and ongoing ripple economic impacts on the county as a result of the requested zoning and development.
 - (2) Environmental impact: Potential increase in storm-water runoff will be mitigated through the use of storm-water management areas in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.



- (3) Effect on existing use, usability and/or value of adjoining property: There will no negative effect on adjoining property values or uses due to the subject rezone request or due to the development as proposed. The nature of the retirement community use is such that it will be considered to be compatible with adjoining residential and commercial uses. Natural buffers will be preserved and supplemental buffer plantings will be installed where appropriate.
- D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property: The subject property was owned and operated as a wholesale nursery from 1977 until 2014 when the owner relocated and expanded his business to its current Oconee County location on Dials Mill Road. The subject property has been available for purchase since 2014, and offers have been made on multiple occasions. However, due to past sewer concerns and past road construction concerns none of the past contracts have resulted in a purchase.
- E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested: The Unified Development Code of Oconee County states that it is the intent of the OIP district to provide an area for business and professional offices as well as for social, fraternal, political, civic, and community organizations. The proposed use is consistent with the stated purpose of the zoning district that is being requested.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: The proposed zoning and development plan for the property is consistent with established land use patterns. As a matter of fact, the existing property owners donated right-of-way for the construction of the Oconee Connector years ago to facilitate other developments that have since occurred to create the Regional Center that exists in the vicinity today.
- G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan: The proposed zoning and development plan for the subject property is consistent with the Future Development Map and the objectives of the Regional Center classification of the Oconee County Comprehensive plan. The development plan proposed address all six of the development strategies listed for the Regional Center character area.



- H. Consider the availability of adequate sites for the proposed use in districts that permit such use: *There are other sites available in the county, however the proposed development plan on the subject site is highly compatible with all neighboring uses and zoning.*



Oconee County's Premier Age-In-Place Retirement Community

Representative Architecture



CELEBRATION
VILLAGE
Athens-Oconee Campus



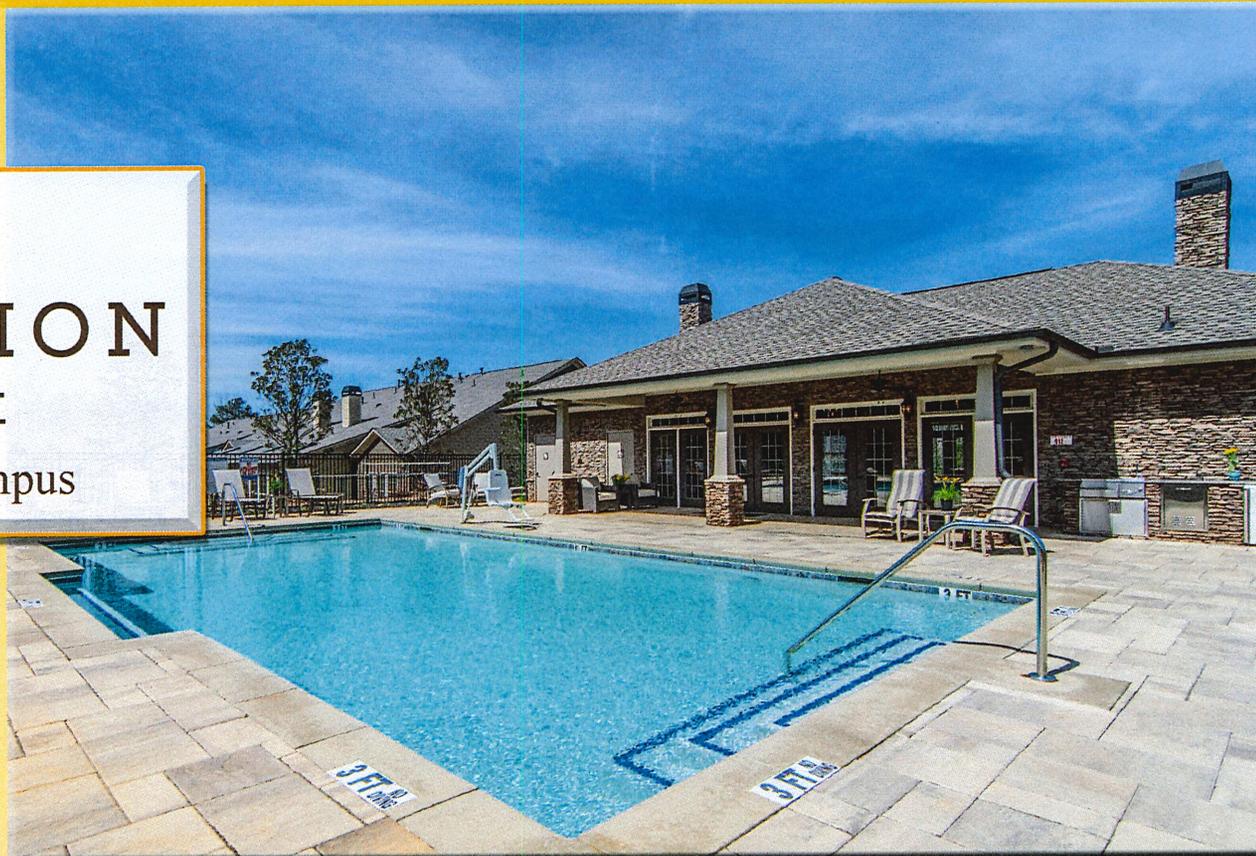
DECEMBER
OCT 21 2013

Oconee County's Premier Age-In-Place Retirement Community

Representative Architecture



CELEBRATION
VILLAGE
Athens-Oconee Campus



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Oconee County's Premier Age-In-Place Retirement Community

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By _____
OCT 21 2015

FOR CONSTRUCTION

A-A201

EXTERIOR ELEVATIONS

DATE	1/18/19
BY	JAD
SCALE	AS SHOWN
PROJECT	AMENITY CLUB
NO.	1
DESCRIPTION	EXTERIOR ELEVATIONS
REVISIONS	
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
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PROJECT: AMENITY CLUB
 1181 WEBB QUIN HOUSE RD
 SNELLVILLE, GA 30085

AMENITY CLUB
 CELEBRATION VILLAGE

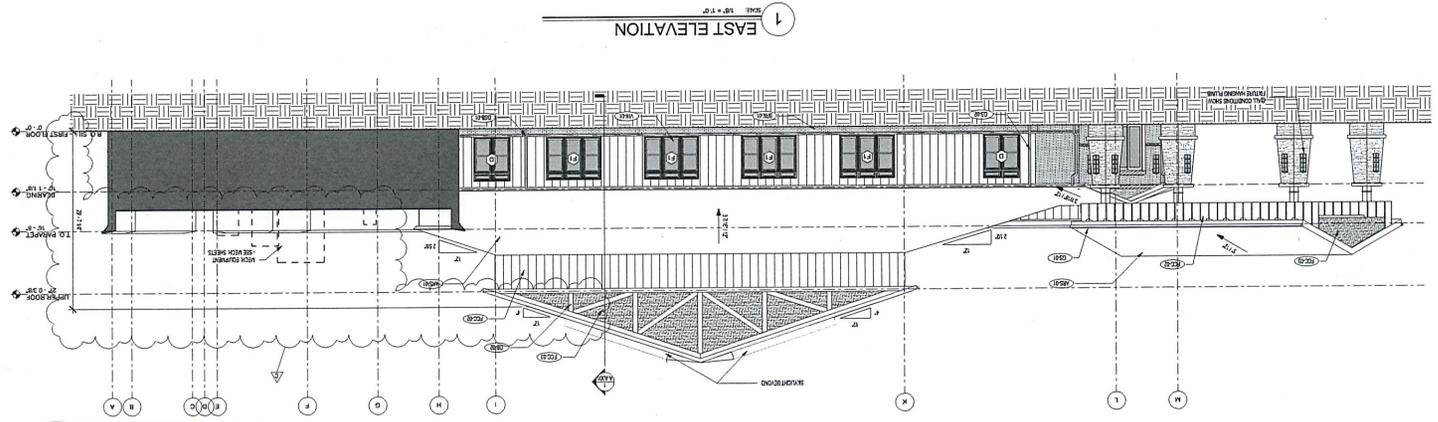
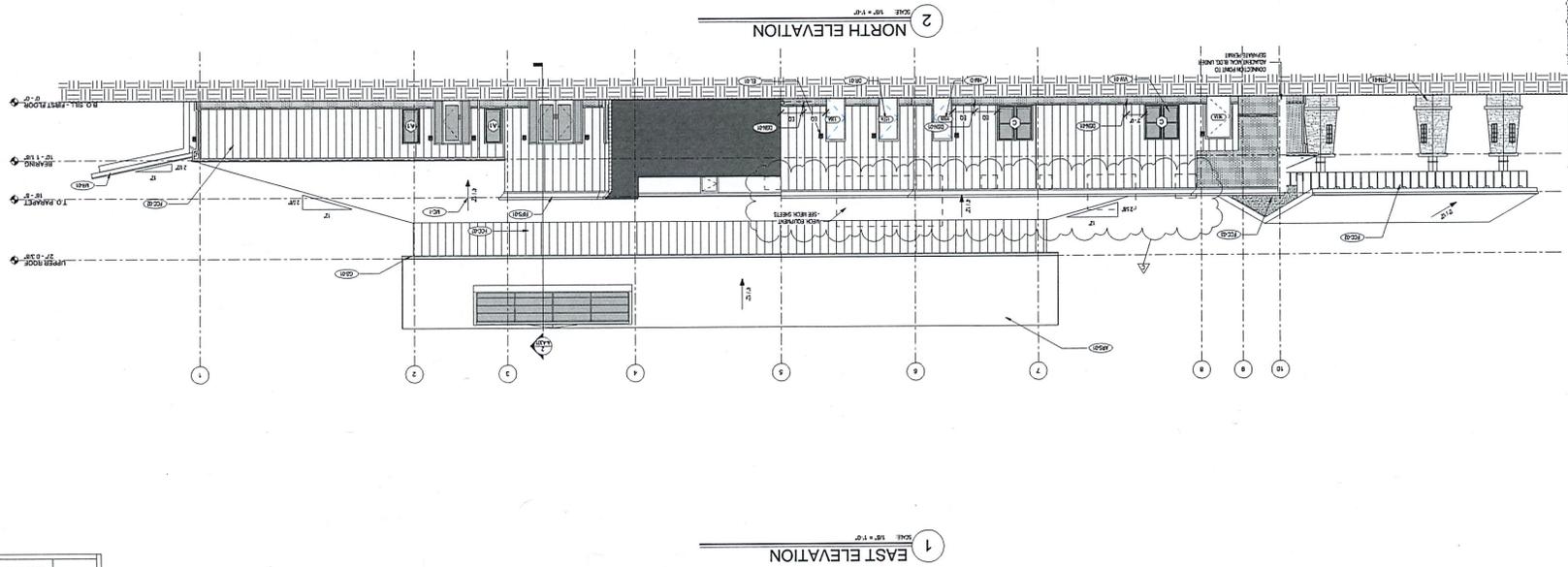


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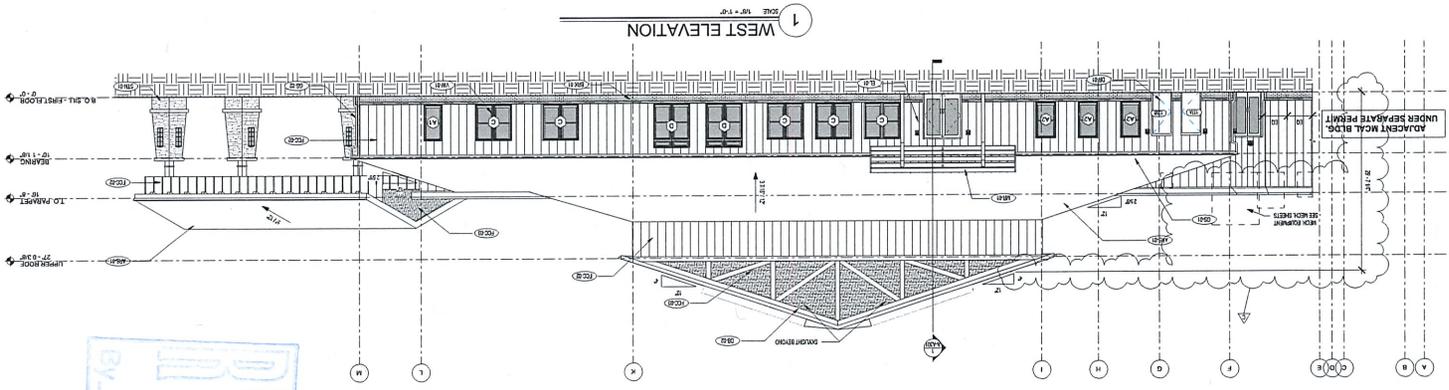
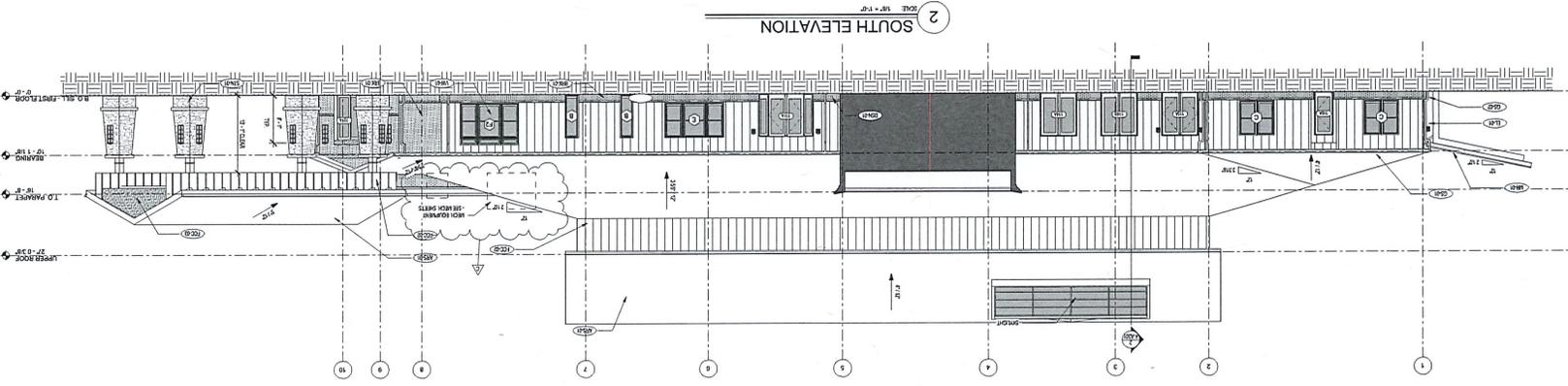
WAKEFIELD BEASLEY & ASSOCIATES
 DESIGNING ARCHITECT

EXTERIOR FINISH LEGEND

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PROJECT: AMENITY CLUB EXTERIOR ELEVATIONS SHEET NUMBER: A-A201 PROJECT NAME: AMENITY CLUB
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 BY: JAD
 SCALE: AS SHOWN
 PROJECT: AMENITY CLUB
 NO.: 1
 DESCRIPTION: EXTERIOR ELEVATIONS
 REVISIONS:
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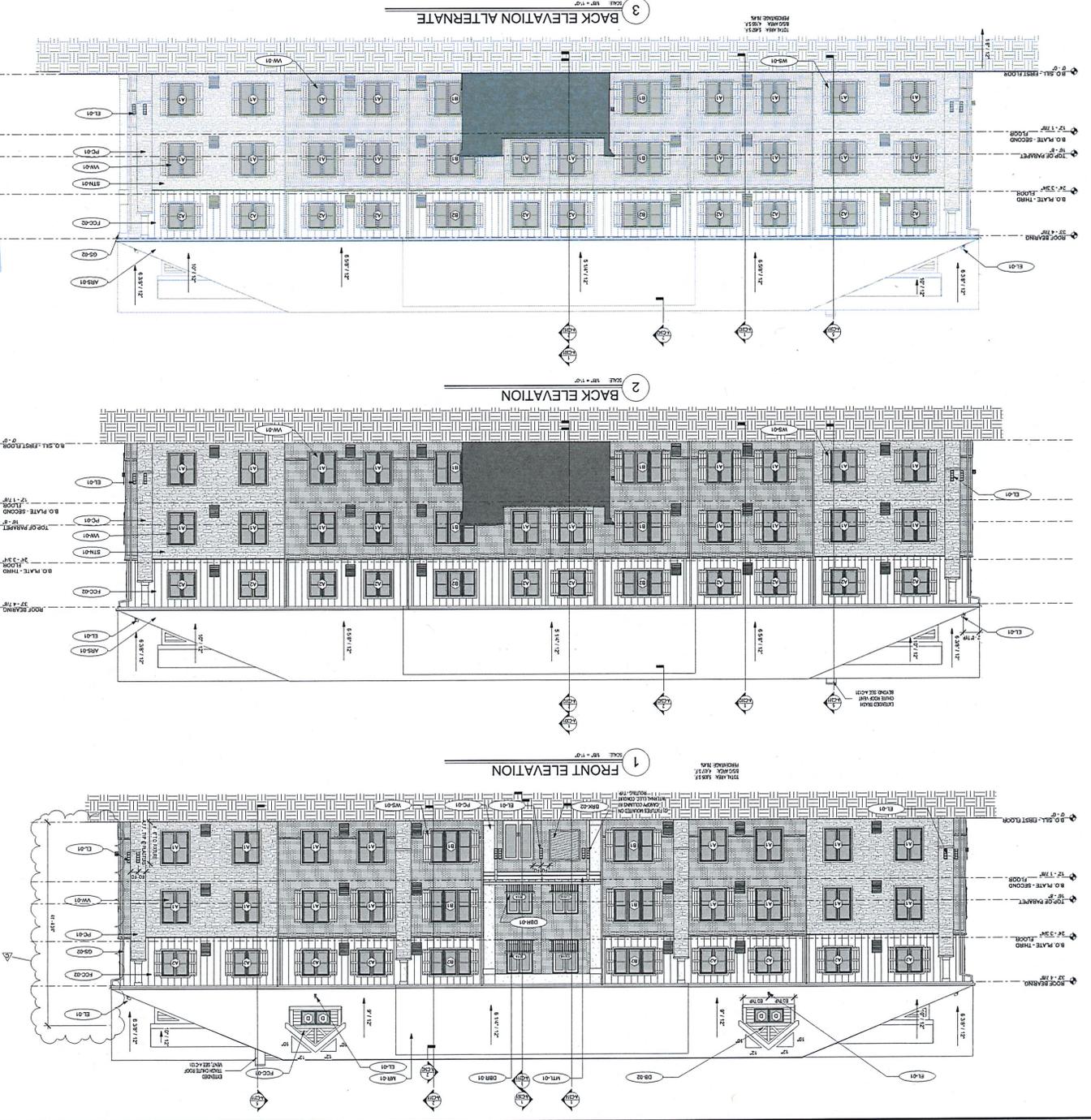
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STATE OF GEORGIA
 REGISTERED ARCHITECT
 JAMES W. NELSON
 11811
 WEBB OAK HOUSE RD
 SNELLVILLE, GA 30085

CELEBRATION VILLAGE
AMENITY CLUB

A-202
 EXTERIOR ELEVATIONS
 FOR CONSTRUCTION

Revisions 1. REVISIONS TO EXTERIOR ELEVATIONS 2. REVISIONS TO EXTERIOR ELEVATIONS 3. REVISIONS TO EXTERIOR ELEVATIONS 4. REVISIONS TO EXTERIOR ELEVATIONS 5. REVISIONS TO EXTERIOR ELEVATIONS 6. REVISIONS TO EXTERIOR ELEVATIONS 7. REVISIONS TO EXTERIOR ELEVATIONS 8. REVISIONS TO EXTERIOR ELEVATIONS 9. REVISIONS TO EXTERIOR ELEVATIONS 10. REVISIONS TO EXTERIOR ELEVATIONS	Date 10/21/2019
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FOR CONSTRUCTION

A-C201

EXTERIOR ELEVATIONS

Sheet Title: A-C201
Date: 08/20/18
Scale: 1/8" = 1'-0"

REVISIONS:

1	ISSUED FOR PERMIT
2	PERMIT CORRECTIONS
3	REVISED
4	REVISED

CONCRETE BUILDING

CELEBRATION VILLAGE

1161 WEBB PINHOUSE RD SNELLVILLE GA 30085

NELSON
 ARCHITECT OF RECORD
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 DESIGNING ARCHITECT

FOR CONSTRUCTION
A-M202
 SHEET NO.
 EXTERIOR
 ELEVATIONS
 SHEET TITLE
 DATE: 10/21/2019
 DRAWN BY: JAA
 CHECKED BY: JAA

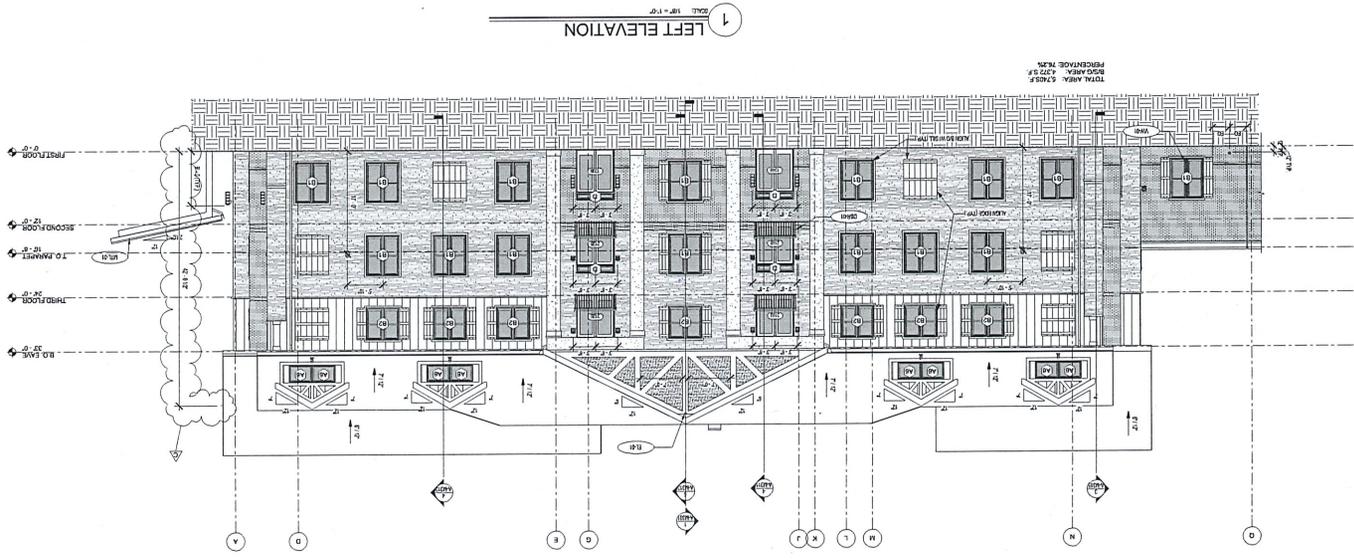
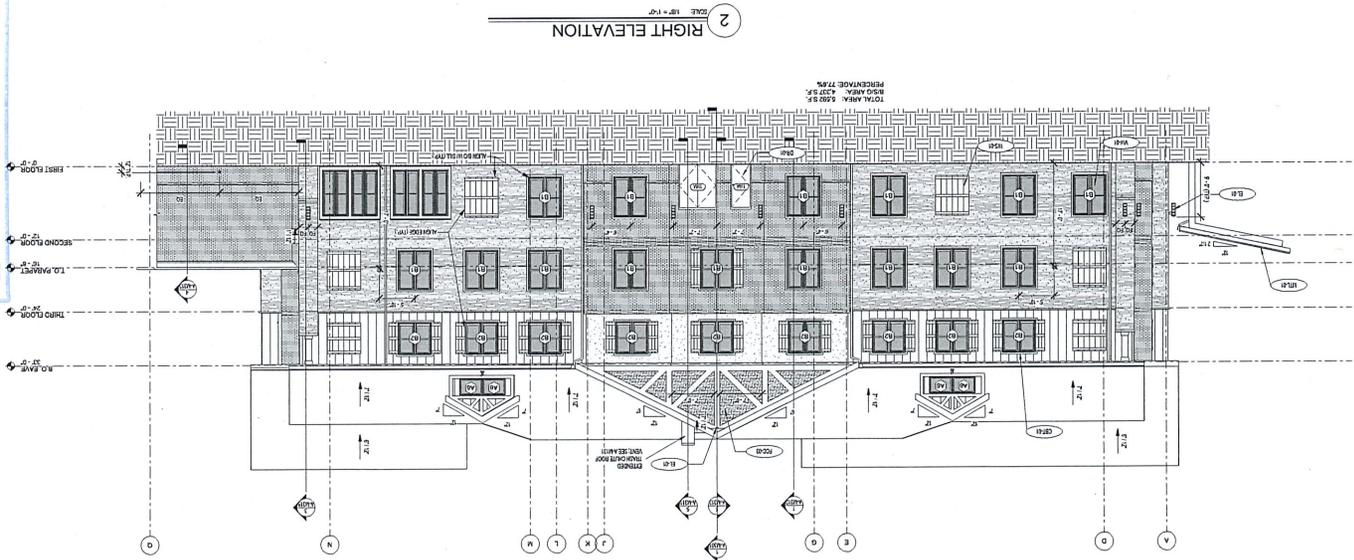
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NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION

CELEBRATION VILLAGE
MEMORY CARE AND ASSISTED LIVING BUILDING
 1161 WEBB HOUSE RD
 SNELLVILLE GA 30081

WAKEFIELD BEASLEY & ASSOCIATES
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EXTERIOR FINISH LEGEND	
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Oconee County's Premier Age-In-Place Retirement Community

C CELEBRATION
VILLAGE
Athens - Oconee Campus



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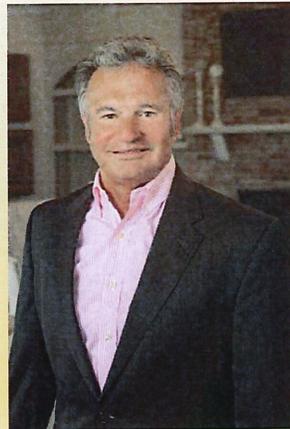
Development Team

THE ASC GROUP

ACTIVE SENIOR COMPANIES



Paul Aase



Armand Vari



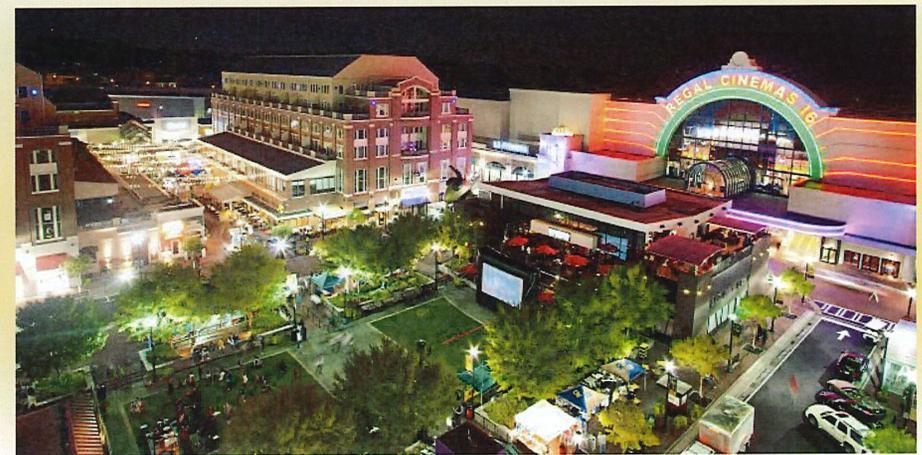
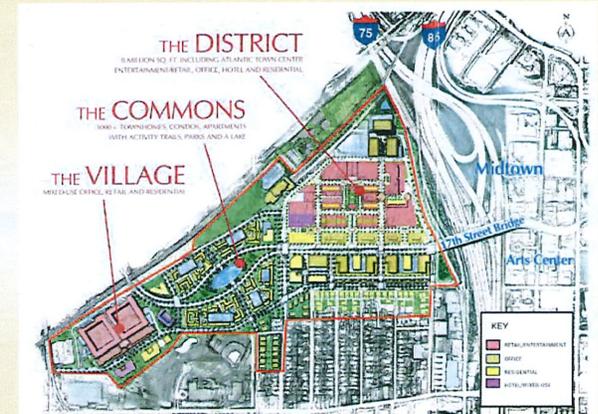
The ASC Group Team

OCT 21 2019

Oconee County's Premier Age-In-Place Retirement Community

Development Experience

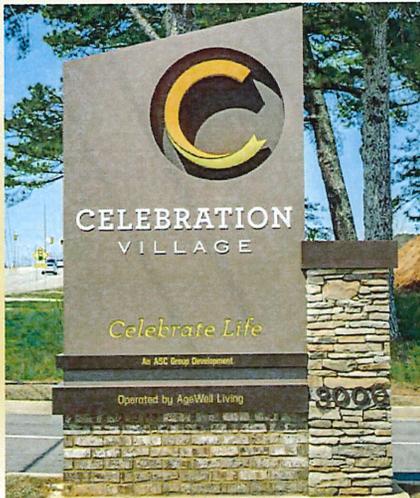
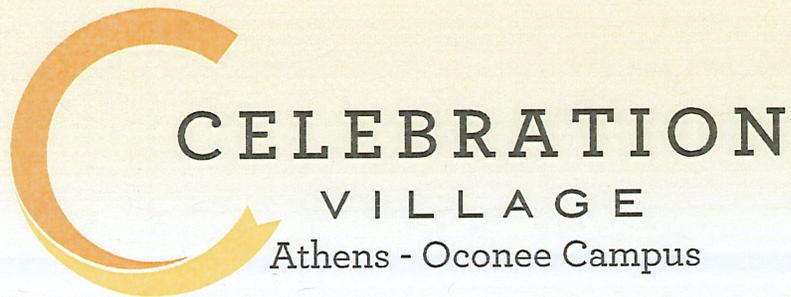
- Over 85 years of combined development experience
- Over 50 projects worth \$850 million delivered
- Retail, office, medical, industrial, multi-family, and mixed use



Oconee County's Premier Age-In-Place Retirement Community

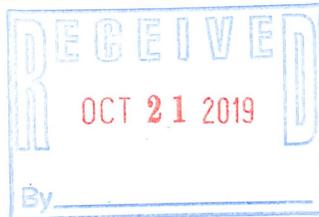


Senior Living Experience

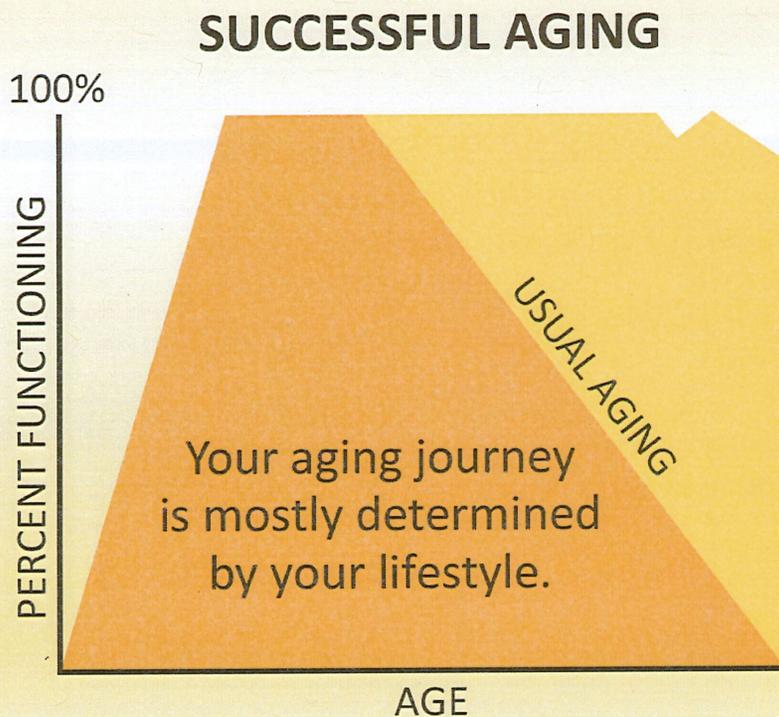


Development Name	Location	Acres	Cost	Open
Celebration Village Acworth	Georgia	16	\$61,000,000	2016
Celebration Village Forsyth	Georgia	52	\$118,000,000	2017
Celebration Village Snellville	Georgia	56	\$121,000,000	2021
Celebration Village Peachtree City	Georgia	65	\$102,000,000	2021
Celebration Village Athens	Georgia	62	\$115,000,000	2022
Celebration Village Hoover	Alabama	57	\$109,000,000	2022
Celebration Village Providence Park	Ohio	80	\$162,000,000	2022

Oconee County's Premier Age-In-Place Retirement Community



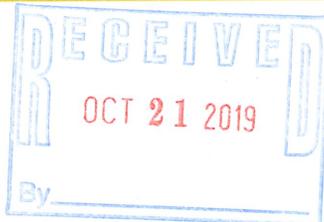
Successful Aging Philosophy



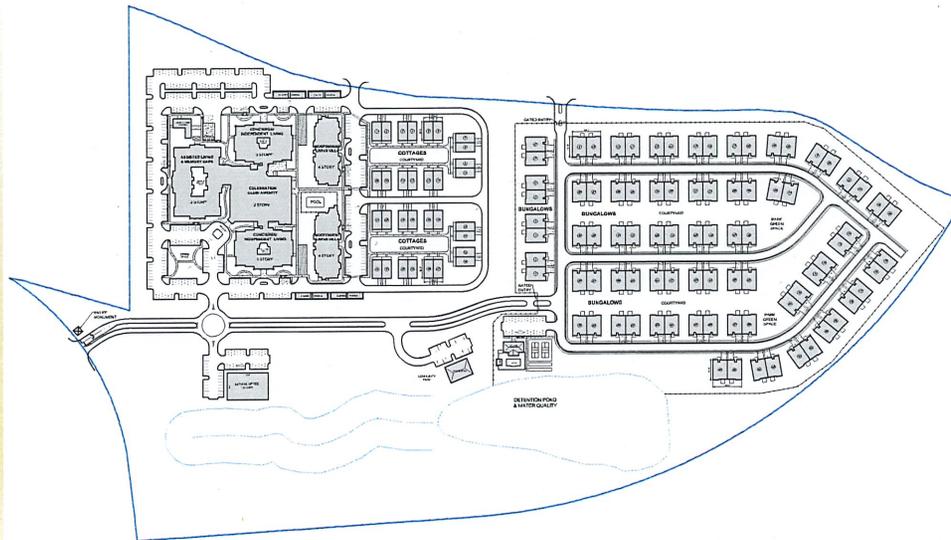
What's needed for successful aging?

- A physically active and mentally stimulating lifestyle
- Strong social engagement
- Purpose and meaning in your life
- Environments that support this lifestyle

Oconee County's Premier Age-In-Place Retirement Community



Project Overview

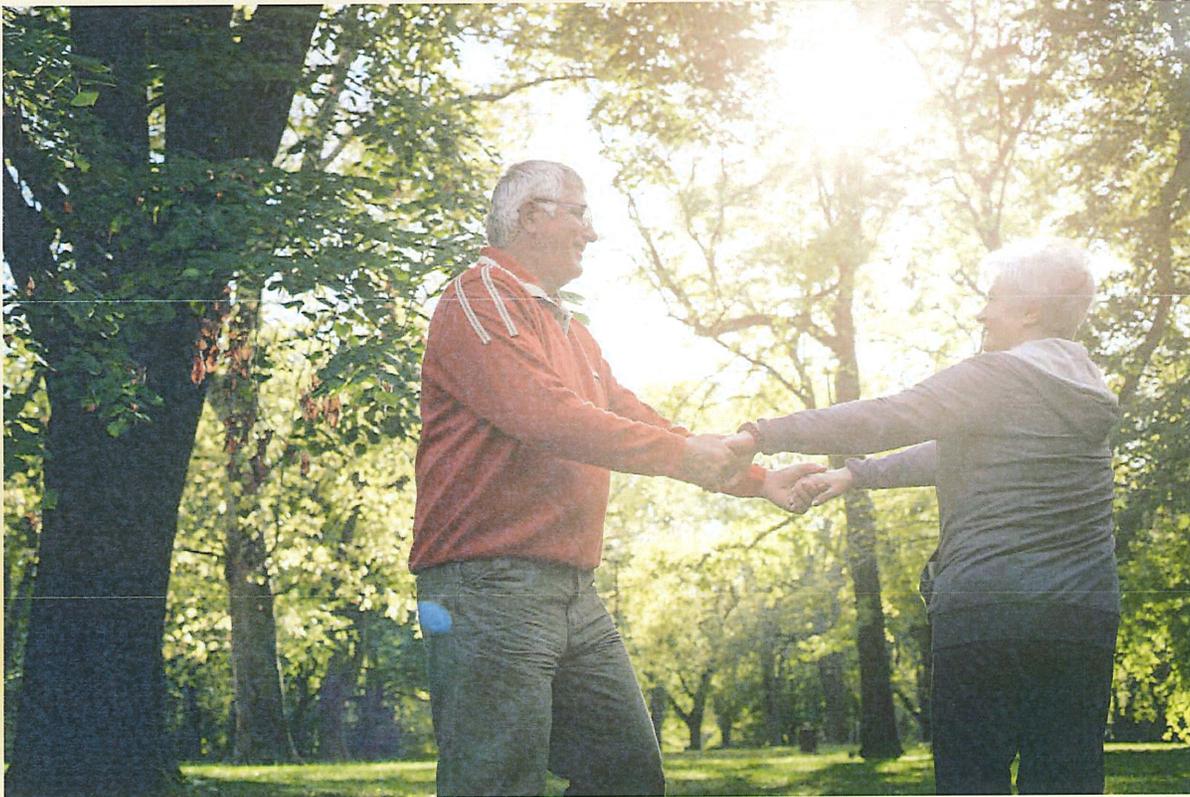


- (62) acres
- 398 units/6.1 units per acre
- Six distinctive neighborhoods
 - ✓ Active Adult Bungalows
 - ✓ Independent Living Cottages
 - ✓ Independent Living Villas
 - ✓ Concierge Living
 - ✓ Assisted Living
 - ✓ Memory Care
- 30,000 sq. ft. Celebration Social Club®
- Age-in-place/maintenance-free/worry-free living

Oconee County's Premier Age-In-Place Retirement Community



Community-Inspired Design



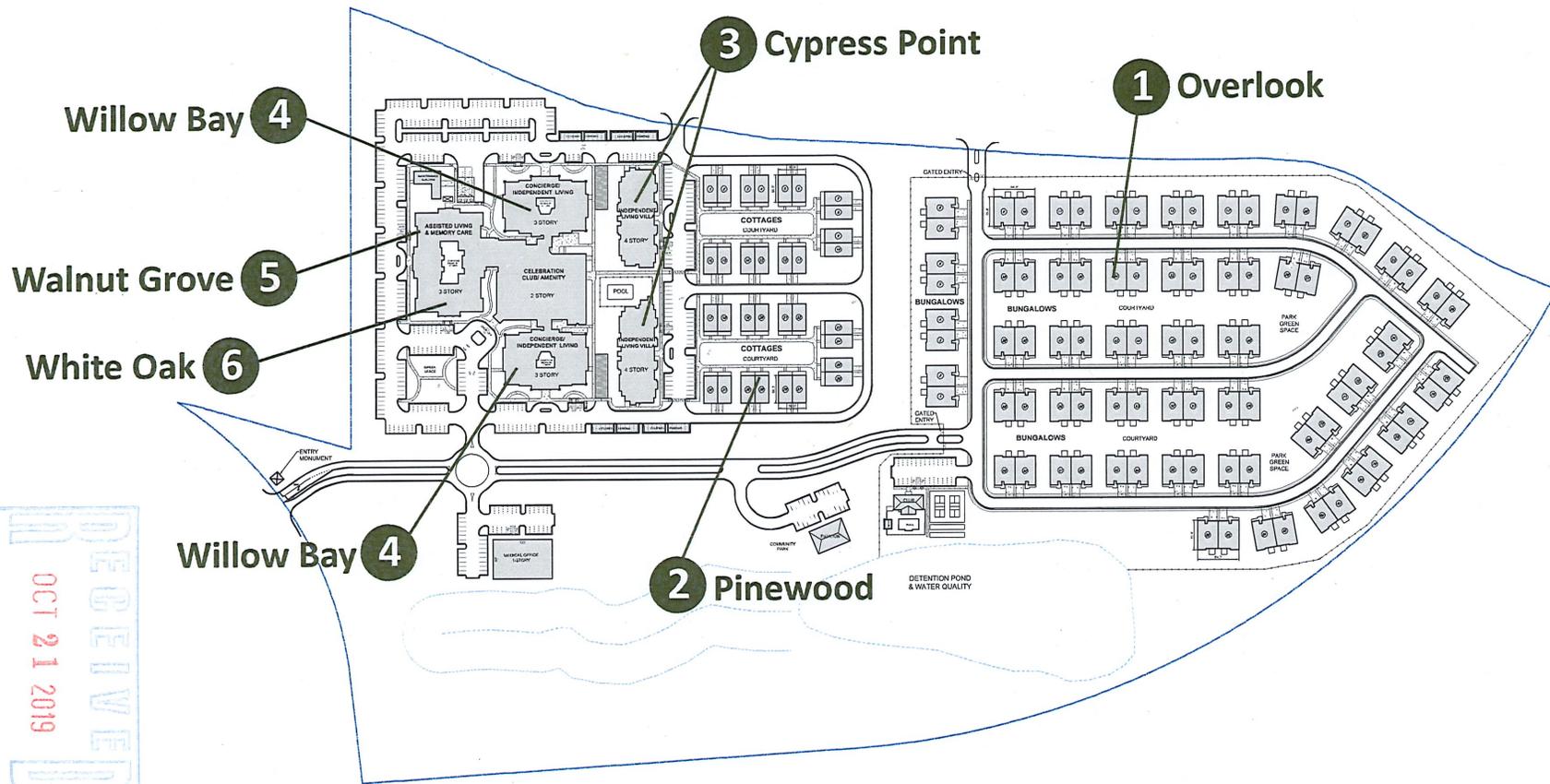
CELEBRATION VILLAGE Athens - Oconee Campus

- Pedestrian friendly
- Beautiful outdoor setting
- Private on-site lake
- (25) acres of green space

Oconee County's Premier Age-In-Place Retirement Community

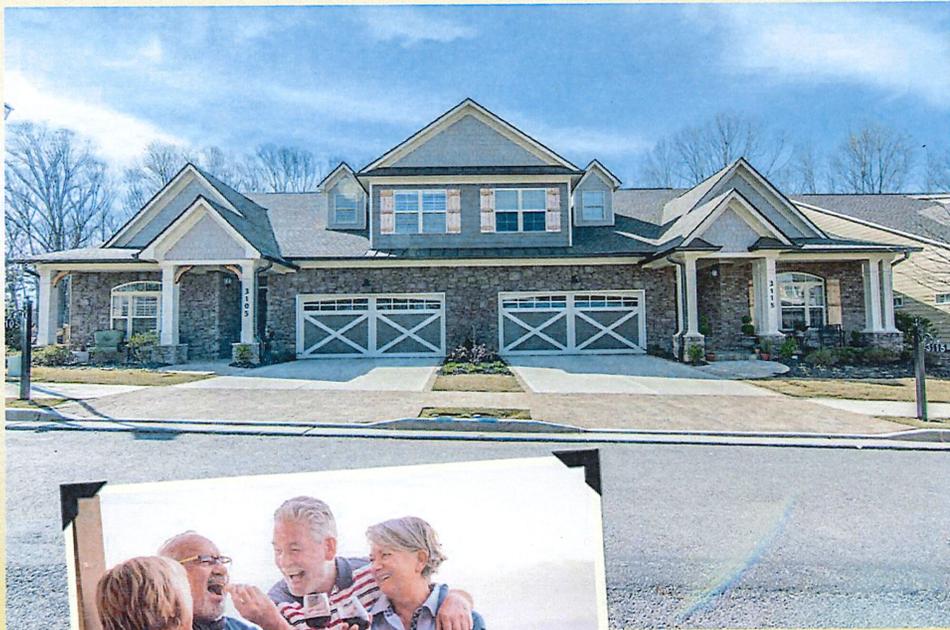


Six Distinctive Neighborhoods



Oconee County's Premier Age-In-Place Retirement Community

Overlook Neighborhood

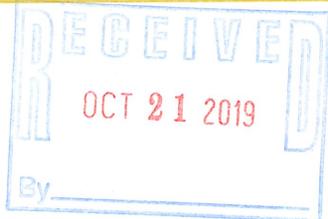


Overlook

Bungalows

- (86) units
- 3 bedrooms/2 bath/2-car garage
- 2,600-2,900 sq. ft.
- 24/7/365 on-site home care
- Full access to campus medical
- Full access to social club, dining, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



Pinewood Neighborhood

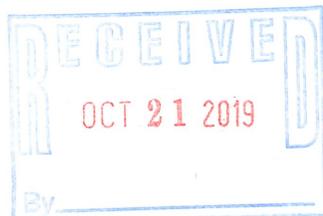


Pinewood

Independent Living Cottages

- (32) units
- 2 bedrooms/2 bath/1 car garage
- 1,600-1,900 sq. ft.
- 24/7/365 emergency response
- 24/7/365 on-site home care
- 2 meals daily
- Weekly housekeeping
- Full access to campus medical
- Full access to social club, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



Cypress Point Neighborhood



*Cypress
Point*



Independent Living Villas

- (80) units
- 2 bedrooms/2 bath/1 car garage
- 1,000-1,400 sq. ft.
- 24/7/365 emergency response
- 24/7/365 on-site home care
- 2 meals daily
- Weekly housekeeping
- Full access to campus medical
- Full access to social club, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



Willow Bay Neighborhood

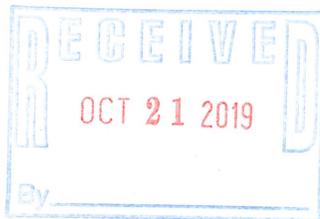


Willow Bay

Concierge Living

- (108) units
- 750-1,100 sq. ft.
- 1- & 2-bedroom floorplans
- 24/7/365 emergency response
- 24/7/365 on-site home care
- 2 meals daily
- Weekly housekeeping
- Direct access to campus medical
- Direct access to social club, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



Walnut Grove Neighborhood

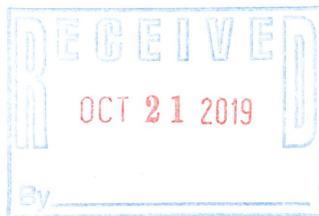


Walnut
Grove

Assisted Living

- (62) units
- 1-2 bedroom floorplans
- 550-900 sq. ft.
- 24/7/365 emergency response
- 24/7/365 full-time medical care
- Medication management
- Assistance with bathing, dressing, escorting
- 3 meals daily
- Housekeeping/laundry service
- Direct access to campus medical
- Direct access to social club, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



White Oak Neighborhood



*White
Oak*

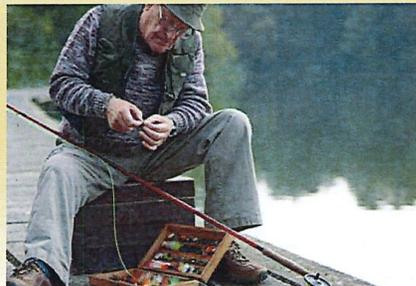
Memory Care

- (30) secured units
- 1-2-bedroom floorplans
- 550-900 sq. ft.
- 24/7/365 emergency response
- 24/7/365 full-time medical care
- Full time nurse/medication management
- Assistance with bathing, dressing, escorting
- 3 meals daily
- Housekeeping/laundry service
- Direct access to campus medical
- Direct access to social club, activities
- Full access to transportation services

Oconee County's Premier Age-In-Place Retirement Community



Celebration Outdoor Amenities



- Pool & Cabana
- Lake access
- Fishing
- Putting green
- Bocci courts

Oconee County's Premier Age-In-Place Retirement Community



Celebration Outdoor Amenities



- Walking paths
- Outdoor pavilion
- Picnic areas w/ grill stations
- Firepits



Oconee County's Premier Age-In-Place Retirement Community



Celebration Social Club®

the CELEBRATION CLUB

- Village atrium
- Activities director
- Full activities staff
- Everyday activities



Oconee County's Premier Age-In-Place Retirement Community



Celebration Social Club®

Frank's

GAME PARLOR

- Cards
- Billiards
- Darts
- Clubs
- Tournaments



Oconee County's Premier Age-In-Place Retirement Community



Celebration Social Club®

COLORS ART STUDIO

- Drawing
- Painting
- Photography
- Arts & crafts
- Daily classes
- Art director



Oconee County's Premier Age-In-Place Retirement Community



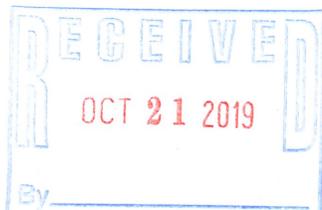
Celebration Social Club®



- Hair cut/style
- Manicures
- Pedicures
- Massages
- Facials



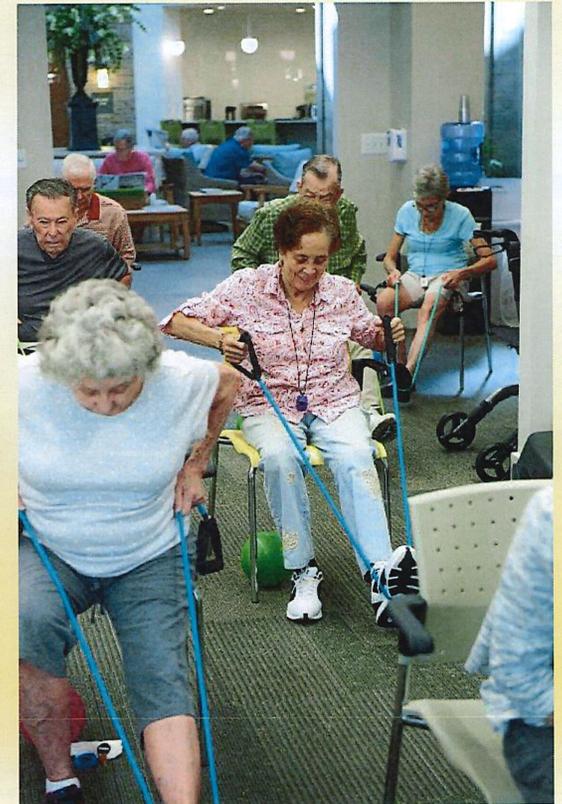
Oconee County's Premier Age-In-Place Retirement Community



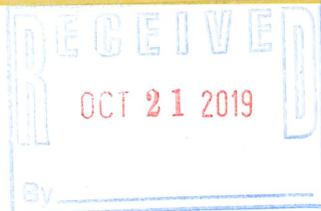
Celebration Social Club®



- Full service fitness center
- Senior-designed exercise equipment
- Daily classes
- Personal training
- Nutrition coach



Oconee County's Premier Age-In-Place Retirement Community



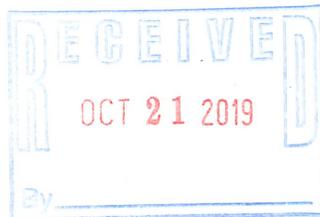
Celebration Social Club®

CELEBRATION THEATER

- Movies
- Concerts
- Continuing education
- Speakers
- Private events



Oconee County's Premier Age-In-Place Retirement Community



Village Dining

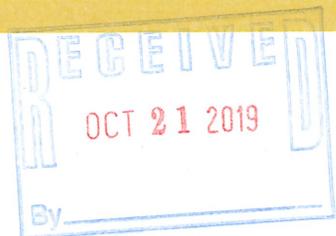


Prime
SEASONS
FINE DINING

- Formal dining room
- Breakfast, lunch, dinner
- Executive chef
- Full wait staff
- Full service menu



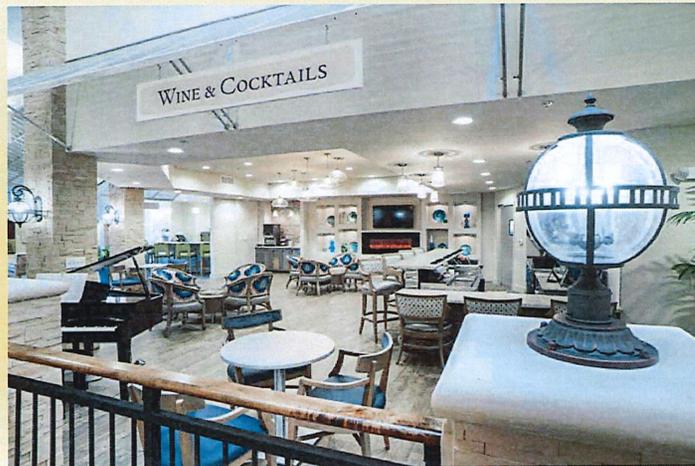
Oconee County's Premier Age-In-Place Retirement Community



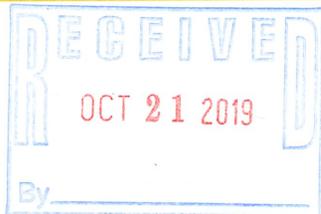
Village Dining

BREEZES Bar & Bistro

- Full-service bar
- Happy hour
- Appetizers/tapas
- Pizzas/paninis
- Dessert bar



Oconee County's Premier Age-In-Place Retirement Community



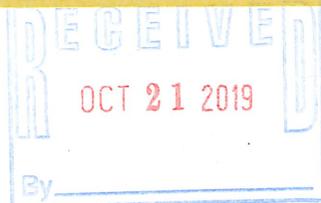
Village Dining



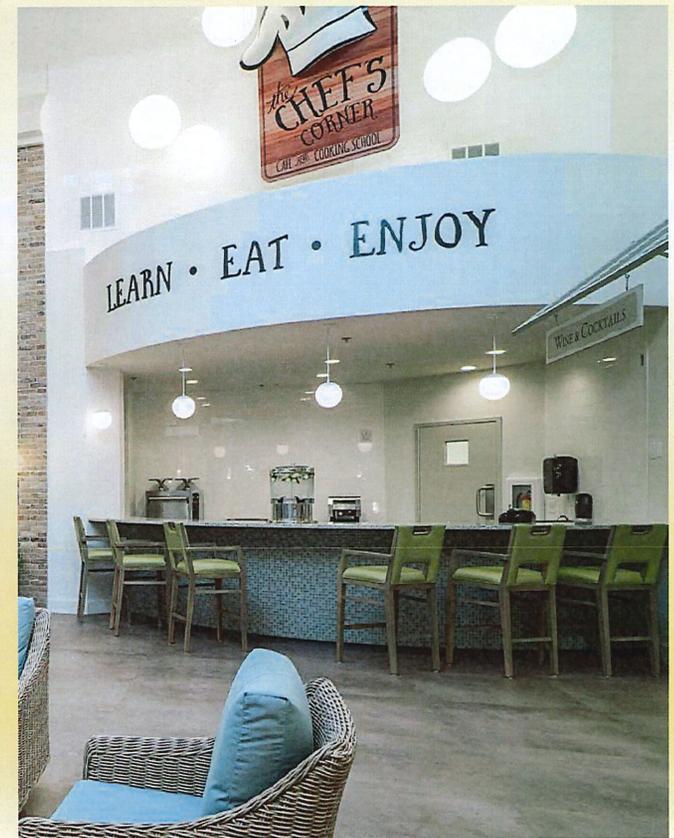
- Breakfast Buffet
- Full-Service Deli
- Coffee Bar
- Grab- N- Go



Oconee County's Premier Age-In-Place Retirement Community



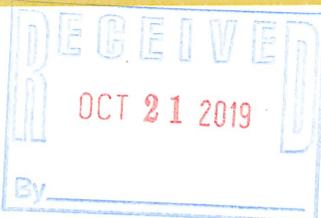
Village Dining



- Cooking demonstrations
- Cooking classes
- Wine & cheese pairings
- Private parties



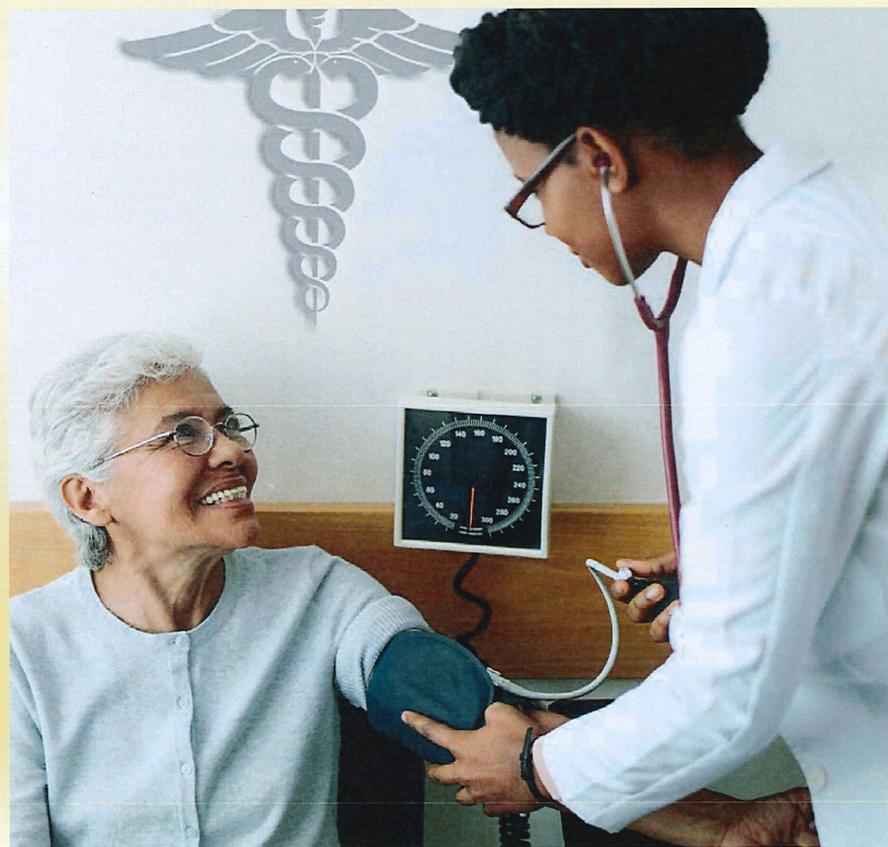
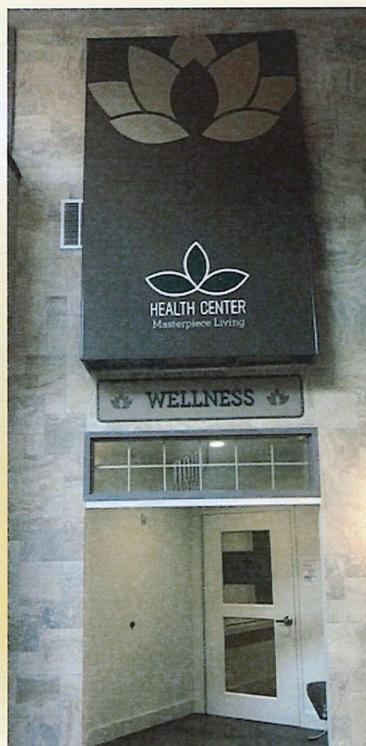
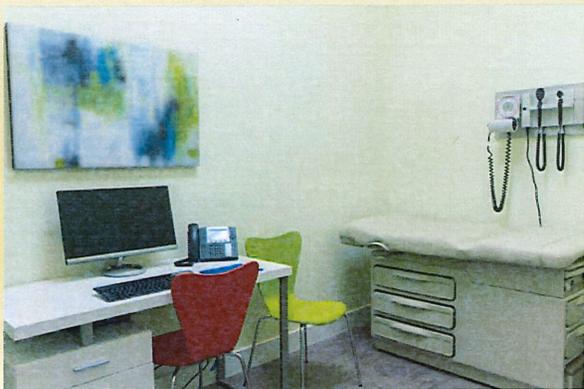
Oconee County's Premier Age-In-Place Retirement Community



Village Medical

Masterpiece Living Health Center

- On-site exam rooms
- On-site visiting doctors
- On-site registered nurses
- On-site visiting dental services
- 24/7/365 home care services



Oconee County's Premier Age-In-Place Retirement Community

Village Medical

Therapy Services

- On-site physical therapy
- On-site occupational therapy
- On-site speech therapy
- On-site counseling

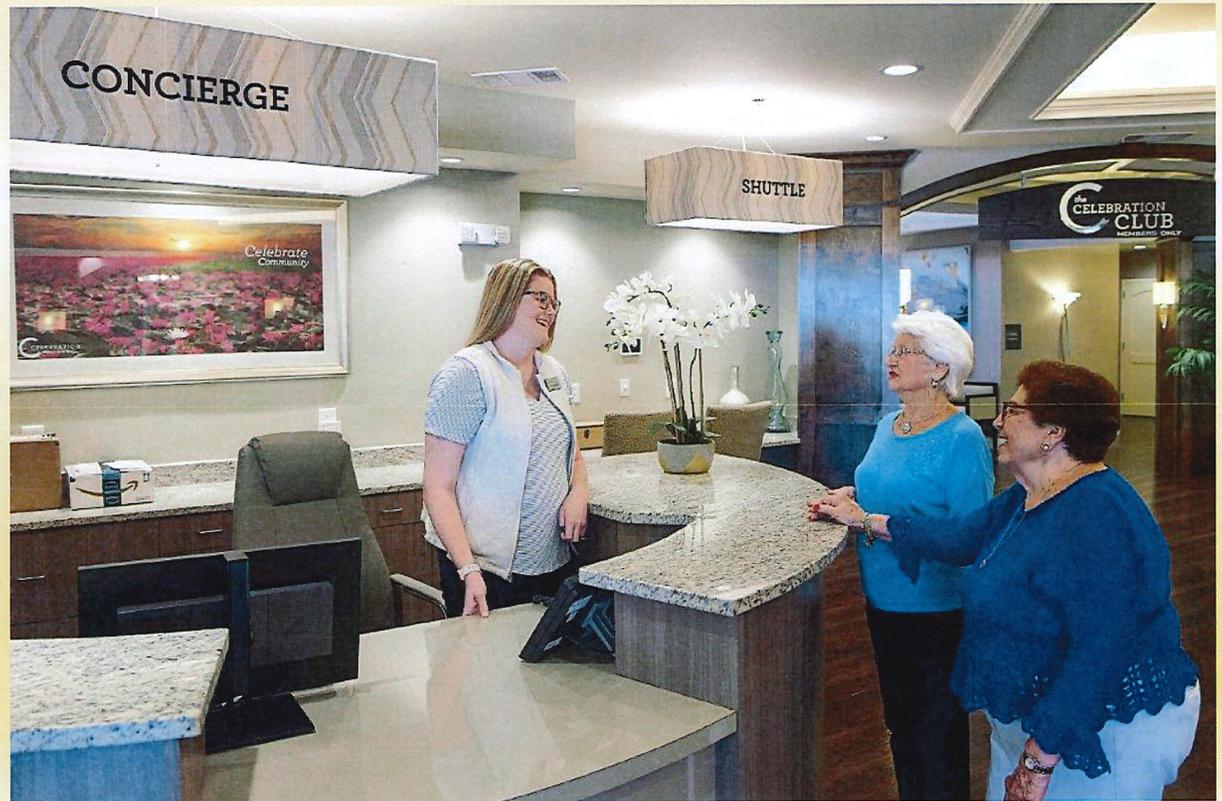


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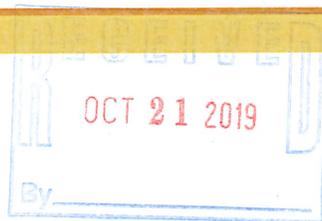
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Concierge Services

- 24/7/365 Concierge services
- Dinner reservations
- Salon appointments
- Outing signups



Coweta County's Premier Age-In-Place Retirement Community



Village Transportation

Campus Shuttle

- Non-stop shuttle service
- 7 days a week
- Shuttle from home to club
- Shuttle from home to adjacent shopping and dining



Oconee County's Premier Age-In-Place Retirement Community



Village Transportation

Village Bus

- 7 days a week
- Off-campus shopping/dining
- Off-campus medical appointments
- Church services
- Village outings



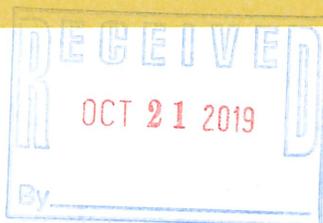
Oconee County's Premier Age-In-Place Retirement Community



Benefits to Athens and Oconee County

- Highest and best use of the property
- Substantial permanent green space preserved
- Significant property tax base increase
- Minimal traffic impact due to the age of the residents
- Zero burden to the local school districts
- \$100M + premier retirement resort for the community at large
- A unique gem project to draw residents and businesses to the area

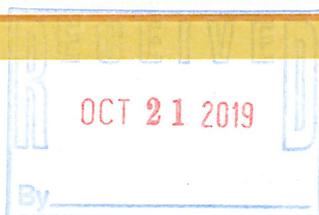
Oconee County's Premier Age-In-Place Retirement Community





CELEBRATION
VILLAGE
Athens - Oconee Campus

A Complete Age-In-Place Retirement Community



TRAFFIC IMPACT STUDY FOR

CELEBRATION ATHENS CONTINUING CARE COMMUNITY

DATE:

October 18, 2019

LOCATION:

Oconee Connector at Old Epps Bridge Rd, Oconee County, GA

PREPARED FOR:

Active Senior Concepts

PREPARED BY:

CALYX Engineers & Consultants, an NV5 Company

NV5 CALYX
ENGINEERS + CONSULTANTS

www.calyxengineers.com
nv5.com



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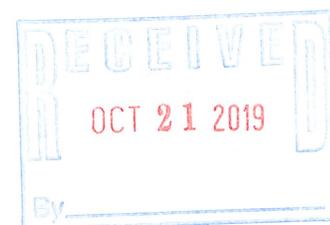
EXECUTIVE SUMMARY

A traffic impact analysis was performed for the Celebration Village continuing care residential community to be located in the northeast quadrant of the Oconee Connector (extended) and Old Epps Bridge Road, south of Dowdy Rd, in Oconee County, GA. The development will consist of 30 Memory Care Units; 108 Concierge Apartment Units; 80 Independent Living Apartment Units; 32 Independent Living Cottages, 62 Assisted Living units and 86 Active Adult Condominium Homes (vehicular accessible through gated entries) and a 12,000 sf medical offices building. The Oconee Connector will provide the vehicular access to the development for typical weekday trips, although there will be two (2) additional driveways on Dowdy Road. For the traffic impact analyses, the ITE Land Use Code 255 for completion in 2022 will be assumed.

Approximately 1,516 new vehicular trips daily are expected (758 entering and 758 exiting). Of these, approximately 46 entering and 25 exiting during the weekday morning peak hour with 30 entering and 47 exiting during the weekday evening peak hour are expected.

Approximately one third of the new trips are expected to come and go from each direction, west and south or east on Epps Bridge Parkway, and north on the Oconee Connector.

The results of the study showed that no improvements are needed for existing or future with or without the project traffic in 2022 weekday peak hours..



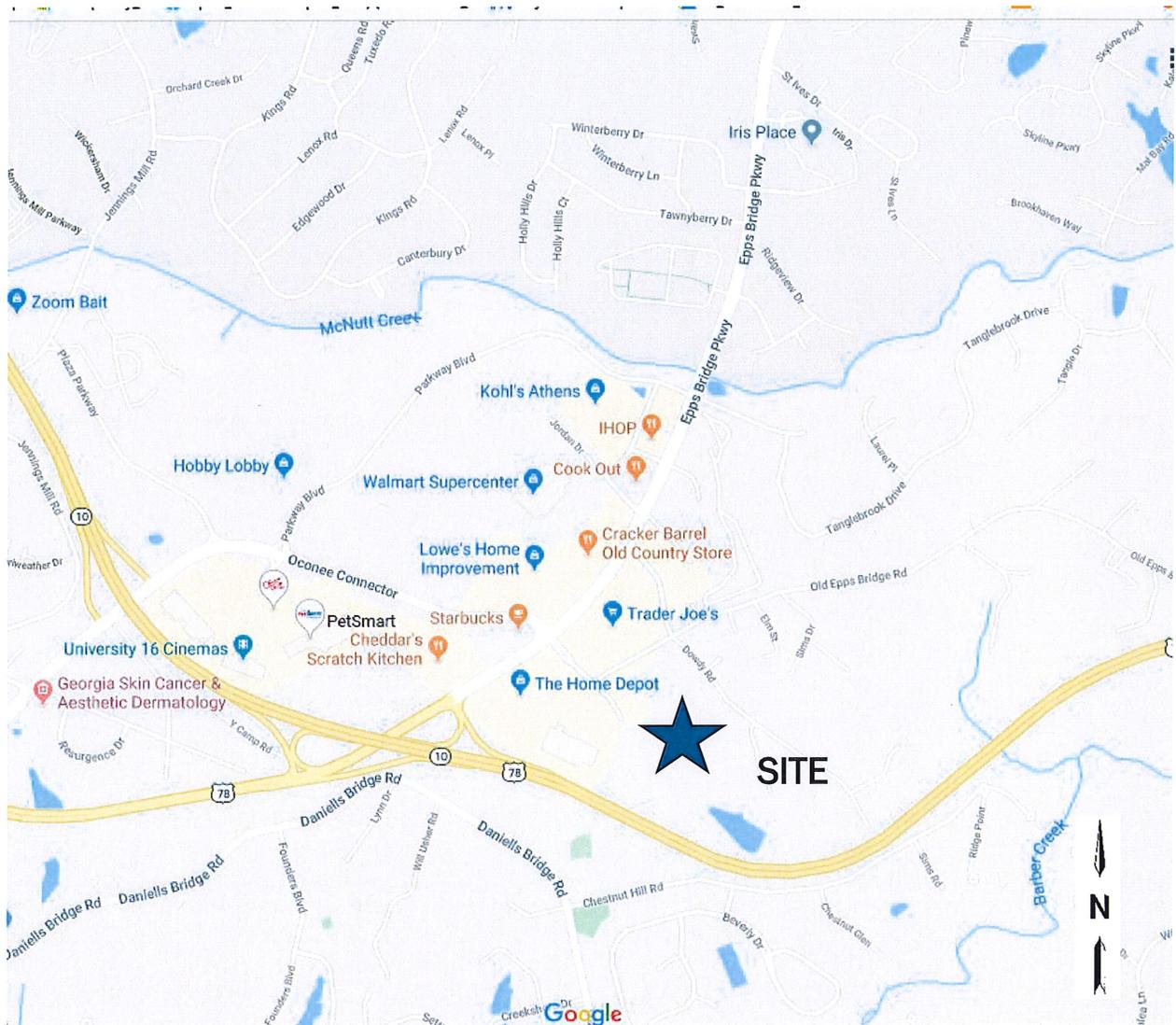
A. Introduction

A continuing care community is planned to be located in the northeast quadrant of the Oconee Connector (extended) and Old Epps Bridge Road, south of Dowdy Rd, in Oconee County, GA. The development will consist of 30 Memory Care Units; 108 Concierge Apartment Units; 80 Independent Living Apartment Units; 32 Independent Living Cottages; 86 Active Adult Condominium Homes; 62 Assisted Living units and a 12,000 sf medical offices building. The Oconee Connector will provide the vehicular access to the development for typical weekday trips, although there will be two (2) additional driveways on Dowdy Road. For the traffic impact analyses, completion in 2021 will be assumed.

This traffic study analyzes the impact of new traffic added to the local roadways with and without the development generated new traffic. The study area includes the existing intersections of the Oconee Connector (extended) at Epps Bridge Road and at Old Epps Bridge Road and Dowdy Road at Epps Bridge Road and at Old Epps Bridge Road. The report summarizes background and projected traffic at the study locations, analysis of traffic impacts including level of service (LOS) and conclusions and recommendations from the analysis. Figure 1 shows the site location. The study intersections are show in Figure 2. A site plan for the development is included in the Appendix.



Figure 1. Vicinity Map



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Figure 2. Study Intersections



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B. Existing Conditions

B.1. Transportation Facilities

The Oconee Connector (SR 8) is an east-west, four-lane median divided local roadway with turning lanes at intersections running from near Watkinsville to SR 316 and continuing to the site with a posted speed limit of 45 MPH. Land uses in the area of the site are retail, agricultural and vacant,

Epps Bridge Parkway (SR 8) is a north-south, four-lane Principal Arterial running from Athens to SR 316 with a 45 MPH posted speed limit. Land uses in the area of the site are commercial.

Old Epps Bridge Rd is a north-south, two-lane local street running from the Oconee Connector to Dowdy Road and beyond with a 25 MPH posted speed limit. Land uses in the area of the site are commercial and residential.

Dowdy Road is a east-west, two-lane local street running from the Epps Bridge Road to beyond Old Epps Bridge Road to a dead end with a 25 MPH posted speed limit. Land uses in the area of the site are commercial and residential.

B.2. Traffic Counts

Traffic counts were collected on Tuesday, October 8, 2019. Turning movement counts (TMC's), were collected at the locations shown in Figure 2 for 7 to 9 AM and 4 to 6 PM). Along with the TMC's, 24-hour bi-directional counts were collected on the Oconee Connector and on Old Epps Bridge Road adjacent to the site and on Epps Bridge Road between the Oconee Connector and Dowdy Road. There were approximately 9,000 daily vehicular trips on the Oconee Connector, 2,000 on Old Epps Bridge Road, and 25,000 on Epps Bridge Road. The existing turning movement counts are shown in Figure 3.

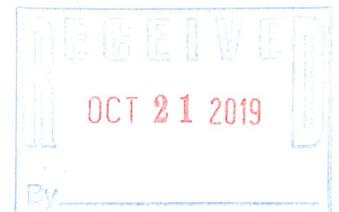
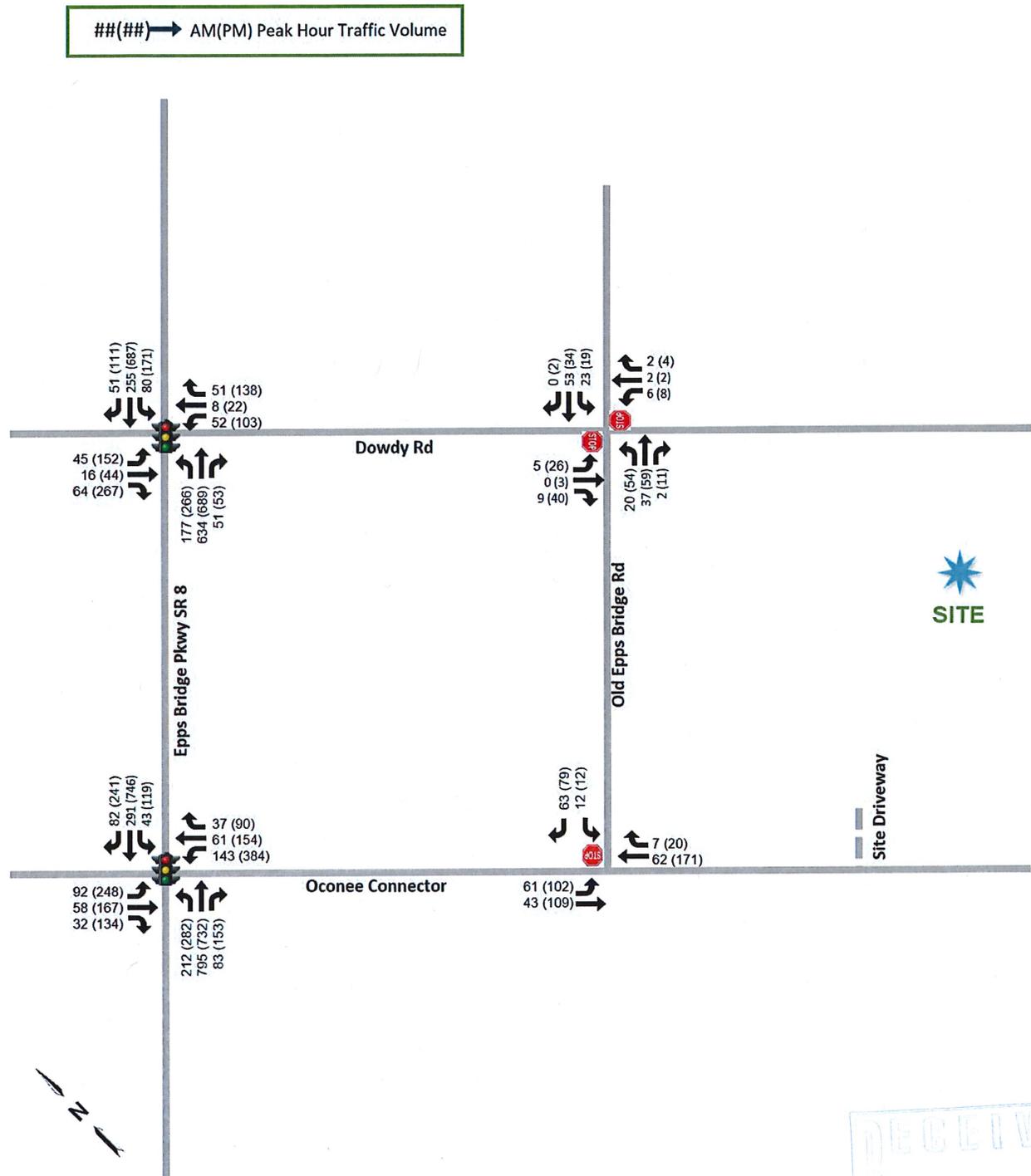


Figure 3: Existing Peak Hour Volumes



B.3. Existing Measures of Effectiveness

Analysis for the existing conditions was performed using the traffic analysis software Synchro® 10. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM). Synchro® output reports are included in the Appendix. The results of the existing capacity analysis are shown in Table 1 and include analysis of the volumes presented in Figure 3.

Table 1: Existing Intersection Capacity Analysis

Intersection	Control	Approach	Existing Volumes			
			AM Peak LOS (sec)	PM Peak LOS (sec)	AM Peak LOS (sec)	PM Peak LOS (sec)
Epps Bridge Rd & Oconee Connector	Signal	Overall	B	12.0	C	22.7
Epps Bridge Road & Dowdy Road	Signal	Overall	A	9.1	B	14.3
Old Epps Bridge Rd & Oconee Connector	Side Street Stop Control	EB	A	7.5	A	7.9
		WB	A	0	A	0
		SB	A	9.2	A	9.9
Old Epps Bridge Rd & Dowdy Rd	Side Street Stop Control	EB	A	9.0	A	9.6
		WB	A	9.5	B	10.1
		NB	A	7.4	A	7.4
		SB	A	0	A	7.4

The study intersections all operate at an acceptable level of service (LOS D or better).



C. Background Traffic Conditions

C.1. Background Data Collection

A 2% annual growth rate was applied to the existing peak hour trips for three (3) years based on historical 2015-2018 Georgia Department of Transportation (GDOT) counts in the area. Figure 4 depicts the expected background volumes.

C.2. Background Measures of Effectiveness

The background capacity analysis results are shown in Table 2.

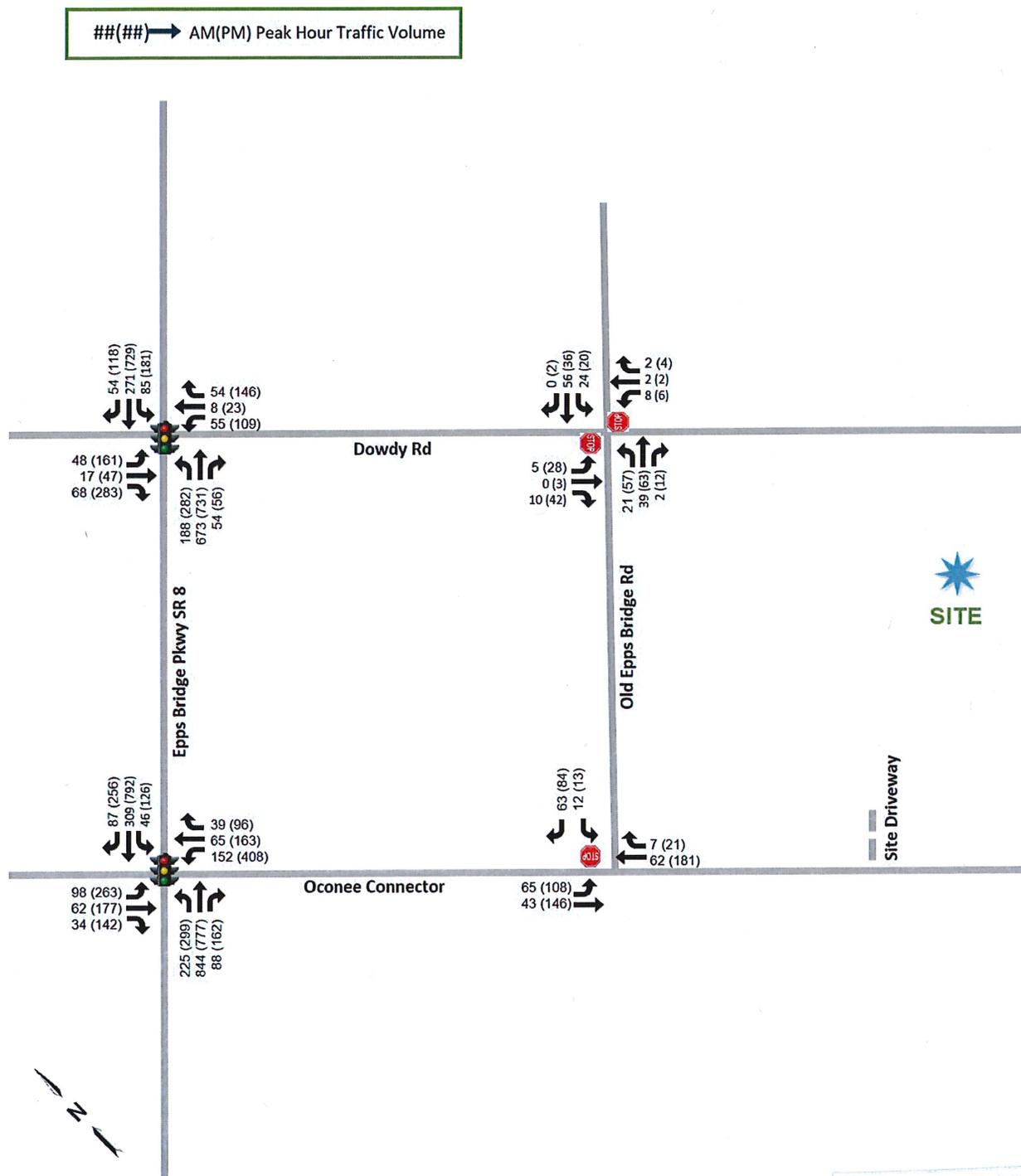
Table 2: Background Conditions Intersection Capacity Analysis

Intersection	Control	Approach	Existing Volumes			
			AM Peak LOS (sec)		PM Peak LOS (sec)	
Epps Bridge Rd & Oconee Connector	Signal	Overall	B	12.3	C	24.6
Epps Bridge Road & Dowdy Road	Signal	Overall	A	9.4	B	15.2
Old Epps Bridge Rd & Oconee Connector	Side Street Stop Control	EB	A	7.5	A	7.9
		WB	A	0	A	0
		SB	A	9.3	B	10
Old Epps Bridge Rd & Dowdy Rd	Side Street Stop Control	EB	A	9.1	A	9.7
		WB	A	9.6	B	10.2
		NB	A	7.4	A	7.4
		SB	A	0	A	7.4

The study intersections are expected to operate at an acceptable level of service in 2022 for the expected background traffic with the existing lane configurations and traffic control.



Figure 4: Background Volumes



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D. Proposed Conditions

D.1. Trip Generation

Table 3 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017.

Table 3: Project Trip Generation

		Total	In	Out
398 Units Continuing Care Retirement Community (LUC 355)	Daily	1,516	758	758
	AM Peak Hour	71	46	25
	PM Peak Hour	77	30	47

D.2. Trip Distribution and Network Assignment

The overall trip distribution is based on an evaluation of the traffic patterns evidenced by the existing counts and typical traffic patterns unique to the area.

Approximately one third of the new trips are expected to come and go from each direction, west and south or east on Epps Bridge Parkway, and north on the Oconee Connector.

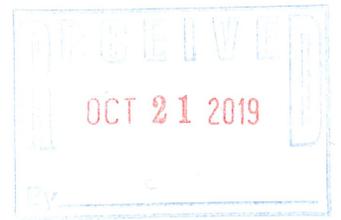
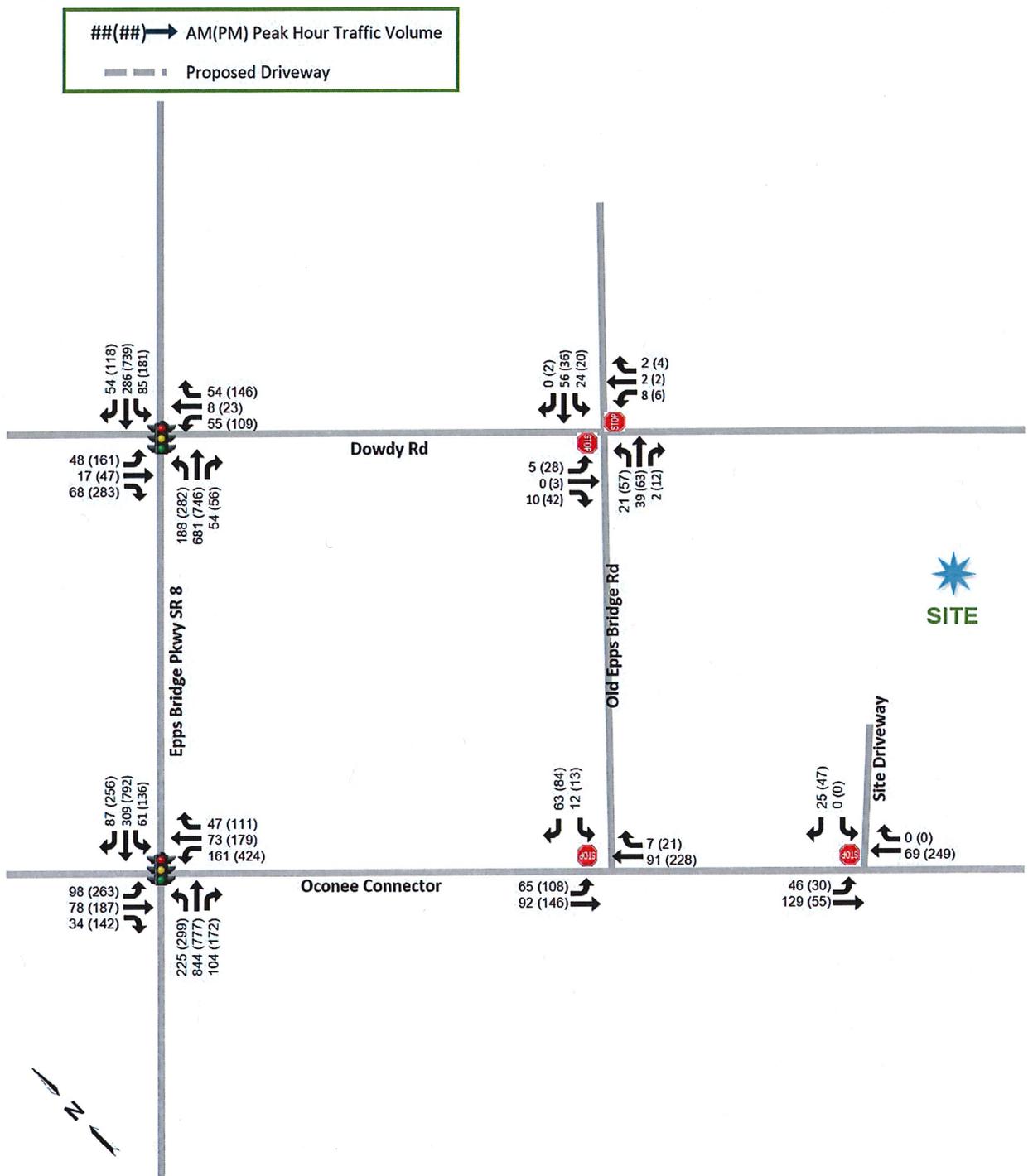
The project trips assignment is shown in Figure 5.



Figure 5: Project Trips



Figure 6: Build Volumes

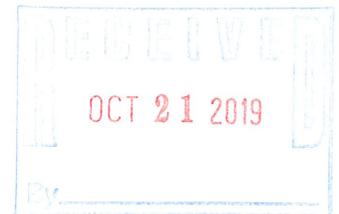


D.3. Buildout of Residential Measures of Effectiveness

The expected new trips from residential development added to the background traffic are shown in Figure 7. The intersection capacity analysis for conditions including the new are shown in Table 4.

Table 4: Build Conditions Intersection Capacity Analysis

Intersection	Control	Approach	Existing Volumes			
			AM Peak LOS (sec)		PM Peak LOS (sec)	
Epps Bridge Pkwy & Oconee Connector	Signal	Overall	B	12.3	C	24.6
Epps Bridge Pkwy & Dowdy Road	Signal	Overall	A	9.4	B	15.2
Old Epps Bridge Rd & Oconee Connector	Side Street Stop Control	EB	A	7.5	A	7.9
		WB	A	0	A	0
		SB	A	9.3	B	10
Old Epps Bridge Rd & Dowdy Rd	Side Street Stop Control	EB	A	9.1	A	9.7
		WB	A	9.6	B	10.2
		NB	A	7.4	A	7.4
		SB	A	0	A	7.4
Site Access at Oconee Connector	Side Street Stop Control	EB	A		A	
		WB	A		A	
		SB	A		A	

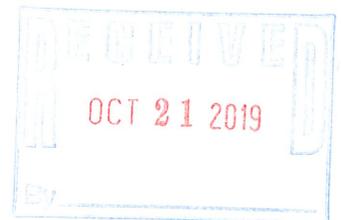


E. Conclusions and Recommendations

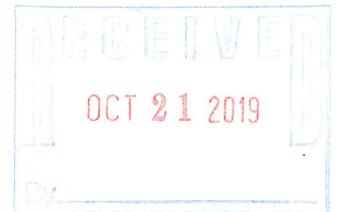
A traffic impact analysis was performed for the Celebration Village continuing care residential community to be located in the northeast quadrant of the Oconee Connector (extended) and Old Epps Bridge Road, south of Dowdy Rd, in Oconee County, GA. The development will consist of 30 Memory Care Units; 108 Concierge Apartment Units; 80 Independent Living Apartment Units; 32 Independent Living Cottages; 86 Active Adult Condominium Homes; 62 Assisted Living units and a 12,000 sf medical offices building. The Oconee Connector will provide the vehicular access to the development for typical weekday trips, although there will be two (2) additional driveways on Dowdy Road. For the traffic impact analyses, completion in 2022 will be assumed.

Approximately 1,516 new vehicular trips daily are expected (758 entering and 758 exiting). Of these, approximately 46 entering and 25 exiting during the weekday morning peak hour with 30 entering and 47 exiting during the weekday evening peak hour are expected.

The results of the study showed that no improvements are needed for existing or future with or without the project traffic in 2022 weekday peak hours..



APPENDIX





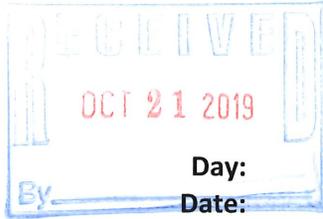
VOLUME

Epps Bridge Pkwy N/O Oconee Connector

Day: Tuesday
Date: 10/8/2019

City: Athens
Project #: GA19_9642_003

DAILY TOTALS				NB	SB	Total	
				12,102	12,948	25,050	
AM Period	NB	SB	TOTAL	PM Period	NB	SB	TOTAL
0:00	30	13	43	12:00	232	232	464
0:15	23	21	44	12:15	294	322	616
0:30	20	15	35	12:30	252	322	574
0:45	9	82	21	12:45	229	1007	523
1:00	10	18	28	13:00	238	304	542
1:15	17	13	30	13:15	190	309	499
1:30	9	20	29	13:30	212	269	481
1:45	4	40	9	13:45	222	862	510
2:00	6	12	18	14:00	191	250	441
2:15	4	4	8	14:15	202	280	482
2:30	5	7	12	14:30	187	250	437
2:45	6	21	13	14:45	182	762	466
3:00	5	2	7	15:00	247	227	474
3:15	10	4	14	15:15	201	250	451
3:30	2	1	3	15:30	197	207	404
3:45	9	26	12	15:45	238	883	477
4:00	16	9	25	16:00	245	284	529
4:15	12	12	24	16:15	239	261	500
4:30	13	9	22	16:30	245	241	486
4:45	20	61	37	16:45	237	966	509
5:00	13	17	30	17:00	250	305	555
5:15	23	25	48	17:15	276	294	570
5:30	30	26	56	17:30	252	292	544
5:45	39	105	72	17:45	245	1023	485
6:00	49	43	92	18:00	244	225	469
6:15	55	47	102	18:15	265	239	504
6:30	62	58	120	18:30	186	210	396
6:45	86	252	153	18:45	182	877	389
7:00	125	69	194	19:00	163	204	367
7:15	119	87	206	19:15	143	203	346
7:30	149	103	252	19:30	169	196	365
7:45	214	607	309	19:45	120	595	308
8:00	176	104	280	20:00	115	184	299
8:15	201	106	307	20:15	93	160	253
8:30	199	114	313	20:30	77	126	203
8:45	175	751	286	20:45	70	355	180
9:00	186	131	317	21:00	74	105	179
9:15	161	158	319	21:15	67	120	187
9:30	172	150	322	21:30	57	100	157
9:45	163	682	305	21:45	67	265	135
10:00	172	141	313	22:00	56	83	139
10:15	191	179	370	22:15	47	50	97
10:30	187	146	333	22:30	38	54	92
10:45	176	726	409	22:45	32	173	73
11:00	208	178	386	23:00	39	36	75
11:15	214	223	437	23:15	23	32	55
11:30	234	198	432	23:30	31	27	58
11:45	206	862	462	23:45	26	119	46



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VOLUME

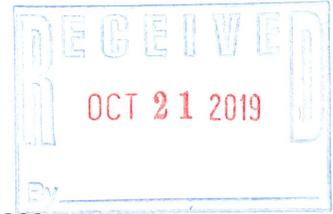
Oconee Connector E/O Epps Bridge Pkwy

City: Athens

Project #: GA19_9642_001

DAILY TOTALS	NB		SB		EB		WB		Total
	0	0	0	0	4,780	4,244	0	0	9,024

AM Period	EB		WB		TOTAL		PM Period	EB		WB		TOTAL	
00:00	1		3		4		12:00	116		94		210	
00:15	0		2		2		12:15	126		104		230	
00:30	1		0		1		12:30	111		103		214	
00:45	6	8	4	9	10	17	12:45	119	472	95	396	214	868
01:00	1		2		3		13:00	106		100		206	
01:15	1		1		2		13:15	89		79		168	
01:30	0		1		1		13:30	91		76		167	
01:45	1	3	1	5	2	8	13:45	98	384	101	356	199	740
02:00	0		1		1		14:00	99		82		181	
02:15	0		2		2		14:15	113		73		186	
02:30	0		1		1		14:30	90		85		175	
02:45	0		0	4	0	4	14:45	89	391	83	323	172	714
03:00	0		0		0		15:00	98		86		184	
03:15	0		1		1		15:15	84		74		158	
03:30	1		0		1		15:30	87		86		173	
03:45	2	3	0	1	2	4	15:45	91	360	89	335	180	695
04:00	0		0		0		16:00	124		118		242	
04:15	0		1		1		16:15	89		106		195	
04:30	2		3		5		16:30	101		97		198	
04:45	2	4	1	5	3	9	16:45	98	412	65	386	163	798
05:00	2		8		10		17:00	99		92		191	
05:15	7		8		15		17:15	94		107		201	
05:30	17		3		20		17:30	92		113		205	
05:45	5	31	7	26	12	57	17:45	103	388	88	400	191	788
06:00	5		1		6		18:00	121		67		188	
06:15	8		14		22		18:15	113		90		203	
06:30	18		12		30		18:30	78		75		153	
06:45	16	47	14	41	30	88	18:45	70	382	64	296	134	678
07:00	21		19		40		19:00	91		69		160	
07:15	40		36		76		19:15	73		60		133	
07:30	44		45		89		19:30	65		56		121	
07:45	55	160	38	138	93	298	19:45	58	287	39	224	97	511
08:00	34		42		76		20:00	53		39		92	
08:15	38		40		78		20:15	40		34		74	
08:30	41		43		84		20:30	39		36		75	
08:45	41	154	45	170	86	324	20:45	27	159	28	137	55	296
09:00	53		53		106		21:00	36		28		64	
09:15	58		53		111		21:15	28		17		45	
09:30	73		65		138		21:30	12		10		22	
09:45	63	247	63	234	126	481	21:45	18	94	10	65	28	159
10:00	85		80		165		22:00	20		12		32	
10:15	90		69		159		22:15	12		6		18	
10:30	77		67		144		22:30	6		9		15	
10:45	71	323	76	292	147	615	22:45	15	53	4	31	19	84
11:00	82		87		169		23:00	6		4		10	
11:15	104		95		199		23:15	14		4		18	
11:30	97		81		178		23:30	3		3		6	
11:45	108	391	92	355	200	746	23:45	4	27	4	15	8	42



VOLUME

Old Epps Bridge Rd N/O Oconee Connector

Day: Tuesday
Date: 10/8/2019

City: Athens
Project #: GA19_9642_002

DAILY TOTALS	NB		SB		Total	
	1,036		1,014		3,086	

AM Period	NB	SB	TOTAL	PM Period	NB	SB	TOTAL
00:00	1	0	1	12:00	21	24	45
00:15	2	0	2	12:15	21	21	42
00:30	0	2	2	12:30	23	20	43
00:45	2	5	4	12:45	16	81	41
01:00	0	0	0	13:00	11	17	28
01:15	1	0	1	13:15	14	12	26
01:30	1	0	1	13:30	18	20	38
01:45	1	3	2	13:45	16	59	34
02:00	0	0	0	14:00	18	20	38
02:15	1	0	1	14:15	12	16	28
02:30	0	0	0	14:30	18	17	35
02:45	0	1	0	14:45	24	72	40
03:00	0	0	0	15:00	23	22	45
03:15	0	1	1	15:15	14	21	35
03:30	0	0	0	15:30	17	15	32
03:45	0	1	2	15:45	23	77	33
04:00	0	0	0	16:00	28	18	46
04:15	0	0	0	16:15	25	27	52
04:30	2	1	3	16:30	27	18	45
04:45	0	2	2	16:45	21	101	39
05:00	0	2	2	17:00	32	19	51
05:15	1	5	6	17:15	26	27	53
05:30	0	4	4	17:30	30	27	57
05:45	3	4	5	17:45	33	121	48
06:00	1	5	6	18:00	25	27	52
06:15	3	7	10	18:15	26	24	50
06:30	7	10	17	18:30	20	11	31
06:45	5	16	15	18:45	22	93	36
07:00	11	17	28	19:00	19	20	39
07:15	14	18	32	19:15	10	18	28
07:30	14	21	35	19:30	14	12	26
07:45	20	59	38	19:45	11	54	19
08:00	17	16	33	20:00	13	12	25
08:15	9	14	23	20:15	16	8	24
08:30	5	16	21	20:30	7	6	13
08:45	7	38	17	20:45	7	43	15
09:00	15	10	25	21:00	8	10	18
09:15	9	15	24	21:15	4	3	7
09:30	13	13	26	21:30	6	5	11
09:45	7	44	24	21:45	8	26	11
10:00	19	12	31	22:00	5	3	8
10:15	17	9	26	22:15	2	1	3
10:30	8	10	18	22:30	1	3	4
10:45	14	58	27	22:45	4	12	8
11:00	19	16	35	23:00	1	1	2
11:15	19	11	30	23:15	2	5	7
11:30	11	14	25	23:30	2	1	3
11:45	11	60	29	23:45	2	7	3



Prepared by National Data & Surveying Services

Epps Bridge Pkwy & Oconee Connector

Peak Hour Turning Movement Count

ID: 19-09641-001
City: Athens

Day: Tuesday
Date: 10/08/2019

PEAK HOURS		Epps Bridge Pkwy										COUNT PERIODS					
		SOUTHBOUND															
PEAK HOURS	07:30 AM - 08:30 AM	AM	82	291	42	1	925				AM	07:00 AM - 09:00 AM	COUNT PERIODS				
	NONE	NOON	0	0	0	0	0				NOON	NONE					
	04:45 PM - 05:45 PM	PM	241	746	107	12	1082				PM	04:00 PM - 06:00 PM					
Oconee Connector	EASTBOUND	AM	NOON	PM													
		294	0	622													
		0	0	0													
		92	0	248													
		58	0	167													
Oconee Connector	WESTBOUND	PM	NOON	AM													
		90	0	37													
		154	0	61													
		384	0	143													
		0	0	0													
		AM	NOON	PM													
		427	0	183													
		PM	NOON	AM													
		1319	55	227	732	153											
		NOON	0	0	0	0											
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
		0	0	0													
		NOON	0	0													
		AM	527	61	151	795	83										
		PM	NOON	AM													
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		PM	NOON	AM													
		0	0	0													

Project ID: 19-09641-001

Location: Epps Bridge Pkwy & Oconee Connector
City: Athens

Day: Tuesday
Date: 10/08/2019

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Oconee Connector Eastbound						Oconee Connector Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
7:00 AM	21	116	12	19	0	168	6	57	13	1	0	77	15	10	5	0	0	30	20	10	3	0	0	33	308
7:15 AM	22	119	18	23	0	182	12	73	13	0	0	98	18	15	3	0	0	36	34	12	5	0	0	51	367
7:30 AM	31	193	15	20	0	259	14	91	14	0	0	119	18	18	5	0	0	41	37	15	8	0	0	60	479
7:45 AM	51	213	24	8	0	296	6	81	19	0	0	106	26	7	13	0	0	46	47	16	12	0	0	75	523
Total	125	641	69	70	0	905	38	302	59	1	0	400	77	50	26	0	0	153	138	53	28	0	0	219	1677
8:00 AM	36	185	25	16	0	262	9	55	23	0	0	87	22	21	6	0	0	49	33	16	10	0	0	59	457
8:15 AM	33	204	19	17	0	273	13	64	26	1	0	104	26	12	8	0	0	46	26	14	7	0	0	47	470
8:30 AM	25	137	20	18	0	200	22	85	20	1	0	128	28	19	9	0	0	56	36	13	13	0	0	62	446
8:45 AM	59	162	21	11	0	253	16	85	26	1	0	128	40	12	9	0	0	61	29	11	11	0	0	51	493
Total	153	688	85	62	0	988	60	289	95	3	0	447	116	64	32	0	0	212	124	54	41	0	0	219	1866
BREAK																									
4:00 PM	49	185	41	17	0	292	48	161	51	1	0	261	55	31	26	0	0	112	92	50	26	0	0	168	833
4:15 PM	39	179	37	12	0	267	29	186	46	3	0	264	62	49	33	0	0	144	82	39	25	0	0	146	821
4:30 PM	57	169	40	10	0	276	31	183	44	2	0	260	66	42	26	0	0	134	92	44	27	0	0	163	833
4:45 PM	58	185	36	16	0	295	20	166	66	5	0	257	61	30	27	0	0	118	101	40	20	0	0	161	831
Total	203	718	154	55	0	1130	128	696	207	11	0	1042	244	152	112	0	0	508	367	173	98	0	0	638	3318
5:00 PM	44	179	32	18	0	273	24	189	46	3	0	262	65	48	33	0	0	146	81	40	16	0	0	137	818
5:15 PM	63	200	42	13	0	318	25	219	67	3	0	314	69	52	34	0	0	155	100	39	29	0	0	168	955
5:30 PM	62	168	43	8	0	281	38	172	62	1	0	273	53	37	40	0	0	130	102	35	25	0	0	162	846
5:45 PM	50	174	38	13	0	275	29	168	54	2	0	253	62	34	25	0	0	121	92	43	27	0	0	162	811
Total	219	721	155	52	0	1147	116	748	229	9	0	1102	249	171	132	0	0	552	375	157	97	0	0	629	3430
Grand Total	700	2768	463	239	0	4170	342	2035	590	24	0	2991	686	437	302	0	0	1425	1004	437	264	0	0	1705	10291
Apprch %	16.8	66.4	11.1	5.7	0.0		11.4	68.0	19.7	0.8	0.0		48.1	30.7	21.2	0.0	0.0		58.9	25.6	15.5	0.0	0.0		
Total %	6.8	26.9	4.5	2.3	0.0	40.5	3.3	19.8	5.7	0.2	0.0	29.1	6.7	4.2	2.9	0.0	0.0	13.8	9.8	4.2	2.6	0.0	0.0	16.6	
Cars, PU, Vans	700	2768	463	239		4170	342	2035	590	24		2991	686	437	302	0		1425	1004	437	264	0		1705	10291
% Cars, PU, Vans	100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0	0.0		100.0	100.0	100.0	100.0	0.0		100.0	100.0

Project ID: 19-09641-001

Location: Epps Bridge Pkwy & Oconee Connector
City: Athens

PEAK HOURS

Day: Tuesday
Date: 10/08/2019

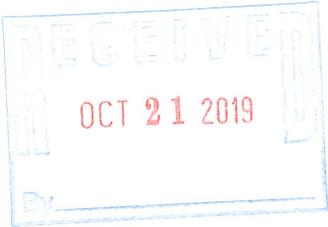
AM

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Oconee Connector Eastbound						Oconee Connector Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																									
Peak Hour for Entire Intersection Begins at 07:30 AM																									
7:30 AM	31	193	15	20	259	14	91	14	0	119	18	18	5	0	41	37	15	8	0	60					479
7:45 AM	51	213	24	8	296	6	81	19	0	106	26	7	13	0	46	47	16	12	0	75					523
8:00 AM	36	185	25	16	262	9	55	23	0	87	22	21	6	0	49	33	16	10	0	59					457
8:15 AM	33	204	19	17	273	13	64	26	1	104	26	12	8	0	46	26	14	7	0	47					470
Total Volume	151	795	83	61	1090	42	291	82	1	416	92	58	32	0	182	143	61	37	0	241					1929
% App. Total	13.9	72.9	7.6	5.6	100	10.1	70.0	19.7	0.2	100	50.5	31.9	17.6	0.0	100	59.3	25.3	15.4	0.0	100					100
PHF	0.921						0.874						0.929						0.803						0.922
Cars, PU, Vans	151	795	83	61	1090	42	291	82	1	416	92	58	32	0	182	143	61	37	0	241					1929
% Cars, PU, Vans	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0					100.0

PM

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Oconee Connector Eastbound						Oconee Connector Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																									
Peak Hour for Entire Intersection Begins at 04:45 PM																									
4:45 PM	58	185	36	16	295	20	166	66	5	257	61	30	27	0	118	101	40	20	0	161					831
5:00 PM	44	179	32	18	273	24	189	46	3	262	65	48	33	0	146	81	40	16	0	137					818
5:15 PM	63	200	42	13	318	25	219	67	3	314	69	52	34	0	155	100	39	29	0	168					955
5:30 PM	62	168	43	8	281	38	172	62	1	273	53	37	40	0	130	102	35	25	0	162					846
Total Volume	227	732	153	55	1167	107	746	241	12	1106	248	167	134	0	549	384	154	90	0	628					3450
% App. Total	19.5	62.7	13.1	4.7	100	9.7	67.5	21.8	1.1	100	45.2	30.4	24.4	0.0	100	61.1	24.5	14.3	0.0	100					100
PHF	0.917						0.881						0.885						0.935						0.903
Cars, PU, Vans	227	732	153	55	1167	107	746	241	12	1106	248	167	134	0	549	384	154	90	0	628					3450
% Cars, PU, Vans	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0					100.0





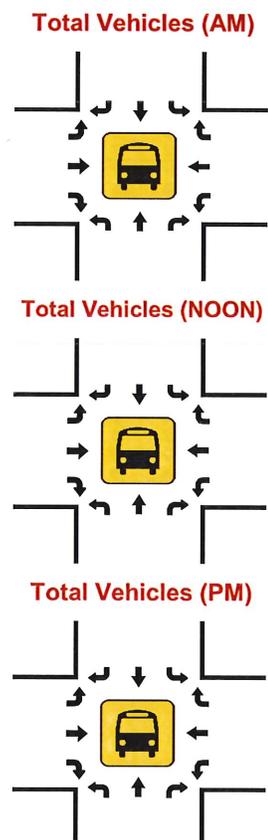
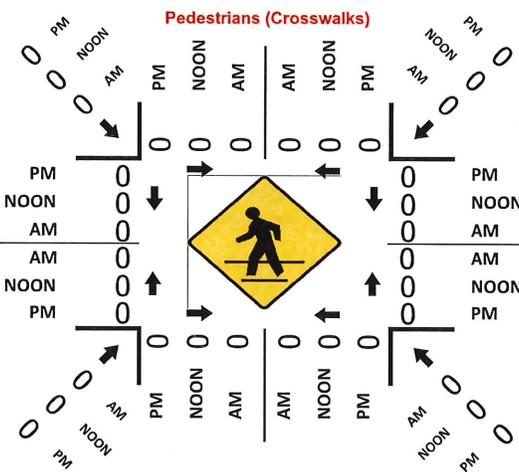
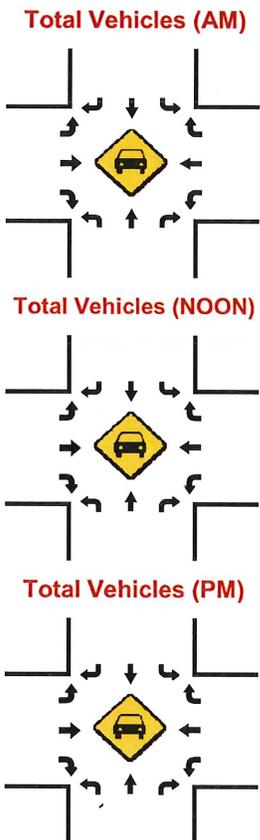
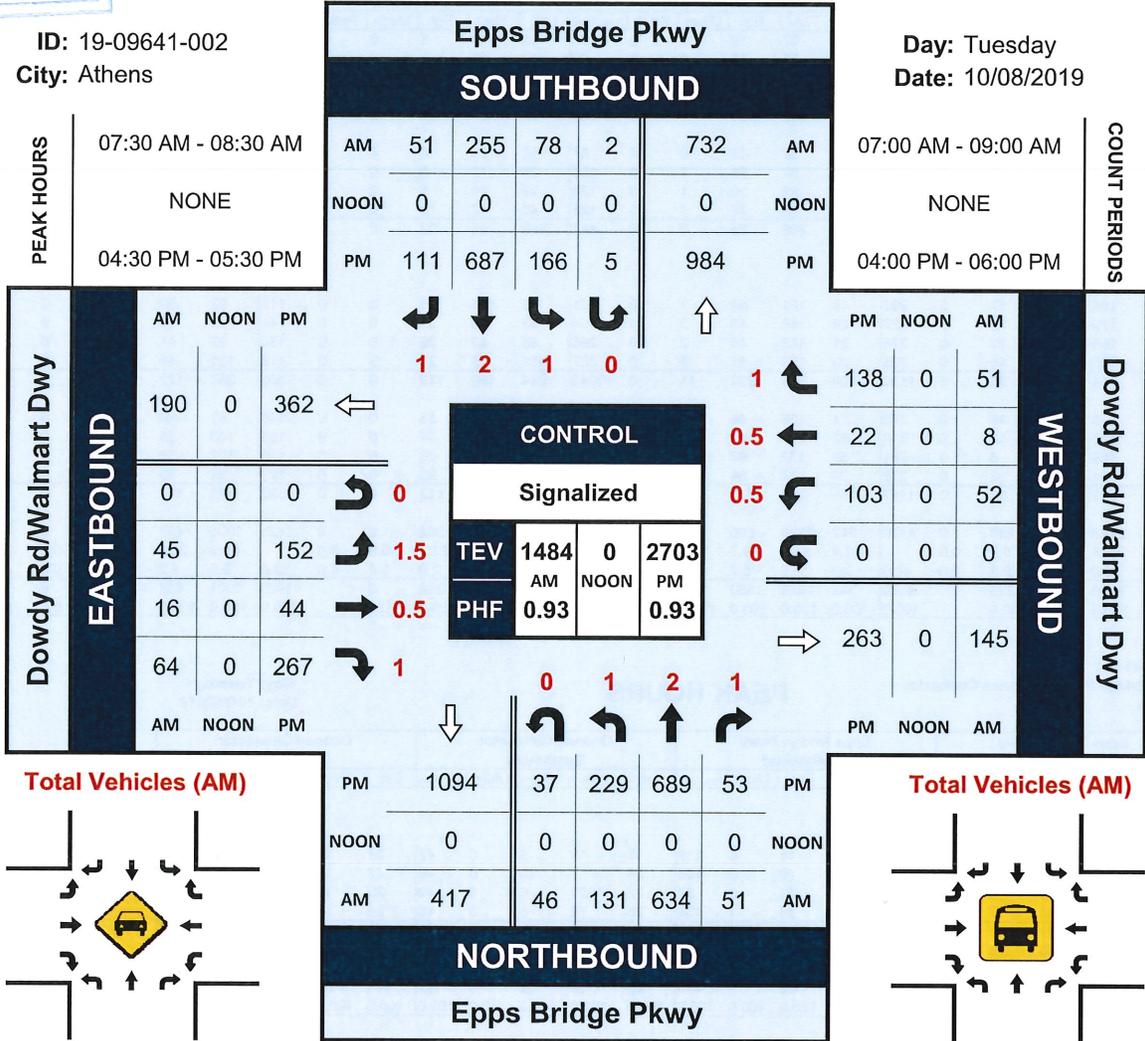
Prepared by National Data & Surveying Services

Epps Bridge Pkwy & Dowdy Rd/Walmart Dwy

Peak Hour Turning Movement Count

ID: 19-09641-002
City: Athens

Day: Tuesday
Date: 10/08/2019



Project ID: 19-09641-002

Location: Epps Bridge Pkwy & Dowdy Rd/Walmart Dwy
City: Athens

Day: Tuesday
Date: 10/08/2019

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Dowdy Rd/Walmart Dwy Eastbound						Dowdy Rd/Walmart Dwy Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
7:00 AM	17	80	4	11	0	112	10	39	4	0	0	53	8	0	12	0	0	20	3	0	3	0	0	6	191
7:15 AM	18	93	4	6	0	121	7	76	9	1	0	93	4	2	11	0	0	17	4	1	11	0	0	16	247
7:30 AM	21	163	11	14	0	209	18	77	7	0	0	102	8	4	19	0	0	31	12	2	11	0	0	25	367
7:45 AM	37	180	17	14	0	248	18	72	11	0	0	101	7	4	10	0	0	21	13	1	15	0	0	29	399
Total	93	516	36	45	0	690	53	264	31	1	0	349	27	10	52	0	0	89	32	4	40	0	0	76	1204
8:00 AM	39	137	11	8	0	195	20	51	18	0	0	89	17	4	14	0	0	35	13	4	11	0	0	28	347
8:15 AM	34	154	12	10	0	210	22	55	15	2	0	94	13	4	21	0	0	38	14	1	14	0	0	29	371
8:30 AM	25	128	10	14	0	177	21	73	6	0	0	100	11	0	27	0	0	38	9	1	5	0	0	15	330
8:45 AM	37	130	13	10	0	190	22	82	11	0	0	115	18	13	24	0	0	55	16	0	14	0	0	30	390
Total	135	549	46	42	0	772	85	261	50	2	0	398	59	21	86	0	0	166	52	6	44	0	0	102	1438
BREAK																									
4:00 PM	65	172	10	15	0	262	23	151	24	2	0	200	36	9	57	0	0	102	31	8	33	0	0	72	636
4:15 PM	58	181	15	12	0	266	42	160	29	1	0	232	35	14	71	0	0	120	21	12	28	0	0	61	679
4:30 PM	46	166	10	4	0	226	42	157	36	3	0	238	45	18	72	0	0	135	20	3	37	0	0	60	659
4:45 PM	69	176	17	9	0	271	44	148	31	1	0	224	32	9	59	0	0	100	25	6	26	0	0	57	652
Total	238	695	52	40	0	1025	151	616	120	7	0	894	148	50	259	0	0	457	97	29	124	0	0	250	2626
5:00 PM	60	166	12	13	0	251	31	185	19	0	0	235	43	8	59	0	0	110	27	3	36	0	0	66	662
5:15 PM	54	181	14	11	0	260	49	197	25	1	0	272	32	9	77	0	0	118	31	10	39	0	0	80	730
5:30 PM	66	149	24	5	0	244	41	143	32	2	0	218	26	10	55	0	0	91	49	2	37	0	0	88	641
5:45 PM	49	175	15	15	0	254	43	165	23	2	0	233	31	6	65	0	0	102	27	10	39	0	0	76	665
Total	229	671	65	44	0	1009	164	690	99	5	0	958	132	33	256	0	0	421	134	25	151	0	0	310	2698
Grand Total	695	2431	199	171	0	3496	453	1831	300	15	0	2599	366	114	653	0	0	1133	315	64	359	0	0	738	7966
Apprch %	19.9	69.5	5.7	4.9	0.0		17.4	70.5	11.5	0.6	0.0		32.3	10.1	57.6	0.0	0.0		42.7	8.7	48.6	0.0	0.0		
Total %	8.7	30.5	2.5	2.1	0.0	43.9	5.7	23.0	3.8	0.2	0.0	32.6	4.6	1.4	8.2	0.0	0.0	14.2	4.0	0.8	4.5	0.0	0.0	9.3	
Cars, PU, Vans	695	2431	199	171		3496	453	1831	300	15		2599	366	114	653			1133	315	64	359			738	7966
% Cars, PU, Vans	100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0			100.0	100.0	100.0	100.0			100.0	100.0

Project ID: 19-09641-002

Location: Epps Bridge Pkwy & Dowdy Rd/Walmart Dwy
City: Athens

PEAK HOURS

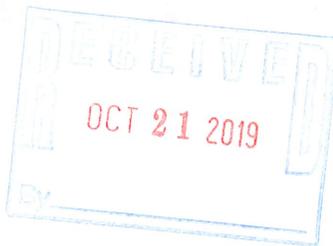
Day: Tuesday
Date: 10/08/2019

AM

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Dowdy Rd/Walmart Dwy Eastbound						Dowdy Rd/Walmart Dwy Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																									
Peak Hour for Entire Intersection Begins at 07:30 AM																									
7:30 AM	21	163	11	14	0	209	18	77	7	0	102	8	4	19	0	0	31	12	2	11	0	0	25	367	
7:45 AM	37	180	17	14	0	248	18	72	11	0	101	7	4	10	0	0	21	13	1	15	0	0	29	399	
8:00 AM	39	137	11	8	0	195	20	51	18	0	89	17	4	14	0	0	35	13	4	11	0	0	28	347	
8:15 AM	34	154	12	10	0	210	22	55	15	2	94	13	4	21	0	0	38	14	1	14	0	0	29	371	
Total Volume	131	634	51	46	0	862	78	255	51	2	386	45	16	64	0	0	125	52	8	51	0	0	111	1484	
% App. Total	15.2	73.5	5.9	5.3	0.0	100	20.2	66.1	13.2	0.5	100	36.0	12.8	51.2	0.0	0.0	100	46.8	7.2	45.9	0.0	0.0	100		
PHF	0.869						0.946						0.822						0.957						0.930
Cars, PU, Vans	131	634	51	46	0	862	78	255	51	2	386	45	16	64	0	0	125	52	8	51	0	0	111	1484	
% Cars, PU, Vans	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	

PM

Start Time	Epps Bridge Pkwy Northbound						Epps Bridge Pkwy Southbound						Dowdy Rd/Walmart Dwy Eastbound						Dowdy Rd/Walmart Dwy Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																									
Peak Hour for Entire Intersection Begins at 04:30 PM																									
4:30 PM	46	166	10	4	0	226	42	157	36	3	238	45	18	72	0	0	135	20	3	37	0	0	60	659	
4:45 PM	69	176	17	9	0	271	44	148	31	1	224	32	9	59	0	0	100	25	6	26	0	0	57	652	
5:00 PM	60	166	12	13	0	251	31	185	19	0	235	43	8	59	0	0	110	27	3	36	0	0	66	662	
5:15 PM	54	181	14	11	0	260	49	197	25	1	272	32	9	77	0	0	118	31	10	39	0	0	80	730	
Total Volume	229	689	53	37	0	1008	166	687	111	5	969	152	44	267	0	0	463	103	22	138	0	0	263	2703	
% App. Total	22.7	68.4	5.3	3.7	0.0	100	17.1	70.9	11.5	0.5	100	32.8	9.5	57.7	0.0	0.0	100	39.2	8.4	52.5	0.0	0.0	100		
PHF	0.930						0.891						0.857						0.822						0.926
Cars, PU, Vans	229	689	53	37	0	1008	166	687	111	5	969	152	44	267	0	0	463	103	22	138	0	0	263	2703	
% Cars, PU, Vans	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	



Project ID: 19-09641-003
 Location: Old Epps Bridge Rd & Oconee Connector
 City: Athens

Day: Tuesday
 Date: 10/08/2019

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Old Epps Bridge Rd Northbound					Old Epps Bridge Rd Southbound					Oconee Connector Eastbound					Oconee Connector Westbound					Int. Total	
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total		
7:00 AM	0	0	0	0	0	3	0	13	0	0	10	5	0	0	0	0	7	0	0	0	7	38
7:15 AM	0	0	0	0	0	1	0	20	0	0	14	9	0	0	0	0	8	3	0	0	11	55
7:30 AM	0	0	0	0	0	6	0	15	0	0	13	10	0	0	0	0	12	1	0	0	13	57
7:45 AM	0	0	0	0	0	2	0	16	0	0	19	15	0	0	0	0	24	1	0	0	25	77
Total	0	0	0	0	0	12	0	64	0	0	56	39	0	0	0	0	51	5	0	0	56	227
8:00 AM	0	0	0	0	0	3	0	12	0	0	15	9	0	0	0	0	18	2	0	0	20	59
8:15 AM	0	0	0	0	0	4	0	13	0	0	17	8	12	0	0	0	13	1	0	0	14	51
8:30 AM	0	0	0	0	0	2	0	12	0	0	14	4	12	0	0	0	24	0	0	0	24	54
8:45 AM	0	0	0	0	0	1	0	9	0	0	10	6	16	0	0	0	25	3	0	0	28	60
Total	0	0	0	0	0	10	0	46	0	0	56	33	49	0	0	0	80	6	0	0	86	224
BREAK																						
4:00 PM	0	0	0	0	0	5	0	16	0	0	24	25	0	0	0	0	51	4	0	0	55	125
4:15 PM	0	0	0	0	0	4	0	23	0	0	21	25	0	0	0	0	44	5	0	0	49	122
4:30 PM	0	0	0	0	0	5	0	15	0	0	20	19	35	0	0	0	47	6	0	0	53	127
4:45 PM	0	0	0	0	0	7	0	14	0	0	21	15	12	0	0	0	44	5	0	0	49	97
Total	0	0	0	0	0	21	0	68	0	0	89	79	97	0	0	0	186	20	0	0	206	471
5:00 PM	0	0	0	0	0	2	0	19	0	0	31	22	0	1	0	0	42	4	0	0	46	121
5:15 PM	0	0	0	0	0	5	0	22	0	0	27	20	28	0	1	0	37	8	0	0	45	121
5:30 PM	0	0	0	0	0	1	0	26	0	0	27	26	34	0	0	0	45	3	0	0	48	135
5:45 PM	0	0	0	0	0	4	0	12	0	0	16	23	25	0	0	0	47	5	0	0	52	116
Total	0	0	0	0	0	12	0	79	0	0	91	100	109	0	2	0	171	20	0	0	191	493
Grand Total	0	0	0	0	0	55	0	257	0	0	312	268	294	0	2	0	488	51	0	0	539	1415
Apprch %	0.0	0.0	0.0	0.0	0.0	17.6	0.0	82.4	0.0	0.0	47.5	52.1	0.0	0.4	0.0	0.0	90.5	9.5	0.0	0.0	38.1	
Total %	0.0	0.0	0.0	0.0	0.0	3.9	0.0	18.2	0.0	0.0	22.0	18.9	20.8	0.0	0.1	0.0	34.5	3.6	0.0	0.0	38.1	
Cars, PU, Vans	0	0	0	0	0	55	0	257	0	0	312	268	294	0	2	0	488	51	0	0	539	1415
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0

Project ID: 19-09641-003
 Location: Old Epps Bridge Rd & Oconee Connector
 City: Athens

PEAK HOURS

Day: Tuesday
 Date: 10/08/2019

AM

Start Time	Old Epps Bridge Rd Northbound					Old Epps Bridge Rd Southbound					Oconee Connector Eastbound					Oconee Connector Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
7:15 AM	0	0	0	0	0	1	0	20	0	21	14	9	0	0	23	0	8	3	0	11	55
7:30 AM	0	0	0	0	0	6	0	15	0	21	13	10	0	0	23	0	12	1	0	13	57
7:45 AM	0	0	0	0	0	2	0	16	0	18	19	15	0	0	34	0	24	1	0	25	77
8:00 AM	0	0	0	0	0	3	0	12	0	15	15	9	0	0	24	0	18	2	0	20	59
Total Volume	0	0	0	0	0	12	0	63	0	75	61	43	0	0	104	0	62	7	0	69	248
% App. Total	0.0	0.0	0.0	0.0	0.0	16.0	0.0	84.0	0.0	100	58.7	41.3	0.0	0.0	100	0.0	89.9	10.1	0.0	100	
PHF						0.893					0.765					0.690					0.805
Cars, PU, Vans	0	0	0	0	0	12	0	63	0	75	61	43	0	0	104	0	62	7	0	69	248
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0

PM

Start Time	Old Epps Bridge Rd Northbound					Old Epps Bridge Rd Southbound					Oconee Connector Eastbound					Oconee Connector Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	0	0	0	0	0	2	0	19	0	21	31	22	0	1	54	0	42	4	0	46	121
5:15 PM	0	0	0	0	0	5	0	22	0	27	20	28	0	1	49	0	37	8	0	45	121
5:30 PM	0	0	0	0	0	1	0	26	0	27	26	34	0	0	60	0	45	3	0	48	135
5:45 PM	0	0	0	0	0	4	0	12	0	16	23	25	0	0	48	0	47	5	0	52	116
Total Volume	0	0	0	0	0	12	0	79	0	91	100	109	0	2	211	0	171	20	0	191	493
% App. Total	0.0	0.0	0.0	0.0	0.0	13.2	0.0	86.8	0.0	100	47.4	51.7	0.0	0.9	100	0.0	89.5	10.5	0.0	100	
PHF						0.843					0.879					0.918					0.913
Cars, PU, Vans	0	0	0	0	0	12	0	79	0	91	100	109	0	2	211	0	171	20	0	191	493
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0



Project ID: 19-09641-004
 Location: Old Epps Bridge Rd & Dowdy Rd
 City: Athens

Day: Tuesday
 Date: 10/08/2019

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Old Epps Bridge Rd Northbound						Old Epps Bridge Rd Southbound						Dowdy Rd Eastbound						Dowdy Rd Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
7:00 AM	2	7	0	0	0	9	0	11	3	0	0	14	0	0	1	0	0	1	3	0	0	0	3	27	
7:15 AM	3	11	1	0	0	15	0	17	7	0	0	24	1	0	0	0	0	1	3	0	2	0	0	5	45
7:30 AM	5	9	0	0	0	14	0	16	7	0	0	23	2	0	0	0	0	2	2	0	0	0	0	2	41
7:45 AM	8	11	0	0	0	19	0	10	6	0	0	16	1	0	5	0	0	6	1	0	0	0	0	1	42
Total	18	38	1	0	0	57	0	54	23	0	0	77	4	0	6	0	0	10	9	0	2	0	0	11	155
8:00 AM	4	6	1	0	0	11	0	10	3	0	0	13	1	0	4	0	0	5	0	2	0	0	0	2	31
8:15 AM	4	5	0	0	0	9	0	9	4	0	0	13	2	0	4	0	0	6	0	0	0	0	0	0	28
8:30 AM	3	1	0	0	0	4	0	6	3	0	0	9	0	0	10	0	0	10	1	0	0	0	0	1	24
8:45 AM	3	2	1	0	0	6	0	4	5	0	0	9	4	0	4	0	0	8	0	1	0	0	0	1	24
Total	14	14	2	0	0	30	0	29	15	0	0	44	7	0	22	0	0	29	1	3	0	0	0	4	107
BREAK																									
4:00 PM	8	13	5	0	0	26	0	10	10	0	0	20	2	0	5	0	0	7	0	2	1	0	0	3	56
4:15 PM	9	14	1	0	0	24	0	11	9	0	0	20	5	0	12	0	0	17	1	1	0	0	0	2	63
4:30 PM	12	10	3	0	0	25	0	8	5	0	0	13	6	2	10	0	0	18	2	0	0	0	0	2	58
4:45 PM	11	8	1	0	0	20	1	5	7	0	0	13	6	1	7	0	0	14	2	0	0	0	0	2	49
Total	40	45	10	0	0	95	1	34	31	0	0	66	19	3	34	0	0	56	5	3	1	0	0	9	226
5:00 PM	13	19	2	0	0	34	0	10	4	0	0	14	8	1	8	0	0	17	1	1	1	0	0	3	68
5:15 PM	12	12	2	0	0	26	2	11	9	0	0	22	6	0	11	0	0	17	2	0	2	0	0	4	69
5:30 PM	15	12	4	0	0	31	0	9	3	0	0	12	7	0	11	0	0	18	5	0	0	0	0	5	66
5:45 PM	14	16	3	0	0	33	0	4	3	0	0	7	5	2	10	0	0	17	0	1	1	0	0	2	59
Total	54	59	11	0	0	124	2	34	19	0	0	55	26	3	40	0	0	69	8	2	4	0	0	14	262
Grand Total	126	156	24	0	0	306	3	151	88	0	0	242	56	6	102	0	0	164	23	8	7	0	0	38	750
Approch %	41.2	51.0	7.8	0.0	0.0		1.2	62.4	36.4	0.0	0.0		34.1	3.7	62.2	0.0	0.0		60.5	21.1	18.4	0.0	0.0		
Total %	16.8	20.8	3.2	0.0	0.0	40.8	0.4	20.1	11.7	0.0	0.0	32.3	7.5	0.8	13.6	0.0	0.0	21.9	3.1	1.1	0.9	0.0	0.0	5.1	
Cars, PU, Vans	126	156	24	0	0	306	3	151	88	0	0	242	56	6	102	0	0	164	23	8	7	0	0	38	750
% Cars, PU, Vans	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0

Project ID: 19-09641-004
 Location: Old Epps Bridge Rd & Dowdy Rd
 City: Athens

PEAK HOURS

Day: Tuesday
 Date: 10/08/2019

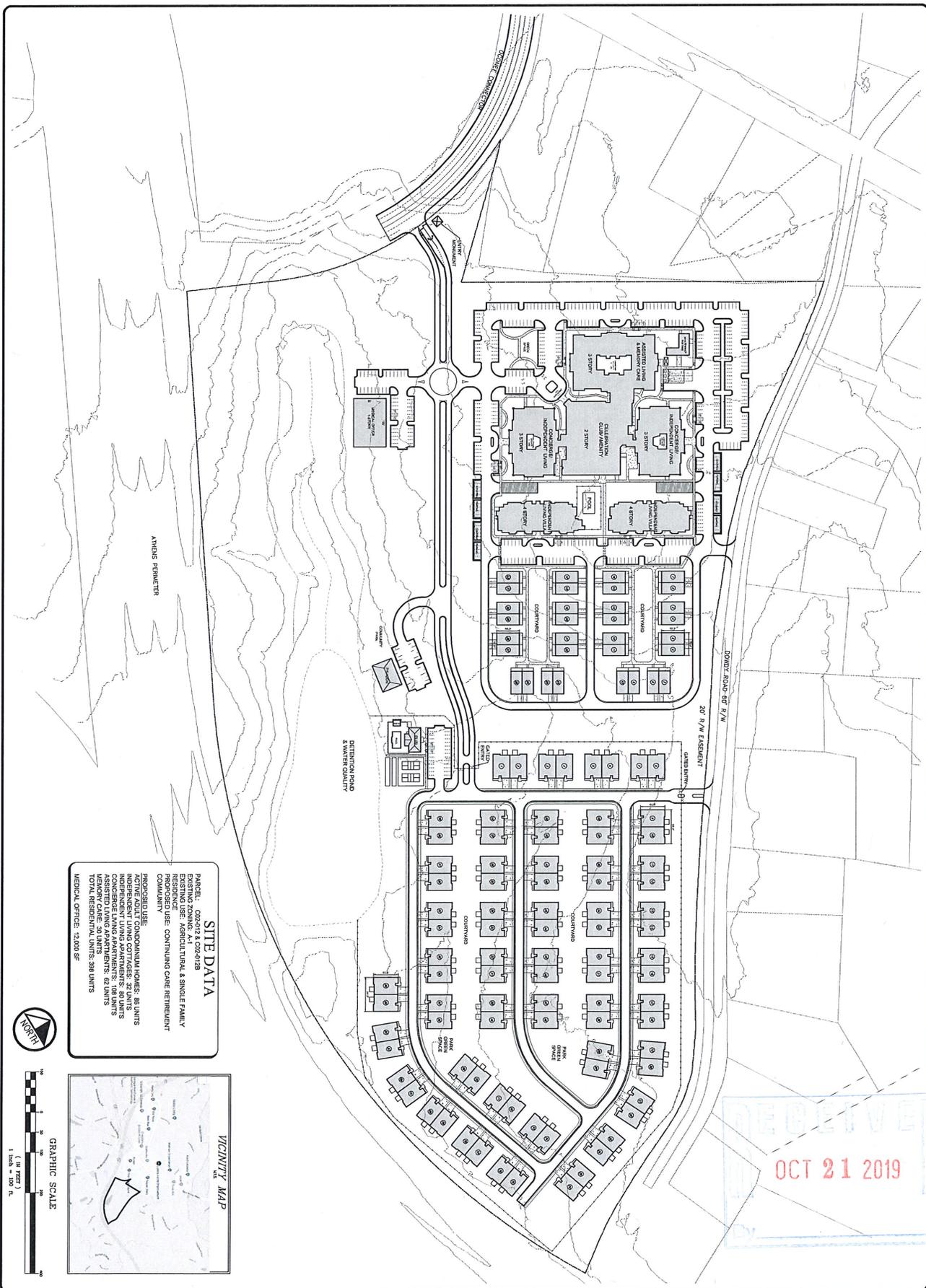
AM

Start Time	Old Epps Bridge Rd Northbound						Old Epps Bridge Rd Southbound						Dowdy Rd Eastbound						Dowdy Rd Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																									
Peak Hour for Entire Intersection Begins at 07:15 AM																									
7:15 AM	3	11	1	0	0	15	0	17	7	0	0	24	1	0	0	0	0	1	3	0	2	0	0	5	45
7:30 AM	5	9	0	0	0	14	0	16	7	0	0	23	2	0	0	0	0	2	2	0	0	0	0	2	41
7:45 AM	8	11	0	0	0	19	0	10	6	0	0	16	1	0	5	0	0	6	1	0	0	0	0	1	42
8:00 AM	4	6	1	0	0	11	0	10	3	0	0	13	1	0	4	0	0	5	0	2	0	0	0	2	31
Total Volume	20	37	2	0	0	59	0	53	23	0	0	76	5	0	9	0	0	14	6	2	2	0	0	10	159
% App. Total	33.9	62.7	3.4	0.0	0.0	100	0.0	69.7	30.3	0.0	0.0	100	35.7	0.0	64.3	0.0	0.0	100	60.0	20.0	20.0	0.0	0.0	100	
PHF	0.776						0.792						0.583						0.500						0.883
Cars, PU, Vans	20	37	2	0	0	59	0	53	23	0	0	76	5	0	9	0	0	14	6	2	2	0	0	10	159
% Cars, PU, Vans	100.0	100.0	100.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0

PM

Start Time	Old Epps Bridge Rd Northbound						Old Epps Bridge Rd Southbound						Dowdy Rd Eastbound						Dowdy Rd Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																									
Peak Hour for Entire Intersection Begins at 05:00 PM																									
5:00 PM	13	19	2	0	0	34	0	10	4	0	0	14	8	1	8	0	0	17	1	1	1	0	0	3	68
5:15 PM	12	12	2	0	0	26	2	11	9	0	0	22	6	0	11	0	0	17	2	0	2	0	0	4	69
5:30 PM	15	12	4	0	0	31	0	9	3	0	0	12	7	0	11	0	0	18	5	0	0	0	0	5	66
5:45 PM	14	16	3	0	0	33	0	4	3	0	0	7	5	2	10	0	0	17	0	1	1	0	0	2	59
Total Volume	54	59	11	0	0	124	2	34	19	0	0	55	26	3	40	0	0	69	8	2	4	0	0	14	262
% App. Total	43.5	47.6	8.9	0.0	0.0	100	3.6	61.8	34.5	0.0	0.0	100	37.7	4.3	58.0	0.0	0.0	100	57.1	14.3	28.6	0.0	0.0	100	
PHF	0.912						0.625						0.958						0.700						0.949
Cars, PU, Vans	54	59	11	0	0	124	2	34	19	0	0	55	26	3	40	0	0	69	8	2	4	0	0	14	262
% Cars, PU, Vans	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0



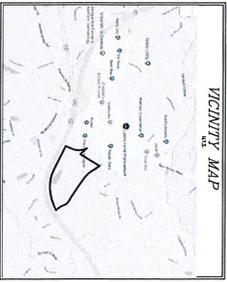


SITE DATA

PARCEL: C02-012 & C02-018
 EXISTING ZONING: A-1
 PROPOSED ZONING: AG-1
 PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY

PROPOSED UNIT TYPES:
 INDEPENDENT LIVING APARTMENTS: 80 UNITS
 INDEPENDENT LIVING COTTAGES: 27 UNITS
 ASSISTED LIVING APARTMENTS: 62 UNITS
 ASSISTED LIVING COTTAGES: 20 UNITS
 TOTAL ASSISTED LIVING UNITS: 82 UNITS

MEDICAL OFFICE: 7200 SF



RECEIVED
 OCT 21 2019

OVERALL ZONING PLAN
 CELEBRATION ATHENS

Drawing No.
Z10

ACTIVE SENIOR
 CONCEPTS

OFFICE: 770-000-0000
 FAX: 770-000-0000

No	Revision	Date

Project No. 00-000
 Design By:
 Drawn By:
 Checked By:
 Date: 8/5/19
 Scale: 1" = 100'

paradigm
 Engineering Services, Inc.
 Seven Dunwoody Park
 Suite 115
 Atlanta, GA 30338
 (770) 605-3030
 www.Paradigmeng.net



Continuing Care Retirement Community (255)

Based upon methodology from ITE's Trip Generation, 10th Edition (2017)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used	In/Out	
		Total	In	Out				Distributio	
Continuing Care Retirement Community	398 Units				255	Units			
Daily		1,516	758	758			$T = 2.01(X) + 715.56$	50%	50%
AM Peak Hour		71	46	25			$\ln(T) = 0.85(X) - 0.82$	65%	35%
PM Peak Hour		77	30	47			$\ln(T) = 0.89(X) - 0.99$	39%	61%



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	92	58	32	143	61	37	212	795	83	43	291	82
Future Volume (veh/h)	92	58	32	143	61	37	212	795	83	43	291	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	100	63	0	155	66	40	230	864	90	47	316	89
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	199	136		255	167	141	707	1845	823	415	1627	725
Arrive On Green	0.06	0.07	0.00	0.07	0.09	0.09	0.10	0.52	0.52	0.04	0.46	0.46
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	100	63	0	155	66	40	230	864	90	47	316	89
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.5	1.7	0.0	2.3	1.8	1.3	3.3	8.3	1.6	0.7	2.9	1.7
Cycle Q Clear(g_c), s	1.5	1.7	0.0	2.3	1.8	1.3	3.3	8.3	1.6	0.7	2.9	1.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	199	136		255	167	141	707	1845	823	415	1627	725
V/C Ratio(X)	0.50	0.46		0.61	0.40	0.28	0.33	0.47	0.11	0.11	0.19	0.12
Avail Cap(c_a), veh/h	320	208		384	243	206	794	1845	823	480	1627	725
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.7	24.0	0.0	24.2	23.2	23.0	5.6	8.2	6.6	7.3	8.7	8.4
Incr Delay (d2), s/veh	2.0	2.4	0.0	2.3	1.5	1.1	0.3	0.9	0.3	0.1	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.8	0.0	0.9	0.8	0.5	0.8	2.3	0.4	0.2	0.8	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	26.4	0.0	26.5	24.7	24.0	5.9	9.1	6.9	7.4	8.8	8.5
LnGrp LOS	C	C		C	C	C	A	A	A	A	A	A
Approach Vol, veh/h		163	A		261			1184			452	
Approach Delay, s/veh		26.5			25.7			8.3			8.6	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.0	32.0	8.0	7.9	9.3	28.7	7.1	8.8				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	4.0	28.0	6.0	6.0	8.0	24.0	5.0	7.0				
Max Q Clear Time (g_c+I1), s	2.7	10.3	4.3	3.7	5.3	4.9	3.5	3.8				
Green Ext Time (p_c), s	0.0	5.5	0.1	0.0	0.2	2.0	0.0	0.1				

Intersection Summary

HCM 6th Ctrl Delay 12.0
 HCM 6th LOS B

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	248	167	134	384	154	90	282	732	153	119	746	241
Future Volume (veh/h)	248	167	134	384	154	90	282	732	153	119	746	241
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	276	186	0	427	171	100	313	813	170	132	829	268
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	382	244		526	322	273	425	1323	590	361	1073	479
Arrive On Green	0.11	0.13	0.00	0.15	0.17	0.17	0.14	0.37	0.37	0.07	0.30	0.30
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	276	186	0	427	171	100	313	813	170	132	829	268
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.6	5.7	0.0	7.1	4.9	3.3	6.5	11.0	4.5	3.0	12.5	8.4
Cycle Q Clear(g_c), s	4.6	5.7	0.0	7.1	4.9	3.3	6.5	11.0	4.5	3.0	12.5	8.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	382	244		526	322	273	425	1323	590	361	1073	479
V/C Ratio(X)	0.72	0.76		0.81	0.53	0.37	0.74	0.61	0.29	0.37	0.77	0.56
Avail Cap(c_a), veh/h	409	253		526	322	273	439	1323	590	379	1083	483
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.4	24.8	0.0	24.2	22.3	21.6	12.6	15.1	13.0	12.9	18.8	17.3
Incr Delay (d2), s/veh	5.7	12.4	0.0	9.3	1.7	0.8	6.2	2.1	1.2	0.6	3.5	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	3.1	0.0	3.2	2.0	1.1	2.6	3.9	1.5	1.0	4.8	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.1	37.2	0.0	33.5	24.0	22.4	18.8	17.2	14.3	13.6	22.3	18.8
LnGrp LOS	C	D		C	C	C	B	B	B	B	C	B
Approach Vol, veh/h		462	A		698			1296			1229	
Approach Delay, s/veh		33.6			29.6			17.2			20.6	
Approach LOS		C			C			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.4	26.0	13.0	11.7	12.5	21.8	10.5	14.2				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	5.0	22.0	9.0	8.0	9.0	18.0	7.0	10.0				
Max Q Clear Time (g_c+1), s	5.0	13.0	9.1	7.7	8.5	14.5	6.6	6.9				
Green Ext Time (p_c), s	0.0	3.8	0.0	0.0	0.0	1.9	0.0	0.3				

Intersection Summary

HCM 6th Ctrl Delay 22.7
 HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	16	64	52	8	51	177	634	51	80	255	51
Future Volume (veh/h)	45	16	64	52	8	51	177	634	51	80	255	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	48	17	0	56	9	0	190	682	0	86	274	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	92		76	12		783	1769		546	1649	
Arrive On Green	0.05	0.05	0.00	0.05	0.05	0.00	0.09	0.50	0.00	0.06	0.46	0.00
Sat Flow, veh/h	3456	1870	1585	1545	248	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	48	17	0	65	0	0	190	682	0	86	274	0
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1793	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.6	0.4	0.0	1.7	0.0	0.0	2.5	5.5	0.0	1.1	2.1	0.0
Cycle Q Clear(g_c), s	0.6	0.4	0.0	1.7	0.0	0.0	2.5	5.5	0.0	1.1	2.1	0.0
Prop In Lane	1.00		1.00	0.86		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	169	92		88	0		783	1769		546	1649	
V/C Ratio(X)	0.28	0.19		0.74	0.00		0.24	0.39		0.16	0.17	
Avail Cap(c_a), veh/h	524	283		311	0		966	1769		674	1649	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.2	21.1	0.0	21.7	0.0	0.0	5.2	7.2	0.0	5.7	7.2	0.0
Incr Delay (d2), s/veh	0.9	1.0	0.0	11.5	0.0	0.0	0.2	0.6	0.0	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.2	0.0	0.9	0.0	0.0	0.5	1.4	0.0	0.2	0.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.1	22.0	0.0	33.2	0.0	0.0	5.3	7.8	0.0	5.9	7.2	0.0
LnGrp LOS	C	C		C	A		A	A		A	A	
Approach Vol, veh/h		65	A		65	A		872	A		360	A
Approach Delay, s/veh		22.1			33.2			7.3			6.9	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.7	27.0		6.3	8.2	25.4		6.3				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	23.0	23.0		7.0	9.0	20.0		8.0				
Max Q Clear Time (g_c+1), s	7.5	7.5		2.6	4.5	4.1		3.7				
Green Ext Time (p_c), s	0.0	3.8		0.0	0.2	1.3		0.1				

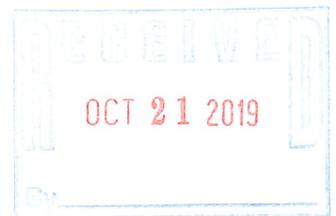
Intersection Summary

HCM 6th Ctrl Delay	9.1
HCM 6th LOS	A

Notes

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

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



HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑	↗		↖	↗	↖	↑↑	↗	↖	↑↑	↗
Traffic Volume (veh/h)	152	44	267	103	22	138	266	689	53	171	687	111
Future Volume (veh/h)	152	44	267	103	22	138	266	689	53	171	687	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	163	47	0	111	24	0	286	741	0	184	739	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	292	158		143	31		530	1458		494	1314	
Arrive On Green	0.08	0.08	0.00	0.10	0.10	0.00	0.14	0.41	0.00	0.10	0.37	0.00
Sat Flow, veh/h	3456	1870	1585	1477	319	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	163	47	0	135	0	0	286	741	0	184	739	0
Grp Sat Flow(s), veh/h/ln	1728	1870	1585	1797	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.3	1.2	0.0	3.8	0.0	0.0	4.8	8.0	0.0	3.2	8.5	0.0
Cycle Q Clear(g_c), s	2.3	1.2	0.0	3.8	0.0	0.0	4.8	8.0	0.0	3.2	8.5	0.0
Prop In Lane	1.00		1.00	0.82		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	292	158		174	0		530	1458		494	1314	
V/C Ratio(X)	0.56	0.30		0.77	0.00		0.54	0.51		0.37	0.56	
Avail Cap(c_a), veh/h	540	292		246	0		636	1458		602	1319	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	22.5	22.0	0.0	22.6	0.0	0.0	8.6	11.2	0.0	8.6	12.8	0.0
Incr Delay (d2), s/veh	1.7	1.0	0.0	9.5	0.0	0.0	0.9	1.3	0.0	0.5	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.5	0.0	1.8	0.0	0.0	1.3	2.5	0.0	0.9	2.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.2	23.0	0.0	32.1	0.0	0.0	9.4	12.5	0.0	9.1	13.4	0.0
LnGrp LOS	C	C		C	A		A	B		A	B	
Approach Vol, veh/h		210	A		135	A		1027	A		923	A
Approach Delay, s/veh		23.9			32.1			11.7			12.5	
Approach LOS		C			C			B			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	25.0		8.3	11.0	22.9		9.0				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	21.0	21.0		8.0	10.0	19.0		7.0				
Max Q Clear Time (g_c+15), s	10.0	10.0		4.3	6.8	10.5		5.8				
Green Ext Time (p_c), s	0.1	3.5		0.2	0.3	3.0		0.1				

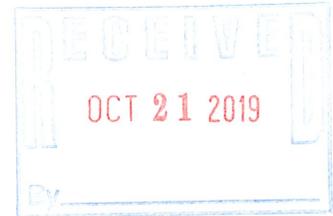
Intersection Summary

HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Notes

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

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



HCM 6th TWSC
 3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	4.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	
Traffic Vol, veh/h	61	43	62	7	12	63
Future Vol, veh/h	61	43	62	7	12	63
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	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	75	53	77	9	15	78

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	86	0	-	0	259
Stage 1	-	-	-	-	82
Stage 2	-	-	-	-	177
Critical Hdwy	4.14	-	-	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	2.22	-	-	-	3.52
Pot Cap-1 Maneuver	1508	-	-	-	708
Stage 1	-	-	-	-	932
Stage 2	-	-	-	-	836
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1508	-	-	-	673
Mov Cap-2 Maneuver	-	-	-	-	671
Stage 1	-	-	-	-	885
Stage 2	-	-	-	-	836

Approach	EB	WB	SB
HCM Control Delay, s	4.4	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	940
HCM Lane V/C Ratio	0.05	-	-	-	0.099
HCM Control Delay (s)	7.5	-	-	-	9.2
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3



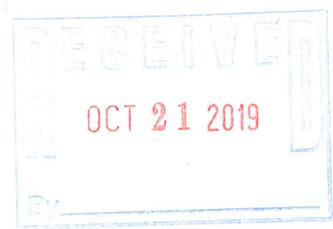
HCM 6th TWSC
 3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	
Traffic Vol, veh/h	102	109	171	20	12	79
Future Vol, veh/h	102	109	171	20	12	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	112	120	188	22	13	87

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	210	0	-	0	483
Stage 1	-	-	-	-	199
Stage 2	-	-	-	-	284
Critical Hdwy	4.14	-	-	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	2.22	-	-	-	3.52
Pot Cap-1 Maneuver	1358	-	-	-	513
Stage 1	-	-	-	-	815
Stage 2	-	-	-	-	739
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1358	-	-	-	471
Mov Cap-2 Maneuver	-	-	-	-	521
Stage 1	-	-	-	-	748
Stage 2	-	-	-	-	739

Approach	EB	WB	SB
HCM Control Delay, s	3.8	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1358	-	-	-	842
HCM Lane V/C Ratio	0.083	-	-	-	0.119
HCM Control Delay (s)	7.9	-	-	-	9.9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0.4



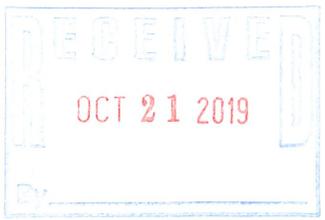
HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	5	0	9	6	2	2	20	37	2	0	53	23
Future Vol, veh/h	5	0	9	6	2	2	20	37	2	0	53	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	0	10	7	2	2	23	40	2	0	60	26

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	162	161	73	165	173	41	86	0	0	42	0	0
Stage 1	73	73	-	87	87	-	-	-	-	-	-	-
Stage 2	89	88	-	78	86	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	803	731	989	800	720	1030	1510	-	-	1567	-	-
Stage 1	937	834	-	921	823	-	-	-	-	-	-	-
Stage 2	918	822	-	931	824	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	789	719	989	782	708	1030	1510	-	-	1567	-	-
Mov Cap-2 Maneuver	789	719	-	782	708	-	-	-	-	-	-	-
Stage 1	922	834	-	906	810	-	-	-	-	-	-	-
Stage 2	899	809	-	921	824	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	9.5	2.6	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1510	-	-	907	804	1567	-	-
HCM Lane V/C Ratio	0.015	-	-	0.018	0.014	-	-	-
HCM Control Delay (s)	7.4	0	-	9	9.5	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-



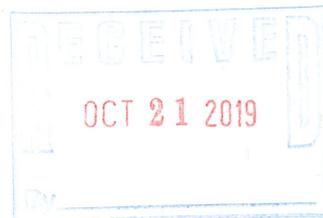
HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	4.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	26	3	40	8	2	4	54	59	11	2	34	19
Future Vol, veh/h	26	3	40	8	2	4	54	59	11	2	34	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	3	42	8	2	4	57	62	12	2	36	20

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	235	238	46	255	242	68	56	0	0	74	0	0
Stage 1	50	50	-	182	182	-	-	-	-	-	-	-
Stage 2	185	188	-	73	60	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	720	663	1023	698	660	995	1549	-	-	1526	-	-
Stage 1	963	853	-	820	749	-	-	-	-	-	-	-
Stage 2	817	745	-	937	845	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	694	637	1023	647	634	995	1549	-	-	1526	-	-
Mov Cap-2 Maneuver	694	637	-	647	634	-	-	-	-	-	-	-
Stage 1	926	852	-	789	721	-	-	-	-	-	-	-
Stage 2	780	717	-	894	844	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.6	10.1	3.2	0.3
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1549	-	-	849	716	1526	-	-
HCM Lane V/C Ratio	0.037	-	-	0.086	0.021	0.001	-	-
HCM Control Delay (s)	7.4	0	-	9.6	10.1	7.4	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

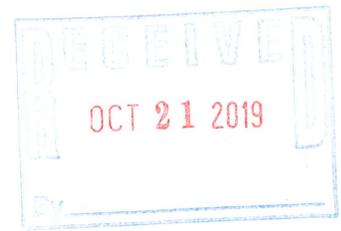
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	62	34	152	65	39	225	844	88	46	309	87
Future Volume (veh/h)	98	62	34	152	65	39	225	844	88	46	309	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	67	0	165	71	42	245	917	96	50	336	95
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	204	136		267	170	144	695	1834	818	396	1601	714
Arrive On Green	0.06	0.07	0.00	0.08	0.09	0.09	0.10	0.52	0.52	0.04	0.45	0.45
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	107	67	0	165	71	42	245	917	96	50	336	95
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.6	1.9	0.0	2.5	1.9	1.3	3.6	9.1	1.7	0.8	3.1	1.9
Cycle Q Clear(g_c), s	1.6	1.9	0.0	2.5	1.9	1.3	3.6	9.1	1.7	0.8	3.1	1.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	204	136		267	170	144	695	1834	818	396	1601	714
V/C Ratio(X)	0.52	0.49		0.62	0.42	0.29	0.35	0.50	0.12	0.13	0.21	0.13
Avail Cap(c_a), veh/h	318	207		382	241	204	804	1834	818	457	1601	714
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.8	24.2	0.0	24.3	23.3	23.0	5.7	8.6	6.8	7.6	9.1	8.7
Incr Delay (d2), s/veh	2.1	2.7	0.0	2.3	1.6	1.1	0.3	1.0	0.3	0.1	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.8	0.0	1.0	0.8	0.5	0.8	2.5	0.4	0.2	0.9	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.9	26.9	0.0	26.6	24.9	24.1	6.0	9.5	7.1	7.7	9.1	8.8
LnGrp LOS	C	C		C	C	C	A	A	A	A	A	A
Approach Vol, veh/h		174	A		278			1258			481	
Approach Delay, s/veh		26.9			25.8			8.7			8.9	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.1	32.0	8.2	7.9	9.7	28.4	7.2	8.9				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	4.0	28.0	6.0	6.0	9.0	23.0	5.0	7.0				
Max Q Clear Time (g_c+l1), s	2.8	11.1	4.5	3.9	5.6	5.1	3.6	3.9				
Green Ext Time (p_c), s	0.0	5.8	0.1	0.0	0.2	2.1	0.0	0.1				

Intersection Summary

HCM 6th Ctrl Delay 12.3
 HCM 6th LOS B

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

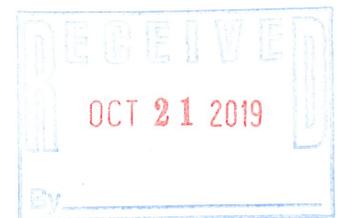
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	263	177	142	408	163	96	299	777	162	126	792	256
Future Volume (veh/h)	263	177	142	408	163	96	299	777	162	126	792	256
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	292	197	0	453	181	107	332	863	180	140	880	284
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	395	218		518	285	241	429	1421	634	351	1134	506
Arrive On Green	0.11	0.12	0.00	0.15	0.15	0.15	0.15	0.40	0.40	0.07	0.32	0.32
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	292	197	0	453	181	107	332	863	180	140	880	284
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.9	6.2	0.0	7.7	5.4	3.7	6.9	11.5	4.6	3.1	13.4	8.9
Cycle Q Clear(g_c), s	4.9	6.2	0.0	7.7	5.4	3.7	6.9	11.5	4.6	3.1	13.4	8.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	395	218		518	285	241	429	1421	634	351	1134	506
V/C Ratio(X)	0.74	0.90		0.87	0.64	0.44	0.77	0.61	0.28	0.40	0.78	0.56
Avail Cap(c_a), veh/h	403	218		518	285	241	433	1421	634	351	1134	506
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	26.2	0.0	24.9	23.9	23.1	12.6	14.3	12.2	12.8	18.5	16.9
Incr Delay (d2), s/veh	6.9	35.7	0.0	15.2	4.6	1.3	8.4	1.9	1.1	0.7	3.4	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.6	0.0	3.9	2.5	1.3	2.9	4.0	1.5	1.1	5.1	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.6	61.9	0.0	40.2	28.5	24.4	21.0	16.2	13.3	13.5	21.9	18.4
LnGrp LOS	C	E		D	C	C	C	B	B	B	C	B
Approach Vol, veh/h		489	A		741			1375			1304	
Approach Delay, s/veh		44.4			35.0			17.0			20.3	
Approach LOS		D			D			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.0	28.0	13.0	11.0	12.9	23.1	10.9	13.1				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	4.0	24.0	9.0	7.0	9.0	19.0	7.0	9.0				
Max Q Clear Time (g_c+1), s	5.1	13.5	9.7	8.2	8.9	15.4	6.9	7.4				
Green Ext Time (p_c), s	0.0	4.4	0.0	0.0	0.0	2.1	0.0	0.2				

Intersection Summary

HCM 6th Ctrl Delay 24.9
 HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

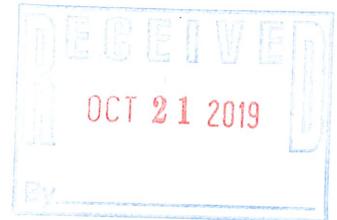


HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑	↗		↖	↗	↖	↑↑	↗	↖	↑↑	↗
Traffic Volume (veh/h)	48	17	68	55	8	54	188	673	54	85	271	54
Future Volume (veh/h)	48	17	68	55	8	54	188	673	54	85	271	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No		No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	18	0	59	9	0	202	724	0	91	291	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	175	95		78	12		779	1792		532	1661	
Arrive On Green	0.05	0.05	0.00	0.05	0.05	0.00	0.10	0.50	0.00	0.06	0.47	0.00
Sat Flow, veh/h	3456	1870	1585	1555	237	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	52	18	0	68	0	0	202	724	0	91	291	0
Grp Sat Flow(s), veh/h/ln	1728	1870	1585	1793	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.7	0.4	0.0	1.8	0.0	0.0	2.7	6.0	0.0	1.2	2.3	0.0
Cycle Q Clear(g_c), s	0.7	0.4	0.0	1.8	0.0	0.0	2.7	6.0	0.0	1.2	2.3	0.0
Prop In Lane	1.00		1.00	0.87		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	175	95		89	0		779	1792		532	1661	
V/C Ratio(X)	0.30	0.19		0.76	0.00		0.26	0.40		0.17	0.18	
Avail Cap(c_a), veh/h	508	275		264	0		983	1792		651	1661	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.8	21.6	0.0	22.3	0.0	0.0	5.2	7.3	0.0	5.8	7.4	0.0
Incr Delay (d2), s/veh	0.9	1.0	0.0	12.4	0.0	0.0	0.2	0.7	0.0	0.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.2	0.0	0.9	0.0	0.0	0.5	1.5	0.0	0.3	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.7	22.6	0.0	34.8	0.0	0.0	5.4	8.0	0.0	6.0	7.4	0.0
LnGrp LOS	C	C		C	A		A	A		A	A	
Approach Vol, veh/h		70	A		68	A		926	A		382	A
Approach Delay, s/veh		22.7			34.8			7.4			7.1	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	28.0		6.4	8.6	26.2		6.4				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	6.8	24.0		7.0	10.0	20.0		7.0				
Max Q Clear Time (g_c+13), s	6.8	8.0		2.7	4.7	4.3		3.8				
Green Ext Time (p_c), s	0.0	4.1		0.1	0.2	1.4		0.1				



Intersection Summary

HCM 6th Ctrl Delay 9.4
 HCM 6th LOS A

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

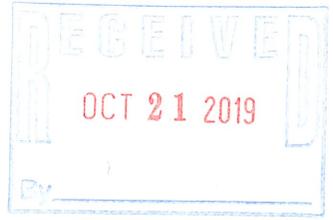
HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	161	47	283	109	23	146	282	731	56	181	729	118
Future Volume (veh/h)	161	47	283	109	23	146	282	731	56	181	729	118
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	173	51	0	117	25	0	303	786	0	195	784	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	298	161		150	32		518	1501		481	1358	
Arrive On Green	0.09	0.09	0.00	0.10	0.10	0.00	0.14	0.42	0.00	0.10	0.38	0.00
Sat Flow, veh/h	3456	1870	1585	1480	316	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	173	51	0	142	0	0	303	786	0	195	784	0
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1796	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.6	1.4	0.0	4.2	0.0	0.0	5.3	8.9	0.0	3.5	9.5	0.0
Cycle Q Clear(g_c), s	2.6	1.4	0.0	4.2	0.0	0.0	5.3	8.9	0.0	3.5	9.5	0.0
Prop In Lane	1.00		1.00	0.82		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	298	161		182	0		518	1501		481	1358	
V/C Ratio(X)	0.58	0.32		0.78	0.00		0.58	0.52		0.41	0.58	
Avail Cap(c_a), veh/h	508	275		231	0		570	1501		507	1358	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.9	23.4	0.0	23.9	0.0	0.0	9.0	11.7	0.0	8.9	13.3	0.0
Incr Delay (d2), s/veh	1.8	1.1	0.0	12.4	0.0	0.0	1.3	1.3	0.0	0.5	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.6	0.0	2.2	0.0	0.0	1.5	2.9	0.0	1.0	3.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.7	24.5	0.0	36.2	0.0	0.0	10.3	13.0	0.0	9.5	13.9	0.0
LnGrp LOS	C	C		D	A		B	B		A	B	
Approach Vol, veh/h		224	A		142	A		1089	A		979	A
Approach Delay, s/veh		25.4			36.2			12.2			13.0	
Approach LOS		C			D			B			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.2	27.0		8.7	11.4	24.8		9.5				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	6.0	23.0		8.0	9.0	20.0		7.0				
Max Q Clear Time (g_c+1), s	11.5	10.9		4.6	7.3	11.5		6.2				
Green Ext Time (p_c), s	0.0	3.9		0.2	0.2	3.1		0.0				

Intersection Summary
 HCM 6th Ctrl Delay 15.2
 HCM 6th LOS B

Notes
 User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



HCM 6th TWSC
3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	4.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	
Traffic Vol, veh/h	65	43	62	7	12	63
Future Vol, veh/h	65	43	62	7	12	63
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	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	53	77	9	15	78

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	86	0	-	0	269
Stage 1	-	-	-	-	82
Stage 2	-	-	-	-	187
Critical Hdwy	4.14	-	-	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	2.22	-	-	-	3.52
Pot Cap-1 Maneuver	1508	-	-	-	698
Stage 1	-	-	-	-	932
Stage 2	-	-	-	-	826
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1508	-	-	-	661
Mov Cap-2 Maneuver	-	-	-	-	660
Stage 1	-	-	-	-	883
Stage 2	-	-	-	-	826

Approach	EB	WB	SB
HCM Control Delay, s	4.5	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	937
HCM Lane V/C Ratio	0.053	-	-	-	0.099
HCM Control Delay (s)	7.5	-	-	-	9.3
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3



HCM 6th TWSC
 3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	
Traffic Vol, veh/h	108	116	181	21	13	84
Future Vol, veh/h	108	116	181	21	13	84
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	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	119	127	199	23	14	92

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	222	0	-	0	513
Stage 1	-	-	-	-	211
Stage 2	-	-	-	-	302
Critical Hdwy	4.14	-	-	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	2.22	-	-	-	3.52
Pot Cap-1 Maneuver	1344	-	-	-	491
Stage 1	-	-	-	-	804
Stage 2	-	-	-	-	724
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1344	-	-	-	447
Mov Cap-2 Maneuver	-	-	-	-	501
Stage 1	-	-	-	-	732
Stage 2	-	-	-	-	724

Approach	EB	WB	SB
HCM Control Delay, s	3.8	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1344	-	-	-	828
HCM Lane V/C Ratio	0.088	-	-	-	0.129
HCM Control Delay (s)	7.9	-	-	-	10
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.4



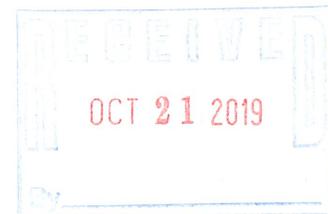
HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	5	0	10	6	2	2	21	39	2	0	56	24
Future Vol, veh/h	5	0	10	6	2	2	21	39	2	0	56	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	0	11	7	2	2	24	42	2	0	64	27

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	171	170	78	174	182	43	91	0	0	44	0	0
Stage 1	78	78	-	91	91	-	-	-	-	-	-	-
Stage 2	93	92	-	83	91	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	792	723	983	789	712	1027	1504	-	-	1564	-	-
Stage 1	931	830	-	916	820	-	-	-	-	-	-	-
Stage 2	914	819	-	925	820	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	779	711	983	770	701	1027	1504	-	-	1564	-	-
Mov Cap-2 Maneuver	779	711	-	770	701	-	-	-	-	-	-	-
Stage 1	916	830	-	901	807	-	-	-	-	-	-	-
Stage 2	895	806	-	914	820	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB
HCM Control Delay, s	9.1		9.6		2.6		0
HCM LOS	A		A				

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1504	-	-	904	794	1564	-	-
HCM Lane V/C Ratio	0.016	-	-	0.019	0.014	-	-	-
HCM Control Delay (s)	7.4	0	-	9.1	9.6	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-



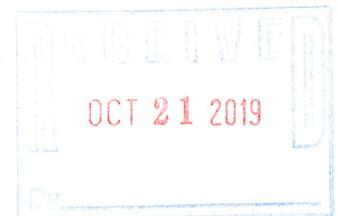
HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	28	3	42	8	2	4	57	63	12	2	36	20
Future Vol, veh/h	28	3	42	8	2	4	57	63	12	2	36	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	3	44	8	2	4	60	66	13	2	38	21

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	249	252	49	269	256	73	59	0	0	79	0	0
Stage 1	53	53	-	193	193	-	-	-	-	-	-	-
Stage 2	196	199	-	76	63	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	705	651	1020	684	648	989	1545	-	-	1519	-	-
Stage 1	960	851	-	809	741	-	-	-	-	-	-	-
Stage 2	806	736	-	933	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	678	624	1020	631	621	989	1545	-	-	1519	-	-
Mov Cap-2 Maneuver	678	624	-	631	621	-	-	-	-	-	-	-
Stage 1	921	850	-	776	711	-	-	-	-	-	-	-
Stage 2	767	706	-	888	841	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.7	10.2	3.2	0.3
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1545	-	-	836	702	1519	-	-
HCM Lane V/C Ratio	0.039	-	-	0.092	0.021	0.001	-	-
HCM Control Delay (s)	7.4	0	-	9.7	10.2	7.4	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

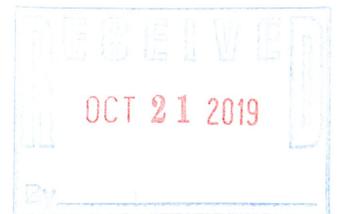
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	78	34	161	73	47	225	844	104	61	309	87
Future Volume (veh/h)	98	78	34	161	73	47	225	844	104	61	309	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	85	0	175	79	51	245	917	113	66	336	95
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	201	150		278	191	162	689	1795	800	394	1584	706
Arrive On Green	0.06	0.08	0.00	0.08	0.10	0.10	0.11	0.50	0.50	0.05	0.45	0.45
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	107	85	0	175	79	51	245	917	113	66	336	95
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.7	2.4	0.0	2.7	2.2	1.7	3.8	9.5	2.1	1.1	3.2	2.0
Cycle Q Clear(g_c), s	1.7	2.4	0.0	2.7	2.2	1.7	3.8	9.5	2.1	1.1	3.2	2.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	201	150		278	191	162	689	1795	800	394	1584	706
V/C Ratio(X)	0.53	0.57		0.63	0.41	0.31	0.36	0.51	0.14	0.17	0.21	0.13
Avail Cap(c_a), veh/h	312	202		374	236	200	790	1795	800	441	1584	706
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.4	24.6	0.0	24.7	23.3	23.1	6.1	9.2	7.3	7.8	9.4	9.1
Incr Delay (d2), s/veh	2.2	3.4	0.0	2.3	1.4	1.1	0.3	1.0	0.4	0.2	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.1	0.0	1.1	0.9	0.6	0.9	2.8	0.6	0.3	0.9	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.5	27.9	0.0	27.0	24.8	24.2	6.4	10.2	7.7	8.0	9.5	9.1
LnGrp LOS	C	C		C	C	C	A	B	A	A	A	A
Approach Vol, veh/h		192	A		305			1275			497	
Approach Delay, s/veh		27.7			26.0			9.2			9.2	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.6	32.0	8.5	8.4	9.8	28.7	7.2	9.7				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	4.0	28.0	6.0	6.0	9.0	23.0	5.0	7.0				
Max Q Clear Time (g_c+1), s	3.1	11.5	4.7	4.4	5.8	5.2	3.7	4.2				
Green Ext Time (p_c), s	0.0	5.8	0.1	0.0	0.2	2.1	0.0	0.1				

Intersection Summary

HCM 6th Ctrl Delay 13.1
 HCM 6th LOS B

Notes

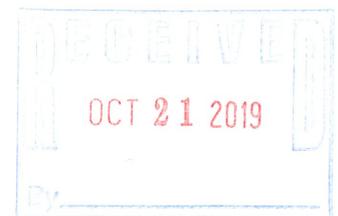
User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



HCM 6th Signalized Intersection Summary

1: Epps Br Pkwy SR/316 & Oconee Connector

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	263	187	142	424	179	111	299	777	172	136	792	256
Future Volume (veh/h)	263	187	142	424	179	111	299	777	172	136	792	256
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	292	208	0	471	199	123	332	863	191	151	880	284
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	395	218		518	285	241	429	1421	634	350	1134	506
Arrive On Green	0.11	0.12	0.00	0.15	0.15	0.15	0.15	0.40	0.40	0.07	0.32	0.32
Sat Flow, veh/h	3456	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	292	208	0	471	199	123	332	863	191	151	880	284
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.9	6.6	0.0	8.0	6.1	4.3	6.9	11.5	4.9	3.4	13.4	8.9
Cycle Q Clear(g_c), s	4.9	6.6	0.0	8.0	6.1	4.3	6.9	11.5	4.9	3.4	13.4	8.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	395	218		518	285	241	429	1421	634	350	1134	506
V/C Ratio(X)	0.74	0.95		0.91	0.70	0.51	0.77	0.61	0.30	0.43	0.78	0.56
Avail Cap(c_a), veh/h	403	218		518	285	241	433	1421	634	350	1134	506
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	26.3	0.0	25.1	24.1	23.4	12.6	14.3	12.3	12.9	18.5	16.9
Incr Delay (d2), s/veh	6.9	47.7	0.0	19.9	7.3	1.8	8.4	1.9	1.2	0.8	3.4	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.5	0.0	4.3	2.9	1.5	2.9	4.0	1.6	1.2	5.1	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.6	74.0	0.0	45.0	31.5	25.1	21.0	16.2	13.5	13.7	21.9	18.4
LnGrp LOS	C	E		D	C	C	C	B	B	B	C	B
Approach Vol, veh/h		500	A		793			1386			1315	
Approach Delay, s/veh		49.8			38.5			17.0			20.2	
Approach LOS		D			D			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.0	28.0	13.0	11.0	12.9	23.1	10.9	13.1				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	4.0	24.0	9.0	7.0	9.0	19.0	7.0	9.0				
Max Q Clear Time (g_c+I1), s	5.4	13.5	10.0	8.6	8.9	15.4	6.9	8.1				
Green Ext Time (p_c), s	0.0	4.4	0.0	0.0	0.0	2.1	0.0	0.1				



Intersection Summary

HCM 6th Ctrl Delay 26.4
 HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑	↗		↖	↗	↖	↑↑	↗	↖	↑↑	↗
Traffic Volume (veh/h)	48	17	68	55	8	54	188	681	54	85	286	54
Future Volume (veh/h)	48	17	68	55	8	54	188	681	54	85	286	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	52	18	0	59	9	0	202	732	0	91	308	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	175	95		78	12		769	1792		528	1661	
Arrive On Green	0.05	0.05	0.00	0.05	0.05	0.00	0.10	0.50	0.00	0.06	0.47	0.00
Sat Flow, veh/h	3456	1870	1585	1555	237	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	52	18	0	68	0	0	202	732	0	91	308	0
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1793	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.7	0.4	0.0	1.8	0.0	0.0	2.7	6.1	0.0	1.2	2.4	0.0
Cycle Q Clear(g_c), s	0.7	0.4	0.0	1.8	0.0	0.0	2.7	6.1	0.0	1.2	2.4	0.0
Prop In Lane	1.00		1.00	0.87		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	175	95		89	0		769	1792		528	1661	
V/C Ratio(X)	0.30	0.19		0.76	0.00		0.26	0.41		0.17	0.19	
Avail Cap(c_a), veh/h	508	275		264	0		972	1792		648	1661	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.8	21.6	0.0	22.3	0.0	0.0	5.2	7.4	0.0	5.9	7.4	0.0
Incr Delay (d2), s/veh	0.9	1.0	0.0	12.4	0.0	0.0	0.2	0.7	0.0	0.2	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.2	0.0	0.9	0.0	0.0	0.5	1.6	0.0	0.3	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.7	22.6	0.0	34.8	0.0	0.0	5.4	8.1	0.0	6.0	7.4	0.0
LnGrp LOS	C	C		C	A		A	A		A	A	
Approach Vol, veh/h		70	A		68	A		934	A		399	A
Approach Delay, s/veh		22.7			34.8			7.5			7.1	
Approach LOS		C			C			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	28.0		6.4	8.6	26.2		6.4				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	6.8	24.0		7.0	10.0	20.0		7.0				
Max Q Clear Time (g_c+13), s	8.1	8.1		2.7	4.7	4.4		3.8				
Green Ext Time (p_c), s	0.0	4.1		0.1	0.2	1.5		0.1				

Intersection Summary

HCM 6th Ctrl Delay	9.4
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



HCM 6th Signalized Intersection Summary

2: Epps Br Pkwy SR/316 & Dowdy Rd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	161	47	283	109	23	146	282	746	56	181	739	118
Future Volume (veh/h)	161	47	283	109	23	146	282	746	56	181	739	118
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	173	51	0	117	25	0	303	802	0	195	795	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	298	161		150	32		514	1501		476	1358	
Arrive On Green	0.09	0.09	0.00	0.10	0.10	0.00	0.14	0.42	0.00	0.10	0.38	0.00
Sat Flow, veh/h	3456	1870	1585	1480	316	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	173	51	0	142	0	0	303	802	0	195	795	0
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1796	0	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.6	1.4	0.0	4.2	0.0	0.0	5.3	9.2	0.0	3.5	9.7	0.0
Cycle Q Clear(g_c), s	2.6	1.4	0.0	4.2	0.0	0.0	5.3	9.2	0.0	3.5	9.7	0.0
Prop In Lane	1.00		1.00	0.82		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	298	161		182	0		514	1501		476	1358	
V/C Ratio(X)	0.58	0.32		0.78	0.00		0.59	0.53		0.41	0.59	
Avail Cap(c_a), veh/h	508	275		231	0		566	1501		501	1358	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.9	23.4	0.0	23.9	0.0	0.0	9.1	11.7	0.0	8.9	13.4	0.0
Incr Delay (d2), s/veh	1.8	1.1	0.0	12.4	0.0	0.0	1.3	1.4	0.0	0.6	0.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.6	0.0	2.2	0.0	0.0	1.5	3.0	0.0	1.0	3.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.7	24.5	0.0	36.2	0.0	0.0	10.5	13.1	0.0	9.5	14.0	0.0
LnGrp LOS	C	C		D	A		B	B		A	B	
Approach Vol, veh/h		224	A		142	A		1105	A		990	A
Approach Delay, s/veh		25.4			36.2			12.4			13.1	
Approach LOS		C			D			B			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.2	27.0		8.7	11.4	24.8		9.5				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	3.0	23.0		8.0	9.0	20.0		7.0				
Max Q Clear Time (g_c+1), s	11.5	11.2		4.6	7.3	11.7		6.2				
Green Ext Time (p_c), s	0.0	3.9		0.2	0.2	3.1		0.0				

Intersection Summary

HCM 6th Ctrl Delay	15.2
HCM 6th LOS	B

Notes

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

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



HCM 6th TWSC

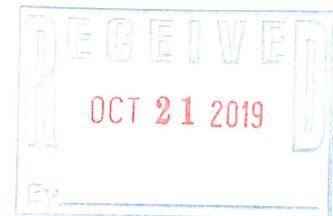
3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	3.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	65	92	91	7	12	63
Future Vol, veh/h	65	92	91	7	12	63
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	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	114	112	9	15	78

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	121	0	0	334	61
Stage 1	-	-	-	117	-
Stage 2	-	-	-	217	-
Critical Hdwy	4.14	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	3.52	3.32
Pot Cap-1 Maneuver	1464	-	-	636	991
Stage 1	-	-	-	895	-
Stage 2	-	-	-	798	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1464	-	-	601	991
Mov Cap-2 Maneuver	-	-	-	621	-
Stage 1	-	-	-	846	-
Stage 2	-	-	-	798	-

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1464	-	-	-	905
HCM Lane V/C Ratio	0.055	-	-	-	0.102
HCM Control Delay (s)	7.6	-	-	-	9.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3



HCM 6th TWSC
 3: Oconee Connector & Old Epps Br Rd

Intersection						
Int Delay, s/veh	3.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	
Traffic Vol, veh/h	108	146	228	21	13	84
Future Vol, veh/h	108	146	228	21	13	84
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	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	119	160	251	23	14	92

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	274	0	0	581	137
Stage 1	-	-	-	263	-
Stage 2	-	-	-	318	-
Critical Hdwy	4.14	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	3.52	3.32
Pot Cap-1 Maneuver	1286	-	-	445	886
Stage 1	-	-	-	757	-
Stage 2	-	-	-	710	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1286	-	-	404	886
Mov Cap-2 Maneuver	-	-	-	472	-
Stage 1	-	-	-	687	-
Stage 2	-	-	-	710	-

Approach	EB	WB	SB
HCM Control Delay, s	3.4	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1286	-	-	-	793
HCM Lane V/C Ratio	0.092	-	-	-	0.134
HCM Control Delay (s)	8.1	-	-	-	10.2
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.5



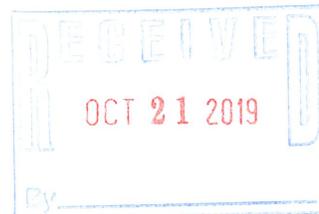
HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	5	0	10	6	2	2	21	39	2	0	56	24
Future Vol, veh/h	5	0	10	6	2	2	21	39	2	0	56	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	0	11	7	2	2	24	42	2	0	64	27

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	171	170	78	174	182	43	91	0	0	44	0	0
Stage 1	78	78	-	91	91	-	-	-	-	-	-	-
Stage 2	93	92	-	83	91	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	792	723	983	789	712	1027	1504	-	-	1564	-	-
Stage 1	931	830	-	916	820	-	-	-	-	-	-	-
Stage 2	914	819	-	925	820	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	779	711	983	770	701	1027	1504	-	-	1564	-	-
Mov Cap-2 Maneuver	779	711	-	770	701	-	-	-	-	-	-	-
Stage 1	916	830	-	901	807	-	-	-	-	-	-	-
Stage 2	895	806	-	914	820	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB
HCM Control Delay, s	9.1		9.6		2.6		0
HCM LOS	A		A				

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1504	-	-	904	794	1564	-	-
HCM Lane V/C Ratio	0.016	-	-	0.019	0.014	-	-	-
HCM Control Delay (s)	7.4	0	-	9.1	9.6	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-



HCM 6th TWSC
4: Old Epps Br Rd & Dowdy Rd

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	28	3	42	8	2	4	57	63	12	2	36	20
Future Vol, veh/h	28	3	42	8	2	4	57	63	12	2	36	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	3	44	8	2	4	60	66	13	2	38	21

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	249	252	49	269	256	73	59	0	0	79	0	0
Stage 1	53	53	-	193	193	-	-	-	-	-	-	-
Stage 2	196	199	-	76	63	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	705	651	1020	684	648	989	1545	-	-	1519	-	-
Stage 1	960	851	-	809	741	-	-	-	-	-	-	-
Stage 2	806	736	-	933	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	678	624	1020	631	621	989	1545	-	-	1519	-	-
Mov Cap-2 Maneuver	678	624	-	631	621	-	-	-	-	-	-	-
Stage 1	921	850	-	776	711	-	-	-	-	-	-	-
Stage 2	767	706	-	888	841	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.7	10.2	3.2	0.3
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1545	-	-	836	702	1519	-	-
HCM Lane V/C Ratio	0.039	-	-	0.092	0.021	0.001	-	-
HCM Control Delay (s)	7.4	0	-	9.7	10.2	7.4	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-



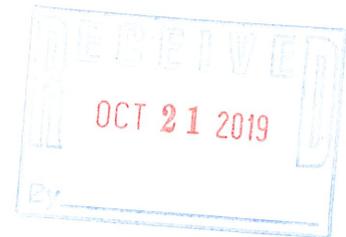
HCM 6th TWSC
5: Oconee Connector & Site Driveway

Intersection						
Int Delay, s/veh	2.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↗↗	↗↗	↘	↘	↘
Traffic Vol, veh/h	46	55	69	0	0	25
Future Vol, veh/h	46	55	69	0	0	25
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	-	150
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	60	75	0	0	27

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	75	0	0	205	38
Stage 1	-	-	-	75	-
Stage 2	-	-	-	130	-
Critical Hdwy	4.14	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	3.52	3.32
Pot Cap-1 Maneuver	1522	-	-	765	1026
Stage 1	-	-	-	939	-
Stage 2	-	-	-	882	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1522	-	-	740	1026
Mov Cap-2 Maneuver	-	-	-	730	-
Stage 1	-	-	-	908	-
Stage 2	-	-	-	882	-

Approach	EB	WB	SB
HCM Control Delay, s	3.4	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1522	-	-	-	-	1026
HCM Lane V/C Ratio	0.033	-	-	-	-	0.026
HCM Control Delay (s)	7.4	-	-	-	0	8.6
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-	0.1



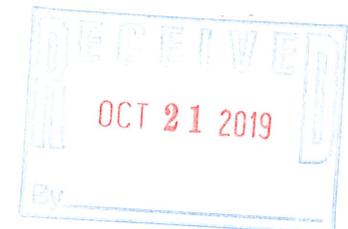
HCM 6th TWSC
5: Oconee Connector & Site Driveway

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	30	129	249	0	0	47
Future Vol, veh/h	30	129	249	0	0	47
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	-	150
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	140	271	0	0	51

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	271	0	0	407	136
Stage 1	-	-	-	271	-
Stage 2	-	-	-	136	-
Critical Hdwy	4.14	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	3.52	3.32
Pot Cap-1 Maneuver	1289	-	-	572	888
Stage 1	-	-	-	750	-
Stage 2	-	-	-	876	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1289	-	-	557	888
Mov Cap-2 Maneuver	-	-	-	607	-
Stage 1	-	-	-	731	-
Stage 2	-	-	-	876	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1289	-	-	-	-	888
HCM Lane V/C Ratio	0.025	-	-	-	-	0.058
HCM Control Delay (s)	7.9	-	-	-	0	9.3
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-	0.2





Oconee County Utility Department

Board of Commissioners

John Daniell, Chairman
Mark Thomas, Post 1
Chuck Horton, Post 2
W. E. "Bubber" Wilkes, Post 3
Mark Saxon, Post 4

September 24, 2019

Mr. Ken Beall
Beall & Company
3651 Mars Hill Road
Suite 1400
Watkinsville, GA 30677

Re: Celebration Village Senior Living Community
1220 Dowdy Road

Dear Ken,

Based on your request for water and sewer capacity proposed in the Water and Sewer Extension Application we offer the Letter of Availability as follows.

Water & Wastewater Capacity

Regarding *potable water*, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that the requested amount of 57,980 gpd of sewer treatment capacity is currently available at the Calls Creek Treatment Facility at this time. Review and Calculations will be conducted prior to the purchase of any sewer capacity

Availability

- The availability of water and sewer at the rezone phase **does not guarantee connection**.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This Water and Sewer Availability Letter expires 1 year from the date of issuance.



1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677
PHONE: 706.769.3960 ♦ FAX: 706.769.3997

www.oconeecounty.com

Costs and Fees

All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions
- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities,
- Other improvements as identified in the current Water and Sewer Improvement Plan.

Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Please give us a call if further discussion or clarification is needed.

Sincerely,



Donald Baughcum
Assistance Director





Oconee County Utility Department

Board of Commissioners

John Daniell, Chairman
Mark Thomas, Post 1
Chuck Horton, Post 2
W. E. "Bubber" Wilkes, Post 3
Mark Saxon, Post 4

October 2, 2019

Mr. Ken Beall
Beall & Company
3651 Mars Hill Road
Suite 1400
Watkinsville, GA 30677

Re: Celebration Village Senior Living Community
1220 Dowdy Road

Dear Ken,

Based on your request for water and sewer capacity in the letter dated August 25, 2019, we offer this Letter of Availability. This availability is for commercial use only and includes Continuing Care Retirement Communities as defined in Section 111-2-2-.33 or Assisted Living Community as defined in Section 111-8-63-03 of the Georgia Administrative Code.

Water & Wastewater Capacity

Regarding *potable water*, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that the requested amount of 57,980 gpd of sewer treatment capacity is currently available at the Calls Creek Treatment Facility at this time. Review and Calculations will be conducted prior to the purchase of any sewer capacity

Availability

- The availability of water and sewer at the rezone phase **does not guarantee connection**.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This Water and Sewer Availability Letter expires 1 year from the date of issuance.

1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677
PHONE: 706.769.3960 ♦ FAX: 706.769.3997

www.oconeecounty.com

K:\OCUD Project Files\Private Development\Celebration Village Sr. Living\2019-09-24 Celebration Village Sr Living.docx



Costs and Fees

All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions
- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities,
- Other improvements as identified in the current Water and Sewer Improvement Plan.

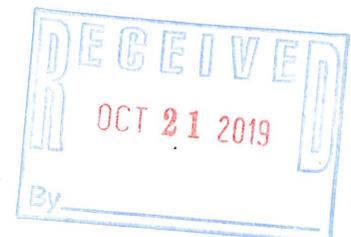
Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Please give us a call if further discussion or clarification is needed.

Sincerely,



Tim Durham
Director



August 25, 2019

Oconee County Water Resources Department

Attn: **Mr. Tim Durham, Director**
1291 Greensboro Highway
P.O. Box 145
Watkinsville, Georgia 30677

Re: CELEBRATION VILLAGE SENIOR LIVING COMMUNITY
Water & Sanitary Sewer Capacity for 1220 Dowdy Road
62.23± Acres (61.15 acres and 1.08 acres on Dowdy Road & the Oconee Connector)
Rezoning Petition from AG to & OIP
Oconee County Georgia

Mr. Durham:

ASC ACQUISITIONS, LLC has placed the above mentioned property under contract, and *Beall & Company, LLC* has been engaged to assist in the rezoning process. The property is presently owned by *ROSS DEVELOPMENTS, INC.*

The attached preliminary rezone concept plan illustrates what will be known as *CELEBRATION VILLAGE SENIOR LIVING COMMUNITY*. Documents will be submitted to the Oconee Planning Department as necessary to rezone the subject property to OIP (Office/Institutional/Professional) in accordance with the *Unified Development Code of Oconee County Georgia* under provisions for development as *Assisted & Independent Living Facility / Continuing Care Retirement Community*. It is the petitioner's desire to submit the rezoning petition and related documents as soon as possible to be heard by the Oconee Planning Commission and by the Oconee County Board of Commissioners.

Sanitary Sewer Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus

ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units

Independent Living Unit:	60 residents @ 75 gpd	=	4,500 gpd
Concierge Living Unit:	108 residents @ 75 gpd	=	8,100 gpd
Assisted Living Unit:	62 residents @ 75 gpd	=	4,650 gpd
Memory Care Units:	30 residents @ 75 gpd	=	2,250 gpd

2 person senior units

Independent Living Unit:	20 units @ 260 gpd	=	5,200 gpd
Independent Living Cottage:	32 units @ 260 gpd	=	8,320 gpd
Active Adult Condominium:	86 units @ 260 gpd	=	22,360 gpd

Health/Medical Office Bldg:

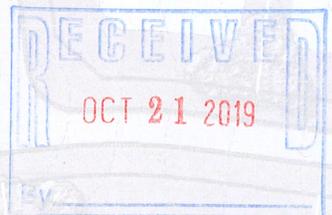
Average Daily Flow =	12,000 SF x 5 gpd/100 SF	=	600 gpd
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Employees/Staff Members

Opening date:	40 staff @ 50 gpd	=	2,000 gpd
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TOTAL Sanitary Sewer Capacity Needed for the Project 57,980 gpd

Equivalent Residential Unit (ERU) 57,980 gpd / 260 gpd per ERC = 223 ERU



No actual capacity at the treatment plant will be utilized until the first buildings are fully constructed and occupancy begins. The developer's best case scenario anticipated date for that occupancy is around July 2021.

Water Capacity Calculations for CELEBRATION VILLAGE Athens-Oconee Campus

ADF - Average Daily Flow in gallons per day (gpd)

1 person senior units

Independent Living Unit:	60 residents @ 75 gpd	= 4,500 gpd
Concierge Living Unit:	108 residents @ 75 gpd	= 8,100 gpd
Assisted Living Unit:	62 residents @ 75 gpd	= 4,650 gpd
Memory Care Units:	30 residents @ 75 gpd	= 2,250 gpd

2 person senior units

Independent Living Unit:	20 units @ 220 gpd	= 5,400 gpd
Independent Living Cottage:	32 units @ 220 gpd	= 7,040 gpd
Active Adult Condominium:	86 units @ 220 gpd	= 18,920 gpd

Health/Medical Office Bldg:

Average Daily Flow = 12,000 SF x 5 gpd/100 SF = 600 gpd

Employees/Staff Members

Opening date: 40 staff @ 50 gpd = 2,000 gpd

TOTAL Water Capacity Needed for the Project 53,460 gpd

Please accept this correspondence as an official request for a water and sanitary sewer availability letter for the proposed development.

Thank you for your assistance.

Regards,

Kenneth A. Beall

Kenneth A. Beall, President/CEO/RLA
Beall & Company, LLC



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Walter C. Ross
Ross Developments, Inc.

Date

11/7/19

Signature of Applicant

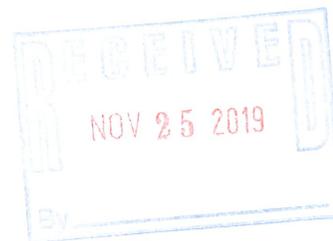
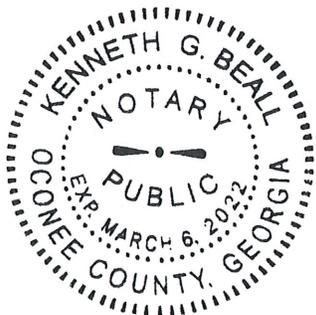
Date

Signature of Notary Public

Kenneth G. Beall

Date

11/7/19



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Date

Signature of Applicant

Date

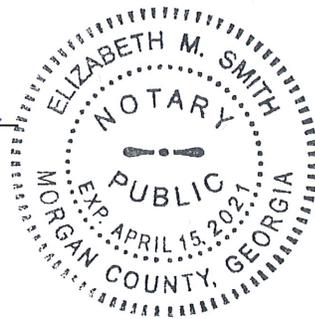
Kenneth G. Ball member
P/BALL & COMPANY, LLC

11-7-2019

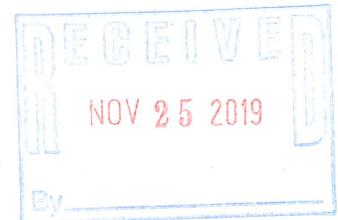
Signature of Notary Public

Date

Elizabeth M. Smith



11-7-19



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: _____

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: Walter C. Ray

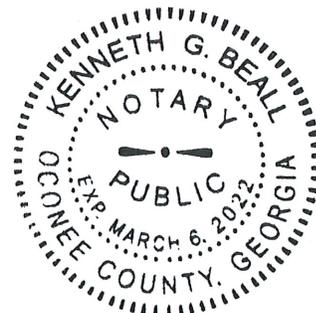
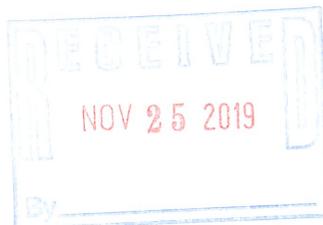
Date: 11/7/19

Signature of applicant: _____

Date: _____

Signature of Notary Public: Kenneth G. Beall

Date: 11/7/19



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

NONE

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: \$ 0.00

Date of contribution: NA

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: _____

Date: _____

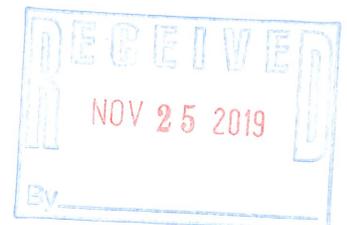
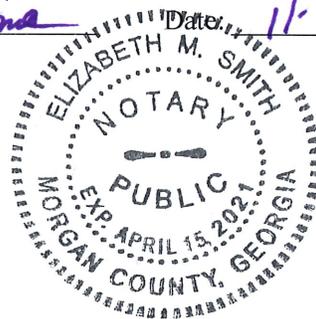
Signature of applicant: Kenneth A. Beall member

Date: 11-7-2019

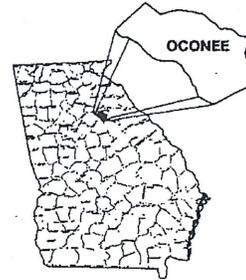
BEALL & COMPANY, LLC

Signature of Notary Public: Elizabeth M. Smith

Date: 11-7-19



OCONEE COUNTY
BOARD OF COMMISSIONERS



CHAIRMAN - Wendell T. Dawson
Post 1 - Albert Hale
Post 2 - Donald H. Norris
Post 3 - Jay Campbell
Post 4 - William E. Wilkes

Administrative Assistant - Peter Mallory
County Clerk - Gina M. Lindsey

August 24, 1995

TELECOPIER # 769-0705

Ross Development Inc. d/b/a Evergreen Nursery
c/o Fortson, Bentley & Griffin, PA
440 College Avenue, North
Athens, Georgia 30613

Re: Utilities on new Robinson Road

Gentlemen:

Attached is a copy of a letter from the Board of Commissioners of Oconee County to Home Depot USA, Inc. As we have discussed with you, your company owns a portion of the right-of-way of 1) the proposed new Robinson Road upon which Home Depot will be located and 2) the extension of same which the County intends to extend to the Paul Broun Parkway. In return for the conveyance of such right-of-way, you have asked the County for certain assurances in connection with road frontage and water and sewer availability.

In consideration of your conveyance of the right-of-way, the County commits to you that it will provide you access onto Robinson Road as the same is shown on the Moreland Altobelli Associates, Inc. right-of-way map dated August 6, 1995. The County also commits that it will provide public water and sanitary sewer to the boundaries of your property, generally at the same time as provided to Home Depot as described in our letter of August 8, 1995.

As your attorney and our county attorney have discussed, it may be necessary for you to sign a corrective right-of-way deed at such time as the actual construction plans for the southerly portion of the road are completed. It is our understanding that you are aware of this and will cooperate with us in any such correction of the right-of-way.

It is also possible that the County will need to acquire either water or sewer easements from you in order to provide such utilities.

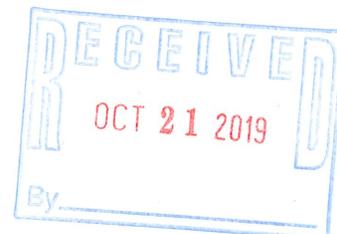
Thank you for your help with this.

Very truly yours,

Oconee County Board of Commissioners


By _____
Wendell T. Dawson, Chairman

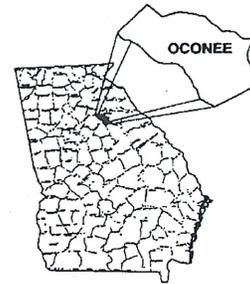
P.O. BOX 145, WATKINSVILLE, GEORGIA 30677
(706) 769-5120



OCONEE COUNTY
BOARD OF COMMISSIONERS

CHAIRMAN - Wendell T. Dawson
Post 1 - Albert Hale
Post 2 - Donald H. Norris
Post 3 - Jay Campbell
Post 4 - William E. Wilkes

County Administrator - Peter Mallory
County Clerk - Gina M. Lindsey



August 8, 1995

Mr. William P. Sullivan, III
Home Depot U.S.A., Inc.
2727 Paces Ferry Road
Atlanta, Georgia 30339

RE: **Assurances Regarding Development - Oconee Crossing -
Epps Bridge Road and Paul Broun Parkway
Oconee County, Georgia**

Gentlemen:

We are aware that Home Depot U.S.A., Inc. ("Home Depot") is currently under contract to acquire a certain tract or tracts of approximately twelve (12) acres located in Oconee County near the intersection of Epps Bridge Road and Paul Broun Parkway. We understand that the property to be acquired by Home Depot (the "Property") is to be configured generally as shown on Exhibit "A" to this letter and is part of a larger tract of approximately thirty (30) acres (the "Shopping Center Site") shown on Exhibit "A", which larger tract is to be jointly developed by Home Depot and other third parties (the "Developer") as a retail Shopping Center (the "Project"). We also understand that, in order to induce Home Depot to acquire the Property, Home Depot feels that it needs certain assurances from Oconee County (the "County") with regard to development of certain roads and infrastructure to support the Shopping Center Site and development of the Project thereon. To that end, and with the knowledge that Home Depot will rely on the contents of this letter in acquiring the Property and commencing construction of its improvements thereon, the County confirms the following:

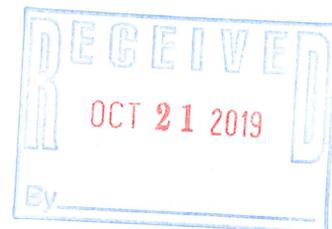
1. The County has approved relocation of the rights-of-way of Old Epps Bridge Road and Robinson Road as same currently exist within the Shopping Center Site (collectively, the "Existing Right-of-Way"), in order to allow for construction of the Project and construction and opening of a new public road (the "Proposed Road") within the right-of-way area (the "New Right-of-Way") shown on Exhibit "A" as "Proposed Road". The County has taken all steps necessary to permit exchange of the Existing Right-of-Way for the New Right-of-Way and is

P.O. BOX 145, WATKINSVILLE, GEORGIA 30677
(706) 769-5120
(706) 769-0705 FAX



committed to condemnation proceedings with regard to the New Right-of-Way to the extent that the new Right-of-Way is not acquired by the County voluntary conveyances from the current owners of same. The County will move expeditiously to acquire the New Right-of-Way and will acquire same no later than October 31, 1995 so that the Proposed Road can be constructed and opened, with traffic signalization in place, no later than June 1, 1996. The County further agrees that it will convey by deed that portion of the Existing Right-of-Way located within the Property to Home Depot simultaneously with a deed from Home Depot and the Developer to the County of so much of the New Right-of-Way as is included in property acquired by such parties in connection with their acquisition of the Shopping Center Site.

2. The County has sufficient appropriated funds available for construction of the Proposed Road within the New Right-of-Way, including any compensation needed to be paid to other third parties in connection with acquisition of the New Right-of-Way.
3. While the County fully intends to proceed with development of the Proposed Road within the New Right-of-Way, if for any reason, notwithstanding the commitments of the County set out in Paragraphs 1 and 2 above, delays are encountered in connection with the acquisition of the New Right-of-Way which would result in a delay in the construction of the Proposed Road beyond June 1, 1996, the County agrees that it will allow Home Depot and the Developer, at their option, to shift the right-of-way for the Proposed Road so the same shall be located entirely with the Shopping Center Site, in which case the County will approve the relocation of the intersection and traffic signal between the Proposed Road and Epps Bridge Road so that same corresponds to the relocated location of the Proposed Road. Further, the County in such case will not oppose and will cooperate with Home Depot and the Developer in efforts to obtain any and all necessary approvals or permits required from the Georgia Department of Transportation in connection with such relocation. The County further agrees that it will, if not sooner conveyed, exchange the Existing Right-of-Way for the relocated right-of-way in such case, and that all funds otherwise available for construction of the Proposed Road will be made available for construction of same as so relocated.
4. The County commits to bring public water and sanitary sewer to the boundaries of the Shopping Center Site, generally, and the Property, specifically, in accordance with the specifications attached hereto as Exhibit "B", not later than April 1, 1996. The County hereby further confirms that

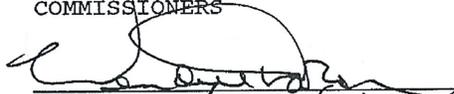


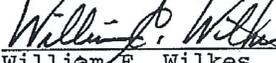
adequate funds have been appropriated and are currently available for performance of such work and that contracts for the performance of all such work either have been let or will be let no later than October 15, 1995.

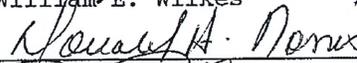
5. It is contemplated that, at some point in the future, the Proposed Road may be extended beyond the currently contemplated point of terminus located near the easterly boundary of the Property, so that the Proposed Road will be extended over Paul Broun Parkway to connect the Proposed Road to Daniels Bridge Road. If and when such extension of the proposed Road is built over Paul Broun Parkway, the County agrees that, at such time, Home Depot will be allowed a median cut (and a traffic light at the point of such median cut) at a place on the Proposed Road in front of the Property at a precise location designated by Home Depot and approved by the County, such approval not to be unreasonably withheld, delayed, or conditioned.

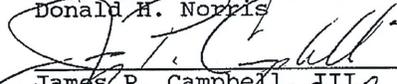
The County intends that its commitments set forth herein are unconditional and irrevocable to the maximum extent permitted by law.

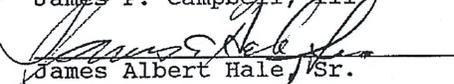
OCONEE COUNTY BOARD OF
COMMISSIONERS


Wendell T. Dawson, Chairman


William E. Wilkes


Donald H. Norris

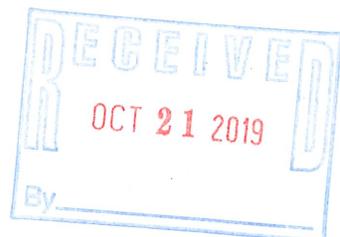

James P. Campbell, III


James Albert Hale, Sr.

ATTEST:


County Clerk

(SEAL)



00519
0466

0000466

Oconee County, Georgia
165.00
11-22-00
Debra M. Ross
Notary Public

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCONEE COUNTY, GEORGIA

00 NOV 22 AM 8:51

REG. BOOK 519 PAGE 466

DATE 11-22-00
SANDRA C. CLARKE, CLERK

(Space Above This Line for Recording Date)

After recording return to:
M. BARTON RICE, JR.,
Attorney at Law
P. O. Box 526
Athens, GA 30603
00-10-21

WARRANTY DEED

STATE OF GEORGIA
ATHENS-CLARKE COUNTY

This Indenture made this 14th day of November, in the year Two Thousand, between William Crane Ross and Debra M. Ross of the County of Oconee, State of GA, as party or parties of the first part, hereinafter called Grantor and Ross Developments, Inc. of the County of Oconee, State of GA, 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 AND 00/100'S (\$1.00) 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,

All that tract or parcel of land situate, lying and being in the 1331st District, G.M., Oconee County, Georgia, and being more particularly shown and described according to a plat of survey entitled "SURVEY FOR WILLIAM C. & DEBRA M. ROSS", prepared by Ray N. Woods, R.L.S., dated May 10, 1991, recorded in Plat Book 23, page 291, Oconee County, Georgia, public records, which said plat of survey and the record thereof are hereby incorporated into this description and made a part hereof by reference thereto.

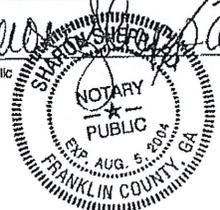
Also included herewith as an appurtenance to the above described property, is a non-exclusive perpetual easement for ingress and egress measuring 30 feet in width extending northerly from the northeasterly side of the above described property to Dowdy Road, as shown on the above referenced plat of survey.

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:
Witness
Notary Public



William Crane Ross (Seal)
Debra M. Ross (Seal)
(Seal)
(Seal)



00360
0263

000263

OCONEE COUNTY, GEORGIA
 SANDRA C. GLASS
 Clerk, Superior Court
 GEORGIA,) FILED FOR RECORD _____ 11 15 2018 AND RECORDED
) IN BOOK # _____ PAGE # _____
 OCONEE COUNTY.) CLERK, S.C.

Return to: Daniel C. Haygood, P.O. Box 8108, Aiken, GA 29803

RIGHT-OF-WAY DEED

This Indenture, made and entered into this 14th day of December, 1995, between Ross Development, Inc., a Georgia Corporation, herein Grantor, and Oconee County, Georgia, a political subdivision of the State of Georgia, herein Grantee,

WITNESSETH,

That for and in consideration of the benefits flowing to the Grantor, the sum of One Dollar (\$1.00) in hand paid and other good and valuable consideration, Grantor does grant and convey unto Grantee, its successors and assigns, the following property:

All that tract or parcel of land situate, lying and being in the 1331st District, G.M., Oconee County, Georgia, and being known and designated as a part of Robinson Road containing 0.078 acres, designated as Parcel 5 and being shaded in yellow on plat entitled "Department of Transportation Right-of-Way Map, Oconee County Robinson Road Right-of-Way Acquisition Plan", Sheet No. 3, a reduced copy of which is attached hereto as Exhibit A and incorporated herein by reference showing a 90 foot right-of-way;

Together with a temporary easement for the construction of embankments, cuts and slopes over the area shaded green on the above described plat and on the revision to same bearing the same title and being sheet 3B with a revision date of December 13, 1995, a reduced copy of which is attached as Exhibit B and incorporated herein by reference, which shall terminate upon the completion of the construction of the project;

The road designated as "Robinson Road" on such plat has been renamed "Jennings Mill Parkway" by action of the Grantee;

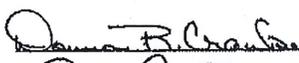
This Deed is cumulative of the prior Right of Way Deed between the parties and not in replacement thereof;

To Have And To Hold the bargained premises unto Grantee, its successor and assigns, forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto the Grantee, its successors and assigns, against the claims of all persons whomsoever.

In Witness Whereof, Grantor has set its hand, affixed its seal and delivered these presents, the day and year first above written.

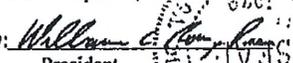
Signed, sealed and delivered in the presence of:



 Notary Public,



Ross Development, Inc.

By: 
President

(Corporate Seal)

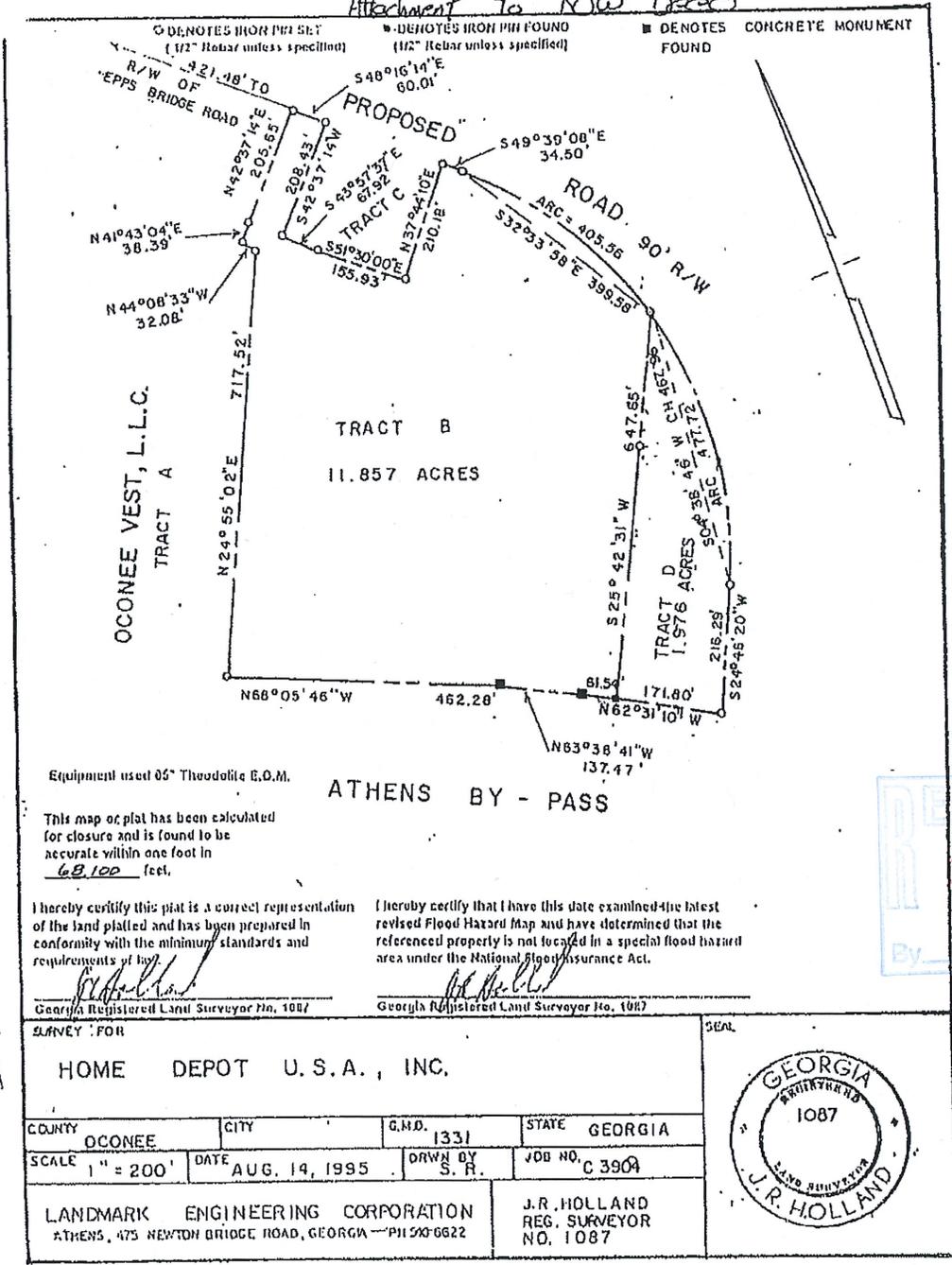


CSWP\WINDOC\CLIENTS\OCONEE\0011.WPD



00348
0582 30002

Attachment to ROW Deed



RECEIVED
OCT 21 2019
By

Handwritten notes and signatures on the left margin.

STATE OF GEORGIA, O C O N E E County.

Form No. 21

THE HUBBARD CO., PRINTERS, ATLANTA, GA.

THIS INDENTURE made and entered into this 22nd day of February
in the year of our Lord One Thousand Nine Hundred and Eighty-four

between

WILLIAM CHALMERS ROSS

of the County of Clarke

, State of Georgia, as Party of the First Part, and

ROSS DEVELOPMENTS, INC.

of the County of Oconee

, State of Georgia, as Party of the Second Part,

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of -----

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-----Dollars

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 Party of the Second Part, its

heirs and assigns, the following described property, to-wit:

All that tract or parcel of land containing 96.9 acres, more or less, exclusive of the exceptions hereinafter described, situate, lying and being on the southwesterly side of Dowdy Road in the 1331st District, G.M., Oconee County, Georgia; being designated Tract 2 on a plat entitled "Survey for Charles A. Rowland, Jr." by Ben McLeroy and Associates, Surveyors, dated July 13, 1977, recorded in Plat Book 7, page 34, in the Office of the Clerk of Superior Court of Oconee County, Georgia; subject property being bounded now or formerly and generally as follows: North-easterly by centerline of said Dowdy Road; easterly by land of Shelnut Hayes; southerly by lands of Juno Farms, centerline of Barber Creek being the property line; southwesterly and southerly by lands of Juno Farms, centerline of branch being the property line part of the distance; and westerly by land of Regina Clonts and also land of Sims; and being the same property conveyed to William Chalmers Ross by Charles A. Rowland, Jr., by Warranty Deed dated August 4, 1977, recorded in Deed Book 27, page 509, said Clerk's Office; LESS AND EXCEPT 1.081 acres conveyed to William Crane Ross and Debra M. Ross, along with an easement of ingress and egress, described in a Warranty Deed dated June 8, 1982, recorded in Deed Book 49, page 129, said Clerk's Office; and also LESS AND EXCEPT that portion of subject property lying within the right-of-way of Dowdy Road (60-foot wide right-of-way), as widened, as conveyed by Right-of-Way Deeds to Oconee County recorded in Deed Book 46, pages 740-741, and Deed Book 47, page 220, said Clerk's Office.

This conveyance is made subject to the outstanding indebtedness described in that certain Security Deed from William Chalmers Ross to Federal Land Bank dated August 4, 1977, recorded in Deed Book 27, pages 510-512, said Clerk's Office, in the original principal amount of \$56,000.00, and as part of the consideration for this conveyance, Grantee herein hereby agrees to assume said indebtedness, pay the same as it matures, and be bound by all the terms, conditions, and provisions of said Security Deed and the Note secured thereby.

OCONEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$1.00
DATE February 23, 1984
Hazel Everett, Deputy



RECEIVED
OCT 21 2019
By _____

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Part Y of the Second Part, its heirs, executors, administrators and assigns, in Fee Simple,

And the said Part Y of the First Part warrants and will forever defend the right and title to the above described property unto the said Part Y of the Second Part, its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Part Y of the First Part has hereunto set his hand, affixed his seal, and delivered these presents the day and year first above written,

Signed, sealed and delivered in the presence of

Walter H. O'Brien
Barbara Loyd
Notary Public
Public County, State of Iowa
Notary Public Commission Expires January 14, 1993

William Chalmers Ross
William Chalmers Ross (SEAL)
(SEAL)

Filed for record on February 23, 1984 @ 11:15am
BARBARA O'BRIEN 23, 1984

WARRANTY DEED

FROM
WILLIAM CHALMERS ROSS

TO

ROSS DEVELOPMENTS, INC.

Georgia, --- *Oconee* --- County

Clerk's Office, Superior Court

Filed for Record at 11:15... o'clock

P.M. this... 23... day of

February, 1984

Recorded in Deed Book 59

Page... this... day

of... 19...

Clerk

STATE OF GEORGIA, OCONEE COUNTY.

The undersigned, **ROSS DEVELOPMENTS, INC.**, hereby accept delivery of the foregoing deed, agrees to perform the obligations imposed upon the undersigned thereunder and agrees to be bound by all the terms and provisions thereof.

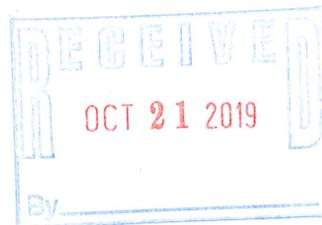
IN WITNESS WHEREOF, the undersigned has hereunto set its hand and affixed its seal.

Signed, sealed and accepted in the presence of

Jan M. Dawson
Barbara Lloyd
Notary Public

ROSS DEVELOPMENTS, INC.
BY: *William C. Ross* (Sign)
William C. Ross, President
ATTEST: *John A. Ross* (Sign)
John A. Ross, Sec. Title
CORPORATE SEAL

Filed for record on February 23, 1984 11:15am
Recorded on February 23, 1984
Sandra C. Glass, Clerk



00348
0583

00333

OCONEE COUNTY, GEORGIA
SANDRA C. GLASS
Clerk, Superior Court
FILED FOR RECORD _____ (PM)
IN BOOK # _____, PAGE # _____ AND RECORDED
ON _____, 19____ CLERK NO.

GEORGIA
CLARKE COUNTY

TRUST COMPANY BANK OF NORTHEAST GEORGIA, N.A., holder of that certain Deed to Secure Debt and Security Agreement from Ross Developments, Inc. to TRUST COMPANY BANK OF NORTHEAST GEORGIA, N.A. dated December 15, 1992, and recorded in Deed Book 210, page 164, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, hereby consents to the granting of the within and foregoing Right of Way Deed and releases the property described in said Right of Way Deed from the lien and title of said Deed to Secure Debt and Security Agreement.

IN WITNESS WHEREOF, TRUST COMPANY BANK OF NORTHEAST GEORGIA, N.A. acting by and through its duly authorized and empowered officers, has caused these presents to be executed, its corporate seal to be hereunto affixed and these presents delivered this 25th day of August, 1995.

TRUST COMPANY BANK OF NORTHEAST
GEORGIA, N.A.

BY: Thomas [Signature]
ATTEST: Bill [Signature]
(CORP. SEAL)

Signed, sealed and delivered
in the presence of:

Carol [Signature]
Unofficial Witness

[Signature]
Notary Public
Notary Public, Athens-Clarke County, Georgia
My Commission Expires April 18, 1997

RECEIVED
OCT 21 2019

6-27-95
Filed for record 6-27-95
at 3:50 PM
Recorded on 8-24-95
Sandra C. Glass, Clerk



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1220 & 1222 Dowdy Road and extending to Paul Broun Parkway

61.792 acres fronting on Dowdy Road, Oconee Connector, & Paul Broun Parkway

Tax Parcel C02 012 & C02 012B

which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Beall & Company, LLC (Kenneth A. Beall, member)

Address (No. P.O. Boxes): 3651 Mars Hill Road, Suite 1400

City, State, & Zip Code: Watkinsville GA 30677

Telephone Number: 706.543.0907

SIGNATURE OF OWNER: With Ross, Pres. Title

NAME OF OWNER (PLEASE PRINT): ROSS DEVELOPMENTS, INC.

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE): NA 1501 Dials Mill Road, Statham GA 30666

DATE: September 24, 2019

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF Sept., 20 19

NOTARY SIGNATURE: Stephanie M. Wells

DATE: 9-24-19

SEAL:



Stephanie M Wells NOTARY PUBLIC Madison County, Georgia My Commission Expires October 30, 2022



2018 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

ROSS DEVELOPMENTS INC.
 1501 DIALS MILL ROAD
 STATHAM, GA 30666

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-14006	11/15/2018	\$0.00	\$10501.21	\$0.00	Paid 11/13/2018

Map: C 02 012

Printed: 09/25/2019

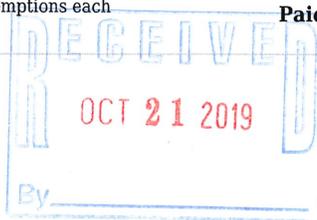
Location: 1222 DOWDY RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE Oconee County Tax Commissioner PO BOX 106 WATKINSVILLE, GA 30677 oconeecountypay.com Phone: (706) 769-3917 Fax: (706) 769-3964				Tax Payer: ROSS DEVELOPMENTS INC. Map Code: C 02 012 Real Description: 59/422 7/34 ; EPPS BR RD Location: 1222 DOWDY RD Bill No: 2018-14006 District: 001				
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
19,850.00	1,088,526.00	61.1500	\$1,108,376.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$1,108,376.00	\$443,351.00	\$0.00	\$443,351.00	10.776000	\$4,777.55	\$0.00	\$4,777.55
INSURANCE PREMIUM ROLL BAC	\$1,108,376.00	\$443,351.00	\$0.00	\$443,351.00	-0.960000	\$0.00	-\$425.62	-\$425.62
SALES TAX ROLLBACK	\$1,108,376.00	\$443,351.00	\$0.00	\$443,351.00	-3.130000	\$0.00	-\$1,387.69	-\$1,387.69
SCHOOL M&O	\$1,108,376.00	\$443,351.00	\$0.00	\$443,351.00	17.000000	\$7,536.97	\$0.00	\$7,536.97
STATE TAX	\$1,108,376.00	\$443,351.00	\$0.00	\$443,351.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.686000	\$12,314.52	-\$1,813.31	\$10,501.21
We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com . We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com . Mortgage companies usually remit payment the first week of November.					Current Due	\$10,501.21		
					Discount	\$0.00		
					Penalty	\$0.00		
					Interest	\$0.00		
					Other Fees	\$0.00		
Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.					Previous Payments	\$10,501.21		
					Back Taxes	\$0.00		
					Total Due	\$0.00		
					Paid Date	11/13/2018		



LEGAL DESCRIPTION

Tax Parcel #C02 012
61.792 Acres



All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as 61.729 acres on a Survey For ROSS DEVELOPMENT, dated June 1, 2004, prepared by BREWER & DUDLEY, LLC, (JOHN F. BREWER Land Surveyor) more particularly described as follows:

POINT OF BEGINNING is an iron pin denoting a property corner located on the northeastern right-of-way line of the OCONEE CONNECTOR (formerly known as the JENNINGS MILL PARKWAY), running:

Thence S47°38'38"E, a distance of 35.78' to an iron pin denoting the property corner;

Thence S42°47'38"E, a distance of 330.00' to an iron pin denoting the property corner;

Thence N31°17'29"E, a distance of 179.13' to an iron pin denoting the property corner;

Thence N31°17'29"E, a distance of 721.59' to an iron pin denoting the property corner and right-of-way edge of DOWDY ROAD;

Thence S39°34'57"E, a distance of 60.45' to a point on the right-of-way of DOWDY ROAD;

Thence S36°14'16"E, a distance of 114.72' to a point on the right-of-way of DOWDY ROAD;

Thence S33°58'38"E, a distance of 196.54' to a point on the right-of-way of DOWDY ROAD;

Thence S36°33'45"E, a distance of 144.62' to a point on the right-of-way of DOWDY ROAD;

Thence S44°34'47"E, a distance of 145.67' to a point on the right-of-way of DOWDY ROAD;

Thence S51°04'41"E, a distance of 113.36' to a point on the right-of-way of DOWDY ROAD;

Thence S48°59'44"E, a distance of 124.57' to a point on the right-of-way of DOWDY ROAD;

Thence S55°47'00"E, a distance of 271.70' to a point on the right-of-way of DOWDY ROAD;

Thence S54°12'28"E, a distance of 251.38' to a point on the right-of-way of DOWDY ROAD;

Thence S55°33'28"E, a distance of 161.63' to a point on the right-of-way of DOWDY ROAD;

Thence S56°38'09"E, a distance of 105.40' to a point on the right-of-way of DOWDY ROAD;

Thence S58°24'04"E, a distance of 107.96' to a point on the right-of-way of DOWDY ROAD;

Thence S59°51'42"E, a distance of 103.64' to a point on the right-of-way of DOWDY ROAD;

Thence S53°39'04"E, a distance of 102.87' to a point on the right-of-way of DOWDY ROAD;

Thence S41°32'25"E, a distance of 66.40' to a point on the right-of-way of DOWDY ROAD;

Thence S32°59'52"E, a distance of 39.32' to a point on the right-of-way of DOWDY ROAD;

Thence S26°11'43"E, a distance of 63.56' to a point on the right-of-way of DOWDY ROAD;

Thence S24°21'54"E, a distance of 69.90' to a point on the right-of-way of DOWDY ROAD;

Thence S25°18'01"E, a distance of 60.49' to a point on the right-of-way of DOWDY ROAD;

Thence S27°12'33"E, a distance of 83.00' to a point on the right-of-way of DOWDY ROAD;

Thence S30°31'49"E, a distance of 48.84' to a point on the right-of-way of DOWDY ROAD;

Thence S34°37'49"E, a distance of 48.03' to a point on the right-of-way of DOWDY ROAD;

Thence S35°57'32"E, a distance of 84.83' to a point on the right-of-way of DOWDY ROAD;

Thence S88°24'05"W, a chord distance of 1709.10', arc distance of 1784.59', with a radius of 1759.86' to a concrete right-of-way monument denoting the boundary at the PAUL BROUN PARKWAY right-of-way line;

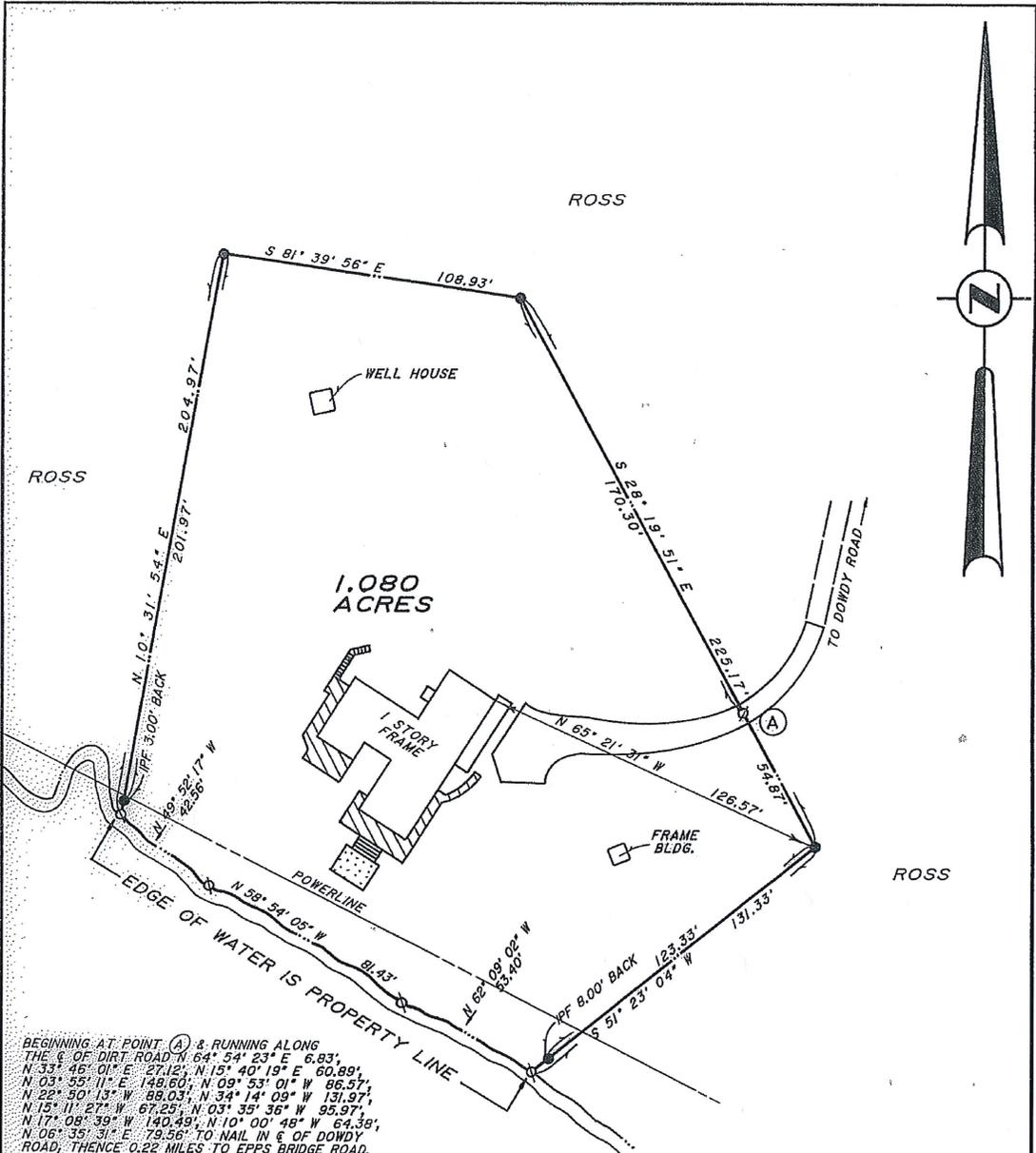
Thence N62°32'33"W, a distance of 996.84' to an iron pin at a property corner;

Thence N24°46'37"E, a distance of 220.50', to a point at a property corner on the edge of the right-of-way of the Jennings Mill Parkway (now known as the OCONEE CONNECTOR);

Thence N00°36'48"W, a chord distance of 660.32', arc distance of 682.44', with a radius of 770.01' to an iron pin denoting the property corner at the **POINT OF BEGINNING** at the right-of-way edge of Jennings Mill Parkway (now known as the OCONEE CONNECTOR).

END OF DESCRIPTION.





BEGINNING AT POINT (A) & RUNNING ALONG THE E. OF DIRT ROAD N 64° 54' 23" E 6.83', N 33° 46' 01" E 271.25', N 15° 40' 19" E 60.89', N 03° 55' 11" E 148.60', N 09° 53' 01" W 86.57', N 22° 50' 13" W 88.03', N 34° 14' 09" W 131.97', N 15° 11' 27" W 67.25', N 03° 35' 36" W 95.97', N 17° 08' 39" W 140.49', N 10° 00' 48" W 64.38', N 06° 35' 31" E 79.56' TO NAIL IN E. OF DOWDY ROAD, THENCE 0.22 MILES TO EPPS BRIDGE ROAD.

REF: PLAT BOOK 07 PAGE 268
 STREET ADDRESS: 1220 DOWDY ROAD

RECEIVED
 NOV 25 2019
 By _____

THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN
 [Signature]
 Georgia Registered Land Surveyor No. 2049

- IPF - Iron Pin Found
- IPS - Iron Pin Set
- ⊙ - Traverse Point

I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
 [Signature]
 Georgia Registered Land Surveyor No. 2049

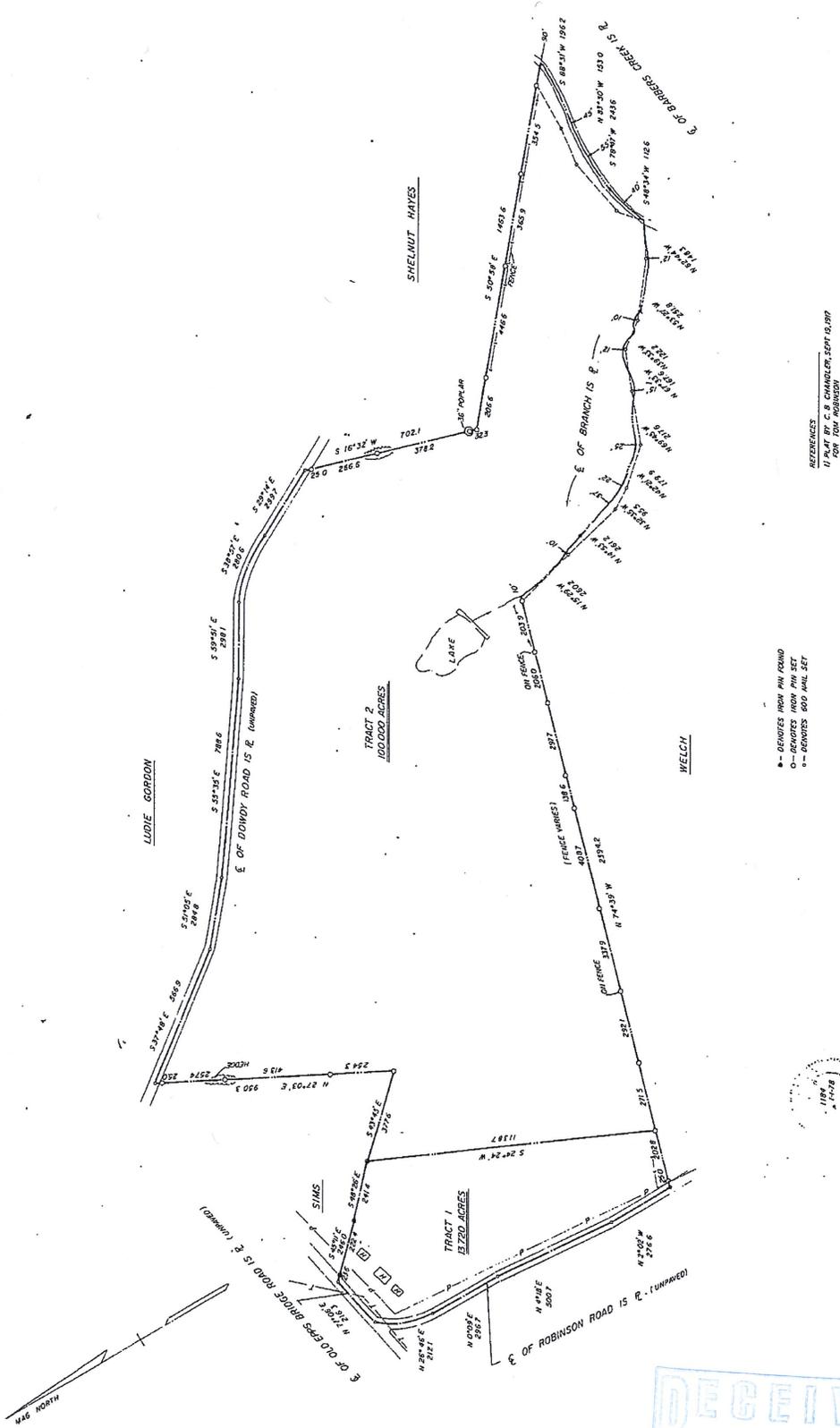


SURVEY FOR WILLIAM C. & DEBRA M. ROSS			
GMD: 1331	COUNTY OCONEE	STATE GA	DATE 05 - 10 - 91
THEODOLITE	DISTANCE EQUIP	CLOSURE	ANGLE CLOSURE
SURVEYED BY: RAY N. WOODS LAND SURVEYOR WINTERVILLE, GEORGIA 30683 (404) 742-8596			DRAWN BY MIKE W. FIELD BOOK # 207

LOCATION MAP

Ivan allen 321595

Road 8-11-11
 160-300 8-11-11



REDUCED SCALE: 1" = 400'

REFERENCES
 1) PLAT BY C. S. CHANDLER, SEPT. 18, 1917
 FOR TOM ROBINSON

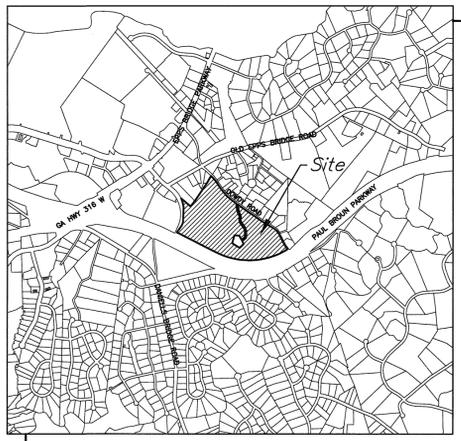
P - BOUNDARIES FROM P.M. FOUND
 O - BOUNDARIES FROM P.M. SET
 C - BOUNDARIES OLD MAIL SET



In my opinion, this plat is correct.
 Not been prepared in accordance with the
 minimum standards and regulations of the
 State of Georgia.
 C. A. ROWLAND, JR.

PLAT FOR		CLOSURE 11/26/17	
CHARLES A. ROWLAND, JR.			
COUNTY	SECTION	TOWNSHIP	RANGE
COCONA	1317	11 N	10 E
DATE	SCALE	STATE OF GEORGIA	
11/26/17	1" = 400'		
PLAT NO.	DATE	REVISIONS	
379	11/26/17		

RECEIVED
 OCT 21 2019
 By _____



Site Location Map
Scale: 1"=2000'

Project Data:

Owner: Ross Developments, Inc.
1501 Dials Mill Road
Statham, GA 30666
678-753-1818

Developer: ASC Acquisitions, LLC.
2780 W. Village Dr.
Suite K
Suwanee, GA 30024
470-268-8267

24 Hour Contact: Armand Vari
Phone: 770-399-9930

Authorized Agent: Beall and Company, LLC.
3651 Mars Hill Road, Suite 1400
Watkinsville, GA 30677
706-543-0907

Total Project Acreage: 61.792 Acres
Tax Parcel: C02-012 & C02-012B

Location: 1220 & 1222 Dowdy Road

Contour Interval: 2 FT (Provided by Oconee County GIS Department)

Existing Zoning: AG (Agricultural)

Proposed Zoning: OIP (Office Institutional Professional)

Existing Use: Agricultural & Single Family Residence

Proposed Use: Master Planned Assisted Living Community

Building Setbacks: Front - 20' (Against R/W of Oconee Connector)
Front - 20' (Against R/W of Dowdy Rd.)
Side - 10'

Max Building Height: 55' (See Max Building Height Note A1)

Sidewalks: Proposed Sidewalks are 5 FT Wide. (4.5 FT Plus Curb)

Flood Plain: THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM COMMUNITY PANEL #13219C0065D, Dated September 2, 2009.

Environmental Areas: State waters exist within 200 FT of the site.

Water Supply: Oconee County Water Resources Department

Sewage Disposal: Oconee County Water Resources Department

Proposed Utilities: POWER, GAS, WATER, SANITARY SEWER, INTERNET/TELEPHONE, CABLE BY PRIVATE CONTRACT SERVICE

Solid Waste: Storm water will be directed via curb and gutter streets to a proposed storm drainage system and to an existing on-site retention basin facility which will be retrofitted in conformance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK, pages 343-358, for compliance with current local, state, and federal requirements.

Surface Drainage:

Wetlands & Streams: Wetlands & Stream determination by Site Enhancement Inc. Dated October 18, 2019

- Storm Water Management shall be in accordance with Oconee County, state and other appropriate ordinances and regulations in effect at time of construction plan approval.
- Sign locations and/or permits are not included with these documents. Applications for sign permits are to be submitted separately to the Oconee Code Enforcement Department.
- Exact tree save areas are not illustrated on this rezoning concept plan. Actual tree save areas will be determined by the limits of clearing on construction plans to be reviewed by Oconee County Development Review Committee.
- See Narrative for proposed Development Schedule.

Parking Requirements:

1 Person Senior Units
Independent Living Unit: 60 Residents
Concierge Living Unit: 104 Residents
Assisted Living Units: 65 Residents
Memory Care Units: 31 Residents

2 Person Senior Units
Independent Living Unit: 40 Residents
Independent Living Cottages: 64 Residents
Active Adult Bungalows: 172 Residents

Employee/Staff members: 40 Staff

Required Parking:

1 Space per 4 Beds x 398 Beds = 96 Spaces
1 Space per 2 Employees x 40 Employees = 20 Spaces
1 Space per independent living cottage = 32 Spaces
Total Required Parking = 148 Spaces

Actual Phase 1 Parking: 401 Spaces (Including 12 HC Accessible)

Phase 2 Required Parking: 172 Spaces (2 Per Unit)

Total Required Parking: 320 Spaces

Phase 1 Project Area And Percentage Of Lot Covered By:			
Land Use	Area (SF)	Area (AC)	% of Total
Structures	374,688	8.601	13.91%
Parking	63,112	1.448	2.34%
Street/Curb/Gutter	191,041	4.385	7.10%
Sidewalk	36,810	0.845	1.37%
Driveways	10,440	0.239	0.39%
Phase 1 Impervious Cover 676,101 SF / 15.521 AC (25.11%)			
Phase 1 Pervious Cover 246,630 SF / 5.662 AC (9.16%)			

Phase 2 Project Area And Percentage Of Lot Covered By:			
Land Use	Area (SF)	Area (AC)	% of Total
Structures	250,300	5.746	9.30%
Paving/Curb/Cutter	99,502	2.284	3.70%
Sidewalk	23,578	0.541	0.87%
Driveways	35,776	0.821	1.33%
Phase 2 Impervious Cover 409,156 SF / 9.393 AC (15.20%)			
Phase 2 Pervious Cover 1,359,777 SF / 31.216 AC (50.53%)			
Total Project Impervious Cover 1,085,257 SF / 24.914 AC (40.32%)			
Total Project Pervious Cover 1,606,407 SF / 36.878 AC (59.68%)			

Average Daily Trips:

1 Person Senior Units
Independent Living Unit: 60 Units
Concierge Living Unit: 104 Units
Assisted Living Units: 65 Units
Memory Care Units: 31 Units

2 Person Senior Units
Independent Living Unit: 20 Units
Independent Living Cottages: 32 Units
Active Adult Bungalows: 86 Units

Total Units: 398

398 Units x 3.809 ADT/unit = 1516 ADT

CORNER SIGHT DISTANCE Entrance 2

Minimum Stopping Sight Distance: 200'

Corner Sight Distance Requirements:
Driveway: SDR / North: Over 300'
SDR / South: Over 300'

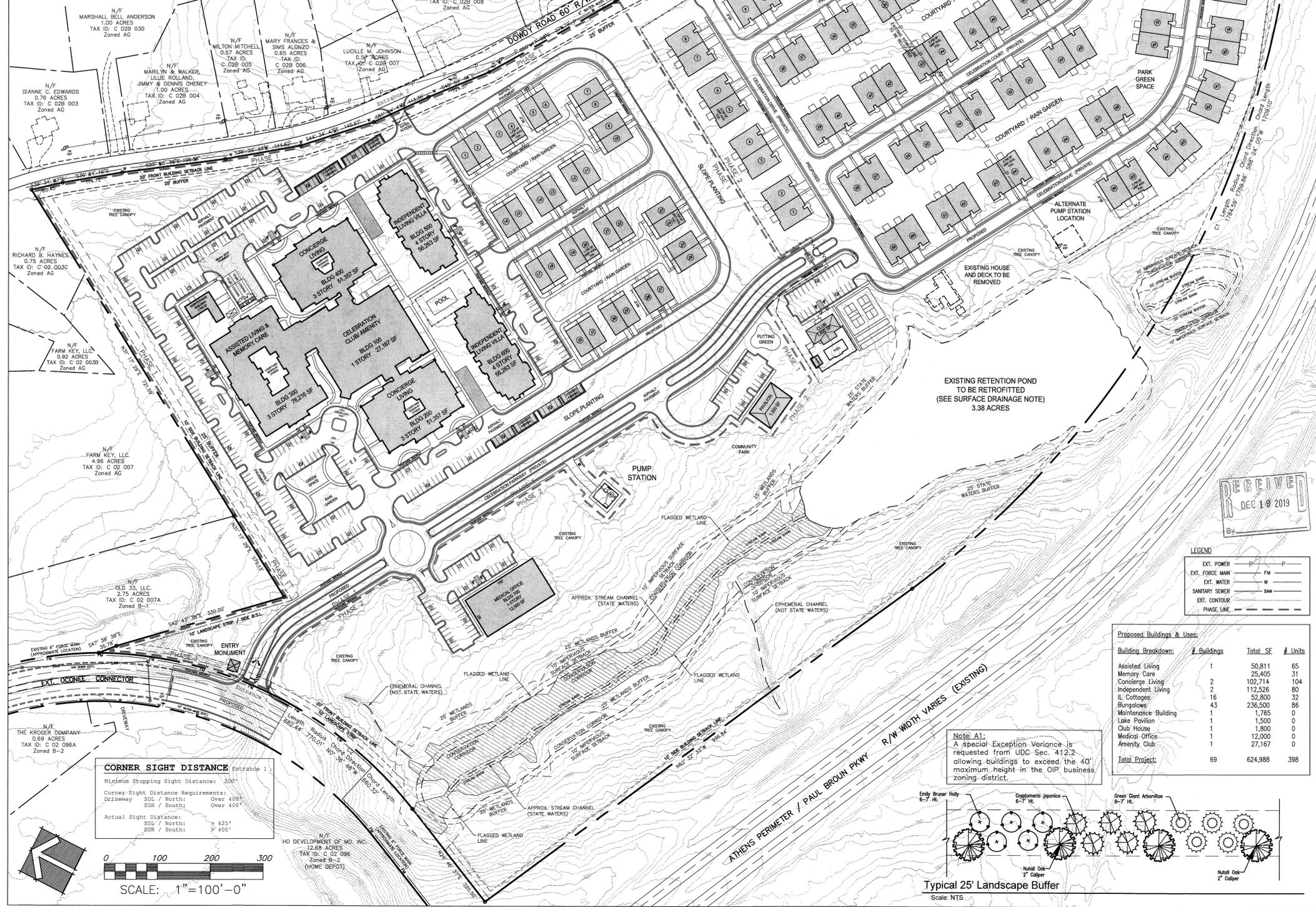
Actual Sight Distance:
SDR / North: > 425'
SDR / South: > 700'

CORNER SIGHT DISTANCE Entrance 3

Minimum Stopping Sight Distance: 200'

Corner Sight Distance Requirements:
Driveway: SDR / North: Over 300'
SDR / South: Over 300'

Actual Sight Distance:
SDR / North: > 700'
SDR / South: > 600'



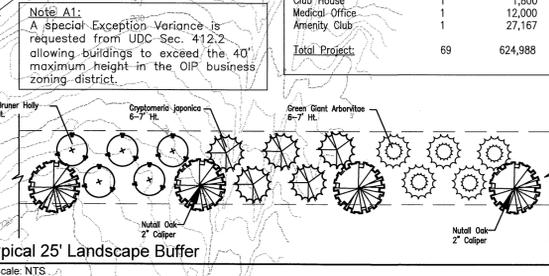
CORNER SIGHT DISTANCE Entrance 1

Minimum Stopping Sight Distance: 200'

Corner Sight Distance Requirements:
Driveway: SDR / North: Over 400'
SDR / South: Over 400'

Actual Sight Distance:
SDR / North: > 425'
SDR / South: > 400'

SCALE: 1"=100'-0"



Proposed Buildings & Uses:

Building Breakdown:	# Buildings	Total SF	# Units
Assisted Living	1	50,811	65
Memory Care	1	25,405	31
Concierge Living	2	102,714	104
Independent Living	2	112,526	80
IL Cottages	16	52,800	32
Bungalows	43	236,500	86
Maintenance Building	1	1,765	0
Lake Pavilion	1	1,500	0
Club House	1	1,800	0
Medical Office	1	12,000	0
Amenity Club	1	27,167	0
Total Project	69	624,988	398

BEALL & COMPANY
LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING
3651 MARS HILL ROAD
SUITE 1400
WATKINSVILLE, GA 30677
(706) 543-0907
www.beallandcompany.com

CELEBRATION VILLAGE
MASTER PLANNED ASSISTED LIVING COMMUNITY
61,792 ACRES
TAX PARCEL: C02-012 & C02-012B
1220 & 1222 DOWDY ROAD
OCONEE COUNTY, GA 30666

OWNER(S)/PERMITTEE
Ross Developments, Inc.
1501 Dials Mill Road
Statham, GA 30666
678-753-1818

24 HOUR CONTACT:
Armand Vari
770-399-9930

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
KENNETH A. BEALL

GSWC LEVEL II
CERTIFICATION #025972

REVISION	No.	DATE	DESCRIPTION
1	1	11/25/19	Revisions Per Rezone Comments
2	2	12/19/19	Revisions Per Planning & Public Works Comments

DRAWN BY: KGB
DESIGNED BY: KGB
CHECKED BY: KAB

AG TO OIP REZONE CONCEPT PLAN

SHEET

1.0

DATE: 10-21-2019
JOB: 19-016
NOT RELEASED FOR CONSTRUCTION

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