



City of Atlanta Carbon Credit Program (2024)  
Project Design Document

Table of Contents

INSTRUCTIONS .....2

PROJECT OVERVIEW .....3

DEFINING THE PROJECT AREA (Section 1.3 and 1.4) .....3

OWNERSHIP OR ELIGIBILITY TO RECEIVE POTENTIAL CREDITS (Section 1.5) .....5

PROJECT DURATION (Section 2.2) .....5

PRESERVATION COMMITMENT (Section 4.1) .....6

DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3, and 4.4) .....7

ATTESTATION OF NO DOUBLE COUNTING OF CREDITS AND NO NET HARM (Section 5) .....9

ADDITIONALITY (Section 6) .....10

CARBON QUANTIFICATION DOCUMENTATION (Section 11) .....11

CO-BENEFITS QUANTIFICATION DOCUMENTATION (Section 11.5) .....18

SOCIAL IMPACTS (Section 12) .....18

MONITORING AND REPORTING (Section 8) .....19

PROJECT OPERATOR SIGNATURE.....20

ATTACHMENTS .....21

PROTOCOL REQUIREMENTS .....22

## INSTRUCTIONS

*Project Operators must complete and submit this Project Design Document (PDD) to request credits. City Forest Credits (CFC) then reviews this PDD as part of the validation process along with all other required project documents. An approved third-party verifier then does an independent check of all documents and compliance with the Protocol known as verification.*

*The Protocol Requirements at the end of this document are a list of eligibility requirements for informational purposes which are also found in more detail in the CFC Tree Preservation Protocol Version 13.40, dated February 29, 2024.*

*Project Operators should enter data and supporting attachments starting on page 3 under Project Overview where you find “[Enter text here]” as thoroughly as possible and provide numbered attachments for maps and other documentation (ex: 1 – Regional Map). Keep all instructions in the document.*

*Below is a list of documents that are needed to complete a successful project:*

- *Geospatial Location Map*
- *Regional Map*
- *Project Area Map*
- *Proof of Land Ownership or Agreement to Transfer Credits*
- *Preservation Commitment*
- *Land Use Regulations*
- *Land Use/Zoning Map*
- *Overlay Zones or Restrictions*
- *Threat of Loss Demonstration*
- *Attestation of No Double Counting and No Net Harm*
- *Attestation of Additionality*
- *Carbon Quantification Calculator*
- *iTree Canopy Report and raw data*
- *Forest Composition Report*
- *Forest Age Imagery*
- *Stand Map*
- *Co-Benefit Quantification Calculator*
- *Social Impacts*



## PROJECT OVERVIEW

**Project Name:** City of Atlanta Carbon Credit Program (2024)

**Project Number:** 063

**Project Type:** Preservation Project (under the 40 Tree Preservation Protocol – version 13.40, dated February 29, 2024)

**Credit Commencement Date:** September 30, 2025

**Project Location:** City of Atlanta, Georgia

**Project Operator Name:** City of Atlanta

**Project Operator Contact Information:** John R Seydel, Taryn Heidel, Chandra Farley

John R Seydel: 470-421-6160, [jrseydel@atlantaga.gov](mailto:jrseydel@atlantaga.gov)

Chandra Farley: 470-316-1936, [Cfarley@atlantaga.gov](mailto:Cfarley@atlantaga.gov)

Taryn Heidel: 470-714-1293, [TAHeidel@atlantaga.gov](mailto:TAHeidel@atlantaga.gov)

### Project Description:

*Describe overall project details and goals as summarized in application. Include information about where the Project is located, Project Area acreage and other relevant background. If the Project Area is part of a larger program or preservation effort, include one sentence with more information (2 paragraphs).*

The City of Atlanta is expanding its Carbon Credit Program to include four newly acquired properties under the City Forest Credits (CFC) 40-year urban tree preservation protocol. The City has demonstrated its commitment to sustainability, climate resilience, and protected urban forests through the successful implementation of the Lake Charlotte Nature Preserve Carbon Credit Program. Building upon this success, the City seeks to expand its Carbon Credit Program to include four additional newly City-acquired properties: Southwest Nature Preserve, Utoy Creek Nature Preserve, Mount Zion Nature Preserve, and South River Nature Preserve.

Together, these properties represent a combined portfolio of approximately 252 acres of forested land, offering significant potential to generate additional carbon credits under the validated City Forest Credits 40-year urban tree preservation protocol. All four sites include a floating buffer to account for future development which has been removed from the final Project Area. The floating buffer allows for future trail development, parking and restrooms. The Project Area protects 146.24 acres of rare, urban, and ecologically significant forested land.

## DEFINING THE PROJECT AREA (Section 1.3 and 1.4)

### Project Area Location

*Describe the city, town, or jurisdiction where the Project is located. State which urban location criteria is met from Protocol Section 1.3.*

The four properties are located in four different parts of the City. All of the properties included in the total Project Areas are located within the boundaries of the City of Atlanta. This project meets the

following eligibility requirement: 1.3 B. The boundary of any incorporated city or town created under the law of its state.

### Project Area Parcel Information

List parcel(s) in the Project Area.

Municipality	Parcel Number	Total Parcel Acreage	Project Area Acreage	Notes <i>Floating buffer acreage to be removed from project area for carbon quantification</i>	Final Project Area Acreage
Atlanta - Southwest Nature Preserve	14F-0041-LL-047-8	60.0	18.6	5.73 acres will be removed from the highest carbon areas	95.27
	14F-0035-LL-071-6	115.1	81.3		
	14F-0034-LL-036-0	3.4	1.1		
Atlanta - Utoy Creek Nature Preserve	14F-0027-LL062	28.5	20.3	2.16 acres will be removed from the highest carbon areas	18.14
Atlanta - Mount Zion Nature Preserve	14-0062-LL0833	35.6	25.0	2.18 acres will be removed from the highest carbon areas	24.42
	14-0062-LL0544	2.1	1.6		
Atlanta - South River Nature Preserve	14-0069-LL0596	8.3	6.2	0.59 acres will be removed from the highest carbon areas	8.41
	14-0069-LL0646	1.8	1.2		
	14-007000040275	1.6	1.6		
	<b>Totals</b>		156.9 acres	10.66 acres	146.24

### Project Area Maps

Provide three maps of the Project Area that illustrate the location: geospatial location, regional, and detailed. Maps should include project title, relevant urban or town boundaries, defined Project Area, and legend.

- Geospatial Location Map - Show the boundaries of the Project Area in a KML, KMZ, or shapefile format

Attachment: 1 CCP 2024 Shapefile

- Regional Map - Show where the Project Area is located in relation to the state and/or region

Attachment: 2 CCP 2024 Regional Map

- Detailed map of Project Area - *Show the Project Area and parcel boundaries.*

*Attachment: 3 CCP 2024 Project Area Map*

## **OWNERSHIP OR ELIGIBILITY TO RECEIVE POTENTIAL CREDITS (Section 1.5)**

*Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits. If Project Operator is the landowner, attach a deed showing ownership and explanation of when the property was acquired. If the Project Operator is not the landowner, provide the Agreement between Project Operator and landowner authorizing Project Operator to execute this project.*

### **Name of landowner of Project Area and explanation**

1. Southwest Nature Preserve: Acquired by the City of Atlanta on 12/19/2022 via deed with tree trust funds from The Conservation Fund. The Conservation Fund purchased the property from Southeastern Trust for Parks and Land Inc in 2022.
2. Utoy Creek Nature Preserve: Acquired by the City of Atlanta on 11/9/2023 via deed with tree trust funds from The Conservation Fund. The Conservation Fund purchased the property from Habitat for Humanity in 2022.
3. Mount Zion Nature Preserve: Acquired by the City of Atlanta on 8/10/2023 via deed through park impact fees from The Conservation Fund. The Conservation Fund purchased the property from Habitat for Humanity in 2022.
4. South River Nature Preserve: Acquired by the City of Atlanta on 8/10/2023 via deed through park impact fees from The Conservation Fund. The Conservation Fund purchased the property from Habitat for Humanity in 2022.

All properties are fully owned by the City of Atlanta and are managed as Nature Preserves, helping to support the City's goals to have all residents live within a 10-minute walk (.5 miles) of a park or greenspace within a 10-minute walk to all Atlantans and to reduce greenhouse gas emissions by 40% by 2030.

### *Attachments:*

- 4.1 Southwest Nature Preserve Recorded Deed – TCF to CoA
- 4.2 Utoy Creek Nature Preserve Recorded Deed – TCF to CoA
- 4.3 Mount Zion & South River Nature Preserve Recorded Deed – TCF to CoA

## **PROJECT DURATION (Section 2.2)**

*Project Operator commits to the 40- or 100-year project duration requirement through a signed Project Implementation Agreement with City Forest Credits and agrees to the statement below.*

Project Operator has committed to the 40-year project duration and signed a Project Implementation Agreement with City Forest Credits on June 3, 2025.

## **PRESERVATION COMMITMENT (Section 4.1)**

*Describe the Preservation Commitment terms and attach a complete copy of the recorded document. If Project Area does not have the same boundaries as Preservation Commitment, please state the reasons why.*

**Preservation Term:** 40 years

**Date recorded:** September 30, 2025

### **Preservation Commitment Explanation:**

To meet the criteria needed in the CFC Preservation Protocol, the City of Atlanta recorded in the public land records a Declaration of Development Restrictions, specifically protecting the trees in perpetuity. The deed restriction language includes “Declarant intends by this Declaration to preserve the trees on the Property for a period of no less than 40 years. It understands that for so long as the Agreement is in effect, this Declaration will bar the clearing or removing of trees for parking lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.”

Additionally, Utoy Creek Nature Preserve and Southwest Nature Preserve were acquired using the City’s tree trust fund, which requires protection of the forest in perpetuity. The City’s preservation measures are set out in the Atlanta City Code and City of Atlanta Tree Protection Ordinance requires that the purchase of forested property using the tree trust fund must be authorized by a duly-enacted city ordinance that includes the following:

- a. The property must be explicitly dedicated and preserved in perpetuity as forested land;
- b. The property must be available for public use without cost
- c. Use of the property must be restricted to passive recreational activities with minimal environmental impact

Ordinances 22-O-1815 and 23-O-1434 authorized the purchase of Southwest Nature Preserve and Utoy Creek Nature Preserve. These ordinances have the force of local law and the City Code required that the ordinance preserve the land in perpetuity. If the Council were to seek to repeal the ordinance, this would be a breach of the City Code.

### **Attachments:**

5.1 Tree Protection Ordinance

5.3 Declaration\_of\_Development\_Restrictions\_Southwest Nature Preserve

5.4 Declaration\_of\_Development\_Restrictions\_Utoy Creek Nature Preserve

5.5 Declaration\_of\_Development\_Restrictions\_Mount Zion Nature Preserve

5.6 Declaration\_of\_Development\_Restrictions\_South River Nature Preserve

DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3, and 4.4)

Demonstrating the Threat of Loss is shown in several ways: land use designation that allows a non-forest use, overlay zones, existing restrictions, and one of three conditions that illustrate pressure to convert the Project Area to a non-forest use.

Land use designation

Describe the land use designation, including what types of non-forest use it allows. Attach a copy of the relevant land use designations, which may include development regulations such as zoning ordinances. Include a map depicting the designation of the relevant municipality, with the Project Area boundaries clearly indicated on the map.

**Land use designation(s):** There are nine parcels within the Project Area, across four nature preserves, as follows:

- Southwest Nature Preserve - three parcels, two of which are zoned single-family residential (district R-3), and one parcel that is zoned planned development (district PD-H).
- Utoy Creek Nature Preserve, one parcel which is zoned residential general multi-family residential, with conditions (district RG-2-C).
- Mount Zion Nature Preserve, two parcels, both of which are zoned single-family residential (district R-4).
- South River Nature Preserve, two of which are zoned planned development (district PD-H), and one which is zoned single-family residential (district R-4).

Site	Parcel Number	Land Use Designation	Parcel Acreage	Project Area Acreage (before removing floating areas)
Southwest Nature Preserve	14F-0041-LL-047-8	R-3	60.0	18.6
	14F-0035-LL-071-6	PD-H	115.1	81.3
	14F-0034-LL-036-0	R-3	3.4	1.1
Utoy Creek Nature Preserve	14F-0027-LL062	RG-2-C	28.5	20.3
Mount Zion Nature Preserve	14-0062-LL0833	R-4	35.6	25.0
	14-0062-LL0544	R-4	2.1	1.6
South River Nature Preserve	14-0069-LL0596	PD-H	8.3	6.2
	14-0069-LL0646	PD-H	1.8	1.2
	14-007000040275	R-4	1.6	1.6

Attachments:

6.1 CCP 2024 Zoning Maps

- 6.2 R-3 Single Family Residential Regulations
- 6.3 R-4 Single Family Residential Regulations
- 6.4 PD-H Planned Development Regulations
- 6.5 RG Residential General District Regulations

**Overlay zones or other restrictions**

*Describe any overlay zones that prohibit development or forest clearance such as critical areas, wetlands, or steep slopes and their protection buffers. Describe any legal encumbrances or other pre-existing tree/forest restrictions that may have hindered removal of the Project Trees (in the pre-Preservation Commitment condition). If present, attach a copy of the applicable restriction and a map depicting the overlay boundaries, with the Project Area boundaries clearly indicated on the map.*

The City of Atlanta Riparian Buffer Ordinance protects land from development within the stream buffer. The ordinance particularly states, "Streams shall have a 75-foot, natural, undisturbed, vegetative buffer measured perpendicularly and horizontally on both sides of the stream from the point of wretched vegetation." The buffer also applies to wetlands, such as those in the National Wetlands Inventory: "City of Atlanta Wetlands Buffer. Wetlands shall remain in their natural state and shall have a minimum 25-foot, natural, undisturbed, vegetative buffer measured horizontally and perpendicularly on all sides of the wetland (where applicable) from the edge of the wetland as determined and delineated in accordance with section 74-401 et seq. of the Atlanta City Code. Wetlands lying in part or in whole within a stream buffer shall have a buffer that includes the extent of the wetland within the stream buffer, plus the wetland buffer."

In total 51.3 acres of the property has been determined as restricted from development and must be accounted for. This figure excludes canopy gaps that fall within the riparian buffer.

The City of Atlanta's Tree Protection Ordinance states that "a maximum of ten percent of the trees in a designated wetland or 100-year floodplain may be approved for removal or destruction."

Per the Special Flood Hazard Area (SFHA) delineated by the Federal Emergency Management Agency, 6.4 acres of the project area remain in floodplain when the riparian and wetland buffers are removed. Where the Special Flood Hazard Area intersects the project area, the 10% figure from the Tree Protection Ordinance will be used instead of the underlying zoning designation to determine Threat of Loss.

*Attachment:*

- 5.1 Tree Protection Ordinance
- 5.2 Riparian Buffer Ordinance

**Threat of loss demonstration (Section 4.4 A, B, or C)**

*Describe one of the three threat of loss conditions that are applicable prior to the Preservation Commitment. Provide supporting evidence such as maps, sale or assessed value documentation, or appraisal information.*

- A) *Developed or improved uses surrounding at least 30% of perimeter of Project Area*

- *A map depicting the Project Area with parcel boundaries, perimeter of developed or improved uses, and calculation of the border with these uses*
- B) *Sold, conveyed, or assessed in past three years at value greater than \$8K/acre for bare land*
  - *A settlement statement, assessor statement, or other evidence of land transaction*
- C) *Fair market value higher after conversion to a non-forested use*
  - *A “highest and best use” study from a state certified general real estate appraiser stating that the Project Area Would have a fair market value after conversion to a non-forested “highest and best use” greater than the fair market value after preservation]*

The project meets both 4.4 A and 4.4 B requirements in the CFC Preservation Protocol.

#### 4.4 A

Southwest Nature Preserve’s total property perimeter is 72% developed with developments including a corner store, a golf course, a railroad, and single-family housing. Mount Zion Nature Preserve’s total property perimeter is 96% developed with developments including single family housing and multi-family housing. Utoy Creek Nature Preserve’s total property perimeter is 39% developed with developments including single family housing, commercial properties, medical buildings, and multi-family housing. South River Nature Preserve’s total property perimeter is 38% developed with developments including an interstate highway, single family housing, and an elementary school.

#### 4.4 B

City of Atlanta is the owner of Mount Zion Nature Preserve, South River Nature Preserve, Southwest Nature Preserve, and Utoy Creek Nature Preserve.

Total cost per acre of Mount Zion Nature Preserve and South River Nature Preserve was \$35,955.28. The properties were purchased by the City at \$1,657,178.99. The City purchased these properties from The Conservation Fund in 2023. The Conservation Fund purchased these properties from Habitat for Humanity in 2022.

The total cost per acre of Utoy Creek Nature Preserve was \$16,031.96. The total property was purchased by the City at \$441,840.95. The City purchased this property from The Conservation Fund in 2023. The Conservation Fund purchased these properties from Habitat for Humanity in 2022.

#### *Attachments:*

- 4.4 22-O-1815 Southwest Nature Preserve Purchase Agreement
- 4.5 23-O-1434 Utoy Creek Nature Preserve Purchase Agreement
- 4.6 23-O-1230 Mount Zion & South River Nature Preserve Purchase Agreement
- 4.7 CCP 2024 Developed Perimeter Map

## **ATTESTATION OF NO DOUBLE COUNTING OF CREDITS AND NO NET HARM (Section 5)**

*Complete and attach the following attestation: Attestation of No Double Counting of Credits and Attestation of No Net Harm. Provide any additional notes as relevant. Provide a map that includes both*

*the Project Area and the closest registered urban forest Preservation Project based on the registered urban forest preservation database KML/Shapefile provided by CFC to demonstrate that the Project does not overlap with any existing urban forest carbon preservation projects.*

Project Operator has mapped the Project Area against the registered urban forest preservation project database and determined that there is no overlap of Project Area with any registered urban forest preservation carbon project.

Project Operator has signed the Attestation of No Double Counting of Credits and No Net Harm on 9/10/2025.

*Attachment:*

7.1 CCP 2024 Attestation of No Double Counting and No Net Harm

7.2 CCP 2024 No Double Counting Overlap Map

## **ADDITIONALITY (Section 6)**

*Additionality is demonstrated by the Project in several ways, as described in the City Forest Credits Standard Section 4.9.1 and Tree Preservation Protocol.*

Project Operator demonstrates that additionality was met through the following:

- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
  - See Demonstration of Threat of Loss section above
- Prior to the Preservation Commitment, the land use designation/zoning in the Project Area allowed for a non-forest use
  - See Demonstration of Threat of Loss section above
- Prior to the Preservation Commitment, the trees in the Project Area passed one of three tests to show risk of removal or conversion out of forest
  - See Demonstration of Threat of Loss section above
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years.
  - See Preservation Commitment section above

Taken together, the above elements allow crediting only for unprotected trees at risk of removal, which are then protected by a Project action of preservation, providing additional avoided GHG emissions.

Additionality is also embedded in the quantification methodology. Projects cannot receive credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. Leakage is prevented by a deduction for displaced development in Protocol Section 11.4.

Baseline Project Activities are not “common practice,” leaving aside financial or regulatory incentives. This project utilizes the activity penetration analysis demonstrating that, at a national scale, the measured level of urban and peri-urban forest conservation between 2001 to 2021 is 4.3%, which is less than the 5% maximum adoption capacity threshold set in the CFC Standard to demonstrate that an



activity is not common practice. Support for this is found in the Registry’s Activity Penetration Analysis of Urban Forest Conservation [Common Practice Analysis White Paper](#).

Additionality is also reflected in the project financing. The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area’s carbon stock by providing funding for stewardship and maintenance that ensure the forest’s long-term health and resilience. The City of Atlanta has no guaranteed source of long-term maintenance that protects and improves urban forest health funding outside of the carbon revenues.

The City of Atlanta first became aware of carbon credits as a potential revenue source through our conservation-focused non-profit partners, including The Conservation Fund, in 2022. This helped lead to the City’s first verified Carbon Credit Program Project at Lake Charlotte Nature Preserve, made possible through City Forest Credits. The success of this project helped lead the City of Atlanta scaling its carbon credit work and establishing the City of Atlanta Carbon Credit Program (2024) to include four of the City’s newest purchases to protect urban forest in the city of Atlanta.

Project Operator has signed an Attestation of Additionality on 9/10/2025.

Attachment: 8 CCCP 2024 Attestation of Additionality Executed

CARBON QUANTIFICATION DOCUMENTATION (Section 11)

*Follow detailed instructions in the Protocol for conducting quantification and use the Carbon Quantification Calculator to show calculations. CFC will provide the Carbon Quantification Calculator and Forest Composition Report Template. Ensure that your requested credit issuance schedule (issuance dates) is accurate and complete in the calculator. Project Operators should describe and appropriately reflect in their carbon quantification any and all planned future activities that may affect the percent canopy or carbon stocking.*

Summary numbers from Carbon Quantification Calculator

Project Area (acres)	146.24
Percent tree canopy cover within Project Area	98
Project stock (tCO <sub>2</sub> e)	31,108
Accounting Stock (tCO <sub>2</sub> e)	24,886
On-site avoided biomass emissions (tCO <sub>2</sub> e)	20,571
On-site avoided soil carbon emissions (tCO <sub>2</sub> e)	8,567
Deduction for displaced biomass emissions (tCO <sub>2</sub> e)	3,765
Deduction for displaced soil emissions (tCO <sub>2</sub> e)	2,596
Credits from avoided biomass emissions (tCO <sub>2</sub> e)	16,807
Credits from avoided soil emissions (tCO <sub>2</sub> e)	5,971
Total credits from avoided biomass and soil emissions (tCO <sub>2</sub> e)	22,778
Credits attributed to the project (tCO <sub>2</sub> e), excluding future growth	22,778
Contribution to Registry Reversal Pool Account	2,278
<b>Total credits to be issued to the Project Operator (tCO<sub>2</sub>e)</b> <i>(excluding future growth)</i>	<b>20,500</b>

**GHG Assertion:**

Project Operator asserts that the Project results in GHG emissions mitigation of 20,500 tons CO<sub>2</sub>e issued to the project.

**Approach to quantifying carbon**

*Describe the forest conditions and general approach used to quantify carbon (e.g. 11.1.A with the US Forest Service General Technical Report NE-343 Tables). Attach the Carbon Quantification Calculator.*

The City of Atlanta followed the 11.1.A. methodology using the Southeast afforestation tables B43 Oak Gum Cypress, B44 Oak Hickory, B45 Oak Pine, and Southcentral B46 Elm Ash Cottonwood from the US Forest Service General Technical Report NE-343 document.

Forest Stand	GTR Table	Size (Acreage)	Acreage updates with floating buffer removed from highest carbon stand
MZ1	B44, Oak Hickory	2.1	No update
MZ2	B45, Oak Pine	24.5	22.32
SR1	B43, Oak/Gum/Cypress	0.9	No update
SR2	B46, Elm/Ash/Cottonwood	1.5	0.91
SR3	B45, Oak-Pine	4.7	No update
SR4	B44, Oak Hickory	1.9	No update
SW1	B44, Oak Hickory	67.9	62.17
SW2	B45, Oak Pine	33.1	No update
UC1	B46, Elm/Ash/Cottonwood	0.4	No update
UC2A	B44, Oak Hickory	13.0	10.84
UC2B	B44, Oak Hickory	6.9	No update

*Attachment:*

9 CCP 2024 Carbon Quantification Calculator

**Accounting Stock Measurement Method**

*Provide an overview to describe quantification methods, including which method was used to assess canopy cover (e.g. i-Tree, inventory, other), forest type, and data sources.*

The Accounting Stock was estimated according to 11.1.A, using USFS General Technical Report NE-343. Tables for the Southeast were used, except for the Elm/Ash/Cottonwood forest type group which instead used the Southcentral table because no equivalent table was available for the Southeast. Assessment of forest composition was completed by City of Atlanta Department of Parks and Recreation Staff and Trees Atlanta Forestry Staff to confirm forest types. Canopy cover was determined using i-Tree Canopy for each of the three forest stands separately. The total tree canopy was calculated by multiplying each forest stand percent canopy by the acreage of each stand, adding the weighted values,

and dividing by the total project acreage. Because this estimate is from the GTR table, the standard 20% deduction was made to calculate the Accounting Stock from the GTR non-soil carbon estimates.

### **Stratification**

*If stratification is used, maps of strata and stratum definitions. If not used, list not applicable.*

Not applicable

### **Stand Maps**

*Describe the methods used to determine forest stands (e.g. GIS) and documentation.*

Forest stands were determined using GIS data showing topography, parcel boundaries, satellite data, and field data collected on site that included species composition, stem density, and stand age.

*Attachment:*

10 CCP 2024 Forest Stand Maps

### **Forest Age**

*Describe the forest age and how it was determined. Provide historical imagery or other materials as supporting evidence.*

Stand ages were determined using aerial imagery.

#### Mount Zion Nature Preserve

**MZ1:** Based on imagery from 2005

**MZ2:** Based on imagery from 1960

#### South River Nature Preserve

**SR1:** Based on imagery from 1972 and 1981

**SR2:** Based on imagery from 1968 and 1972

**SR3:** Based on imagery from 1972 and 1981

**SR4:** Based on imagery from 1981 and 1989

#### Southwest Nature Preserve

**SW1:** Based on imagery from 1938

**SW2:** Based on imagery from 1938, 1955, 2005, and 2007

#### Utoy Creek Nature Preserve

**UC1:** Based on imagery from 1968

**UC2A:** Based on imagery from 1955

**UC2B:** Based on imagery from 1938

*Attachment:*  
11.5 CCP 2024 Forest Composition Report Exhibit D – Historic Aerial Photos

**Forest Composition**  
*Summarize the forest composition and attach the Forest Composition Report.*

This project includes 11 distinct stands that range in size from one to 68 acres. Each of the four sites contains two or three stands. The stands occupy both periodically-flooded bottomlands and well-drained uplands.

Aerial imagery indicates they are highly variable in age ranging from approximately 20 years old to more than 87. All of the stands over 10 acres are at least 50 years old. Many of the stands were farmed prior to forest development, which continues to influence their structure and species composition.

Most stands are oak/hickory forest while stands with more abundant loblolly pine are oak/pine. The three bottomland stands include both elm/ash/cottonwood and oak/gum/cypress. Early successional species including tuliptree, loblolly pine, and sweetgum are common, but so are a wide variety of oaks and other hardwoods. Most of these stands are transitioning from the stem-exclusion stage of development to understory reinitiation.

Invasive species are common at Mount Zion and South River. Chinese privet, wisteria, and Japanese stilt grass are among the most problematic. Invasive species will be treated at each site. Emerald ash borer is the only other serious forest health issue noted at these sites, but ash makes up only a small percentage of the canopy.

Stand	Acres	Age	Forest type group	Biomass (tC/ac)
MZ1	2.1	20	Oak/hickory	21.1
MZ2	24.5	65	Oak/pine	54.2
SR1	0.9	44	Oak/gum/cypress	39.7
SR2	1.5	53	Elm/ash/cottonwood	51
SR3	4.7	44	Oak/pine	41.8
SR4	1.9	36	Oak/hickory	37.8
SW1	67.9	87	Oak/hickory	71.5
SW2	33.1	50	Oak/pine	45.1
UC1	0.4	57	Elm/ash/cottonwood	54.8
UC2A	13.0	70	Oak/hickory	61
UC2B	6.9	70	Oak/hickory	61

Attachment:

- 11.1 CCP 2024 Forest Composition Report
- 11.2 CCP 2024 Forest Composition Report Exhibit A – Forest Photos
- 11.3 CCP 2024 Forest Composition Report Exhibit B – Photo Point Maps
- 11.4 CCP 2024 Forest Composition Report Exhibit C – Forest Stand Maps
- 11.5 CCP 2024 Forest Composition Report Exhibit D – Historic Aerial Photos

Canopy Cover

Describe which method was used to assess canopy cover (e.g. i-Tree Canopy, LiDAR, or other method approved by Registry). Provide the i-Tree Canopy report or other canopy cover assessment that shows estimated percentage of tree cover for the Project Area.

Canopy cover was determined using i-Tree Canopy. Shapefiles were created for each forest stand with canopy gaps removed. I-Tree Canopy reports were created for the three forest stands using these shapefiles. At least one data point was used per acre of forest stand for each report to start. More data points were added to ensure the standard errors were well below 10% with the highest standard error being 4.24%

Forest Stand	Canopy Cover	Size (Acres)
MZ1	85%	2.1
MZ2	97%	24.5
SR1	98%	0.9
SR2	95%	1.5
SR3	98%	4.7
SR4	96%	1.9
SW1	99%	67.9
SW2	99%	33.1
UC1	96%	0.4
UC2A	98%	13.0
UC2B	95%	6.9
Total Canopy Cover		156.9

Attachments:

- 12 CCP 2024 i-Tree Canopy Report
- 13 CCP 2024 i-Tree Canopy Raw Data

Area Expected to Remain in Trees after Potential Development (11.2)

Describe the land use designation, any restrictions, and the method used to determine the area expected to remain in trees after potential development (fraction at risk of removal). If residential land use, follow 11.2.B. and provide the calculation showing which percentage of accounting stock at risk of removal is appropriate to include.

The chart below describes the nature preserve location, acreage under each zoning type, and percentage of that specific acreage that is risk of being lost if the site is developed.

SiteName	Name	FEMA Floodplain (10% at risk)	Zoned R-3 (90% at risk)	Zoned R-4 (90% at risk)	Zoned PD-H (90% at risk)	Zoned RG-2-C (49.5% at risk)	PROJECT AREA
Mount Zion	<b>MZ1</b>			2.1			2.1
Mount Zion	<b>MZ2</b>	3.5		21.0			24.5
South River	<b>SR1</b>	0.5			0.4		0.9
South River	<b>SR2</b>	0.5			1.0		1.5
South River	<b>SR3</b>				4.7		4.7
South River	<b>SR4</b>			1.5	0.4		1.9
Southwest	<b>SW1</b>		8.4	1.6	57.9		67.9
Southwest	<b>SW2</b>		9.6		23.5		33.1
Utoy	<b>UC1</b>	0.4					0.4
Utoy	<b>UC2A</b>	0.5				12.5	13.0
Utoy	<b>UC2B</b>	0.9				6.0	6.9

#### Quantification of Soil Carbon - Existing Impervious Area and Impervious Limits (11.4)

*The Project may claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces. Describe applicable land use designation and development rules, any restrictions, existing impervious area and maximum fraction impervious cover.*

The chart below describes the nature preserve location, acreage under each zoning type, and percentage of that specific acreage that is allowed to be developed with impervious surfaces.

SiteName	Name	Zoned R-3 (40% Avoided Impervious)	Zoned R-4 (50% Avoided Impervious)	Zoned PD-H (50% Avoided Impervious)	Zoned RG-2-C (50% Avoided Impervious)	PROJECT AREA
Mount Zion	<b>MZ1</b>		2.1			2.1
Mount Zion	<b>MZ2</b>		24.5			24.5
South River	<b>SR1</b>			0.9		0.9
South River	<b>SR2</b>			1.5		1.5
South River	<b>SR3</b>			4.7		4.7
South River	<b>SR4</b>		1.5	0.4		1.9

Southwest	SW1	8.4	1.6	57.9		67.9
Southwest	SW2	9.6		23.5		33.1
Utoy	UC1				0.4	0.4
Utoy	UC2A				13.0	13.0
Utoy	UC2B				6.9	6.9

**Future Planned Project Activities**

*Describe future activities that may affect the percent canopy or carbon stocking in any way. Describe maintenance and stewardship activities that could improve the carbon stock.*

All four sites were included in Trails ATL as locations for future shared-use trails. Trails ATL is a citywide trails plan led by the Department of Parks and Recreation (DPR) with the non-profit PATH Foundation as the hired consultant, to provide 95% of Atlanta’s population with access to an all-ages, all-abilities trail within a 10-minute walk or wheelchair ride of their home. These trails will be 10-12 ft wide following AASHTO standards and be suitable for pedestrians, strollers, wheelchairs, bicycles, scooters, skateboarders, and roller skates. The proposed trail alignments for these shared-use trails were included in the plan and were removed from the project area via the floating buffer, as these areas will require tree removal for trail installation.

As these are new nature preserves, half an acre was also removed from each site from the project area via the floating buffer to account for future parking and restrooms.

Any development of hiking trails on any of the sites will not adversely affect the existing tree canopy as they will be focused within existing canopy gaps and in areas where invasive species were present and removed.

Canopy Gap 8, although not an actual canopy gap, was removed from the Southwest Nature Preserve stand map, as DPR plans to restore this young pine stand into a pine-oak woodland ecosystem through silvicultural thinning. As woodland ecosystems typically have 50-70% canopy cover, this area was removed as this maintenance activity, although beneficial for site biodiversity and ecology will lead to canopy loss.

Ongoing maintenance and stewardship will occur in these sites that will have a beneficial impact on tree canopy and carbon storage. Invasive plant removal began in Utoy Creek Nature Preserve and Southwest Nature Preserve in January 2025 as part of a 3-year invasive removal management plan. Although there are no existing management plans for South River Nature Preserve and Mount Zion Nature Preserve, invasive removal is scheduled to begin in 2026.

	Trails ATL Floating Buffer (acres)	Development Floating Buffer (acres)	Total Floating Buffer (acres)

Southwest	5.23	0.5	5.73
Mount Zion	1.68	0.5	2.18
South River	0.09	0.5	0.59
Utoy Creek	1.66	0.5	2.16

- Attachments:
- 14.1 Southwest Nature Preserve Vegetation Analysis & Management Plan
  - 14.2 Utoy Creek Nature Preserve Vegetation Analysis & Management Plan

CO-BENEFITS QUANTIFICATION DOCUMENTATION (Section 11.5)

Summarize co-benefit quantification per year and provide supporting documentation. CFC will provide a Co-Benefits Quantification calculator for quantifying rainfall interception, reduction of certain air compounds, and energy savings.

Ecosystem Services	Resource Units	Value
Rainfall Interception (m3/yr)	25,979.3	\$67,951.14
Air Quality (t/yr)	3.8874	\$9,033.28
Cooling – Electricity (kWh/yr)	200,495	\$15,217.57
Heating – Natural Gas (kBtu/yr)	94,017	\$976.87
Grand Total (\$/yr)		\$93,178.87

Co-benefits were quantified using CFC’s Co-Benefits Quantification Calculator. These ecosystem services represent values in avoided costs of \$93,178.87 annually and \$3,727,154.93 over 40 years.

- Attachment:
- 15 CCP 2024 Co-Benefit Calculator

SOCIAL IMPACTS (Section 12)

Project Operators shall use the Carbon Project Social Impacts template to evaluate how their Project aligns with the UN Sustainable Development Goals (SDGs). CFC will provide the template. Summarize the three to five main SDGs attributed to this Project.

The expansion of Atlanta’s Carbon Credit Program secures four new preserves, protecting 146.24 acres and 11 distinct forest stands within a heavily urbanized environment. These forests provide measurable co-benefits, including air pollutant removal (\$8,800/year), stormwater interception (27,870 m³/year), energy savings (\$12,000/year), biodiversity benefits (\$42,000/year), and total ecosystem service value exceeding \$100,000 annually. By advancing SDG 3 (Health), SDG 11 (Sustainable Cities), SDG 13 (Climate), and SDG 15 (Biodiversity), the City of Atlanta’s Carbon Credit Program expansion (2024) creates healthier communities, builds resilience to climate impacts, and safeguards rare ecosystems. In doing so, it strengthens Atlanta’s position as a leader in sustainable urban forest management and ensures lasting benefits for current and future generations.

- SDG 3 - Health and wellness: Provide clean air, shade, and safe recreation opportunities
- SDG 11 - Resilient communities: Serve as buffers against development, roads, and stormwater flooding



- SDG 13 - Climate leadership: Sequester carbon, mitigate urban heat, and strengthen climate resilience
- SDG 15- Biodiversity protection: Preserve rare habitats, riparian zones, and urban wildlife corridors

*Attachment: 16 CCP 2024 Social Impact Report*

## **MONITORING AND REPORTING (Section 8)**

*Throughout the Project Duration, the Project Operator must report on tree conditions across the Project Area.*

### **Monitoring Reports**

*Monitoring reports are due every three years determined by the date of the verification report. For example, if the verification report is dated January 1, 2023, the first report will be due by January 1, 2026 and every three years thereafter for the duration of the project. CFC will provide a list of dates to Project Operator after the first verification report is approved. Project Operators must submit reports in writing and must attest to the accuracy of the reports. The reports must contain any changes in eligibility status of the Project Operator and any significant tree loss. The information includes updates to land ownership, changes to project design, changes in implementation or management and changes in tree or canopy loss. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.*

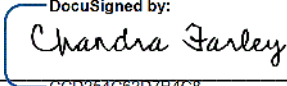
### **Monitoring Plans**

*Describe your monitoring plans. If Project Operator plans to claim credits for future growth, describe methods that will be used to quantify future growth.*

In compliance with the 40-year forest preservation protocol, the City of Atlanta Department of Parks and Recreation plans to lead in the reporting demanded by the Carbon credit protocol every three years as a part of its normal ongoing reporting work for Southwest Nature Preserve, Utoy Creek Nature Preserve, South River Nature Preserve, and Mount Zion Nature Preserve. The City of Atlanta Mayor's Office of Sustainability and Resilience will continue to partner with the Department of Parks and Recreation to claim credits in the future for additional growth at years 20 and 40.

PROJECT OPERATOR SIGNATURE

Signed on 10/30/2025, by Chandra Farley, Chief Sustainability Officer, for the City of Atlanta.

DocuSigned by:  
  
Signature CCD254C62D7B4C8...

Chandra Farley  
Printed Name

470-316-1936  
Phone

CFarley@AtlantaGa.Gov  
Email

## ATTACHMENTS

*Update the attachments list as appropriate for your project.*

- 1 CCP 2024 Shapefile
- 2 CCP 2024 Regional Map
- 3 CCP 2024 Project Area Map
- 4.1 Southwest Nature Preserve Recorded Deed
- 4.2 Utoy Creek Nature Preserve Recorded Deed
- 4.3 Mount Zion & South River Nature Preserve Recorded Deed
- 4.4 22-O-1815 Southwest Nature Purchase Agreement Deed
- 4.5 23-O-1434 Utoy Creek Nature Purchase Agreement Deed
- 4.6 23-O-1230 Mount Zion & South River Nature Preserve Purchase Agreement
- 4.7 CCP 2024 Developed Perimeter Map
- 5.1 Tree Protection Ordinance
- 5.2 Riparian Buffer Ordinance
- 5.3 Declaration\_of\_Development\_Restrictions\_\_Southwest Nature Preserve
- 5.4 Declaration\_of\_Development\_Restrictions\_\_Utoy Creek Nature Preserve
- 5.5 Declaration\_of\_Development\_Restrictions\_\_Mount Zion Nature Preserve
- 5.6 Declaration\_of\_Development\_Restrictions\_\_South River Nature Preserve
- 6.1 CCP 2024 Zoning Maps
- 6.2 R-3 Single Family Residential Regulations
- 6.3 R-4 Single Family Residential Regulations
- 6.4 PD-H Planned Development Regulations
- 6.5 RG Residential General District Regulations
- 7.1 CCP 2024 Attestation No Double Counting No Net Harm Executed
- 7.2 CCP 2024 No Double Counting Overlay Map
- 8 CCP 2024 Attestation of Additionality Executed
- 9 CCP 2024 Carbon Quantification Calculator
- 10 CCP 2024 Forest Stand Maps
- 11.1 CCP 2024 Forest Composition Report
- 11.2 CCP 2024 Forest Composition Report Exhibit A - Forest Photos
- 11.3 CCP 2024 Forest Composition Report Exhibit B - Photo Point Maps
- 11.4 CCP 2024 Forest Composition Report Exhibit C - Forest Stand Maps
- 11.5 CCP 2024 Forest Composition Report Exhibit D - Historic Aerial Photos
- 12 CCP 2024 i-Tree Canopy Report
- 13 CCP 2024 i-Tree Canopy Raw Data
- 14.1 Southwest Nature Preserve Vegetation Analysis & Management Plan
- 14.2 Utoy Creek Nature Preserve Vegetation Analysis & Management Plan
- 15 CCP 2024 CoBenefit Calculator
- 16 CCP 2024 Social Impact Report

## PROTOCOL REQUIREMENTS

### **Project Operator (Section 1.1)**

Identify a Project Operator for the project. This is the entity or governmental body who takes responsibility for the project for the 40-year duration.

### **Project Duration and Project Implementation Agreement (Section 1.2, 2.2)**

Project Operator must commit to a 40-year duration and sign a Project Implementation Agreement. This is a 40-year agreement between the Project Operator and City Forest Credits (the “Registry”) for an urban forest carbon project.

### **Location Eligibility (Section 1.3)**

Projects must be located in or along the boundary of at least one of the following criteria:

- A. “Urban Area” per Census Bureau maps
- B. The boundary of any incorporated city or town created under the law of its state;
- C. The boundary of any unincorporated city, town, or unincorporated urban area created or designated under the law of its state;
- D. The boundary of any regional metropolitan planning agency or council established by legislative action or public charter. Examples include the Metropolitan Area Planning Council in Boston, the Chicago Municipal Planning Agency, the Capital Area Council of Governments (CAPCOG) in the Austin area, and the Southeastern Michigan Council of Governments (SEMCOG)
- E. Within the boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection. Examples include Seattle City Light South Fork Tolt River Municipal Watershed (8,399 acres owned and managed by the City and closed to public access);

### **Ownership or Right to Receive Credits Eligibility (Section 1.5)**

Project Operator must demonstrate ownership of property and eligibility to receive potential credits by meeting one of the following:

- A. Own the land and potential credits upon which the Project trees are located; or
- B. Own an easement or equivalent property interest for a public right of way within which Project trees are located and accept ownership of those Project trees by assuming responsibility for maintenance and liability for them; or
- C. Have a written and signed agreement from the landowner, granting ownership to the Project Operator of any credits for carbon storage, other greenhouse gas benefits, and other co-benefits delivered by Project trees on that landowner’s land. If the Project Area is on private property, the agreements in this sub-section must be recorded in the public records in the county where the property is located. The recordation requirement can be satisfied if the agreements specified in this sub-section are contained in a recorded easement, covenant, or deed restriction on the property.

### **Demonstrate Tree Preservation (Section 4.1)**

The Project Operator must show that the trees in the Project Area are preserved from removal by a recorded easement, covenant, or deed restriction (referred to hereafter as “Recorded Encumbrance”) with a term of at least 40 years. This action is referred to as the “Preservation Commitment.” This

Recorded Encumbrance must be recorded not later than 12 months after Registry approval of the Project's Application.

**Demonstrate Threat of Loss (Section 4.2, 4.3, and 4.4):**

The Project Operator must show that prior to the Preservation Commitment:

- Project trees were not preserved from removal through a Recorded Encumbrance or other prohibitions on their removal,
- The Project Area was:
  - In a land use designation that allowed for at least one non-forest use. Non-forest uses include industrial, commercial, transportation, residential, agricultural, or resource other than forest, as well as non-forest park, recreation, or open space uses.
  - Is not in an overlay zone that prohibits all development. Examples include critical areas or wetland designations.
- The Project Area met one of the following conditions:
  - Surrounded on at least 30% of its perimeter by non-forest, developed or improved uses, or
  - Sold, conveyed, or had assessed value within three years of preservation for greater than \$8,000 average price per acre for the bare land. When the assessed value is a percentage of the appraised value, as determined by the local assessing authority, then the appraised value is the value to be used for this determination; or
  - Would have a fair market value after conversion to a non-forested "highest and best use" greater than the fair market value after preservation in subsection 4.1, as stated in a "highest and best use" study from a state certified general real estate appraiser in good standing

**Additionality (Section 6)**

Additionality is ensured through the following:

- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- Prior to the Preservation Commitment, the zoning in the Project Area must currently allow for a non-forest use
- Prior to the Preservation Commitment, the trees in the Project Area passed one of the three tests to show a threat or risk of removal or conversion out of forest
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the protocol version)

**Quantification for Credits (Section 11)**

The full Protocol describes the following steps for carbon stock and soil carbon quantification in detail:

1. Stored carbon stock present in Project Area (Section 11.1)  
Estimate the biomass stock present and adjust for uncertainty to calculate the "Accounting Stock". This can be done using the US Forest Service General Technical Report NE-343 tables, on-site inventory of some live trees with i-Tree methods and tools, or an on-site forest inventory
2. Areas expected to remain in trees after potential development (Section 11.2)

Calculate the fraction of the Accounting Stock that likely would be emitted as a result of development, to calculate “Avoided Biomass Emissions”

3. Quantification of soil carbon (Section 11.3)  
Calculate “Avoided Soil Carbon Emissions” caused by conversion of soils to impervious surfaces in the Project Area
4. Deduction for displaced development (Section 11.4)  
Apply the deductions in Section 11.5 and Appendix B to Biomass and Soil Carbon calculations to adjust for development and emissions that would be displaced by the preservation of the Project Area (leakage deductions). This will reduce the creditable tonnes of Avoided Biomass Emissions and Avoided Soil Carbon Emissions to adjust for displaced development
5. Quantify Co-Benefits (Section 11.5)  
The Project Operator will calculate co-benefits separately from CO<sub>2</sub>(e). The Registry will supply a spreadsheet template based on their climate zone, and will provide values for rainfall interception, reductions of air compounds, and energy savings.
6. Claiming additional credit for growth (Section 11.6)  
The Project Operator may elect to also account for ongoing growth of trees within the Project Area after Project Commencement

### **Social Impacts (Section 12)**

The Project Operator will describe how the Project impacts contribute towards achievement of the global UN Sustainable Development Goals (SDGs). The Registry will supply a template to evaluate how the Project aligns with the SDGs.

### **Attestation of No Net Harm and No Double Counting (Section 5)**

The Project Operator will sign an attestation that no project shall cause net harm and no project shall seek credits on trees, properties, or projects that have already received credits.

### **Validation and Verification by Third-Party Verifiers (Section 13)**

Project compliance and quantification must be verified by a third-party Validation and Verification Body approved by the Registry.

### **Issuance of Credits to Project Operator (Section 7)**

Ex-post credits are issued after the biomass is protected via a recorded encumbrance protecting the trees. Issuance is phased or staged over one and five years at the equivalent of 50 acres of crediting per year. This staged issuance reflects the likely staging of development over time if the Project Area were to have been developed.

After validation and verification, the Registry issues credits to the Project Operator based on the Project Area size:

- 50 acres or less: all credits are issued after validation and verification
- Greater than 50 but less than 200 acres: credits are issued in the equivalent of 50 acres per year
- Greater than 200 acres: credits are issued in equal amounts over five years

**Credits for Reversal Pool Account (Section 7.3)**

The Registry will issue 90% of Project credits earned and requested and will hold 10% in the Registry's Reversal Pool Account.

**Understand Reversals (Section 9)**

If the Project Area loses credited carbon stock, the Project Operator must return or compensate for those credits if the tree loss is due to intentional acts or gross negligence of Project Operator. If tree loss is due to fire, pests, or other acts of god (i.e., not due to the Project Operator's intentional acts or gross negligence), the Registry covers the reversed credits from its Reversal Pool Account of credits held back from all projects.

**Monitoring and Reporting (Section 8)**

The Project Operator must submit a report every three years for the project duration. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

## Attachments

[Deed](#)

[Project Area Map](#)

[Regional Area Map](#)

[Preservation Commitment](#)

[Zoning Maps](#)

[Zoning Description\(s\)](#)

[Threat of Loss Demonstration](#)

[Attestation of No Double Counting and No Net Harm](#)

[Attestation of Additionality](#)

[Carbon Quantification Tool](#)

[Tree Inventory](#)

[iTree Canopy Report](#)

[Forest Composition Report and Site Photos](#)

[Historical Photos](#)

[Cobenefit Calculator](#)

[Social Impacts](#)



Deed

**Tax Parcel Nos.:**  
**14F-0034-LL-036-0**  
**14F-0035-LL-071-6**  
**14F-0041-LL-047-8**

Deed Book 66420 Page 29  
Filed and Recorded 12/22/2022 12:56:00 PM  
2022-0361956  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 7503706201

STATE OF GEORGIA  
COUNTY OF FULTON

After Recording, Return To: **Chad Henderson**  
**HENDERSON LEGAL LLC**  
**1350 Spring Street, Suite 485**  
**Atlanta, Georgia 30309**

**LIMITED WARRANTY DEED**

THIS INDENTURE is made the 19th day of December, 2022, between The Conservation Fund, a Maryland non-stock corporation, hereinafter referred to as the “Grantor,” and City of Atlanta, Georgia, a municipal corporation of the State of Georgia, hereinafter referred to as the “Grantee” (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, remise, release, and forever convey to the Grantee, its successors and assigns, those parcels of real property more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the said described property unto the Grantee against the claims of Grantor and all others claiming by, through or under the Grantor, but not otherwise.

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

Signed, sealed and delivered  
in the presence of:

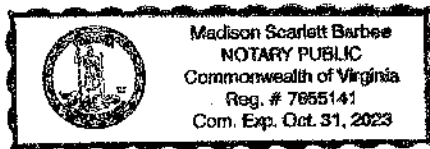
*Jenell*  
Unofficial Witness

THE CONSERVATION FUND  
a Maryland non-stock corporation

By: *ST*  
Scott M. Tison, Authorized Signatory

*Madison S. Barbee*  
Notary Public

[CORPORATE SEAL]



**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 35, 36 AND 40 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 34, 35, 40 AND 41, SAID DISTRICT AND SECTION;

THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF LAND LOT 40, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A ½" REBAR;

THENCE, LEAVING SAID NORTHERLY LAND LOT LINE, SOUTH 12 DEGREES 12 MINUTES 44 SECONDS EAST, 2,676.04 FEET TO A ½" REBAR;

THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.13 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD OF 267.18 FEET, AT SOUTH 31 DEGREES 53 MINUTES 51 SECONDS WEST, TO A ½" REBAR;

THENCE, SOUTH 11 DEGREES 04 MINUTES 20 SECONDS EAST, 495.48 FEET TO A ½" REBAR ON THE NORTHERN RIGHT OF WAY OF FAIRBURN ROAD (60' R/W);

THENCE, ALONG SAID NORTHERN RIGHT OF WAY AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 90.42 FEET, SAID CURVE HAVING A RADIUS OF 1,370.39 FEET AND BEING SUBTENDED BY A CHORD OF 90.40 FEET, AT SOUTH 87 DEGREES 32 MINUTES 08 SECONDS EAST, TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 109.73 FEET, SAID CURVE HAVING A RADIUS OF 1,643.75 FEET AND BEING SUBTENDED BY A CHORD OF 109.71 FEET, AT NORTH 88 DEGREES 39 MINUTES 43 SECONDS EAST, TO A 5/8" REBAR;

THENCE, LEAVING SAID NORTHERN RIGHT OF WAY, NORTH 06 DEGREES 36 MINUTES 22 SECONDS WEST, 226.85 FEET TO A ½" REBAR;

THENCE, NORTH 11 DEGREES 24 MINUTES 47 SECONDS WEST, 53.90 FEET TO A ½" REBAR ON THE SOUTHERLY LINE OF LAND LOT 35;

THENCE, ALONG SAID SOUTHERLY LAND LOT LINE, SOUTH 88 DEGREES 52 MINUTES 17 SECONDS EAST, 172.59 FEET TO A ½" REBAR ON THE WESTERLY RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD (100' R/W);

THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 1,268.76 FEET, SAID CURVE HAVING A RADIUS OF 1,503.50 FEET AND BEING SUBTENDED BY A CHORD OF 1,231.44 FEET, AT NORTH 33 DEGREES 33 MINUTES 18 SECONDS EAST, TO A POINT;

THENCE, NORTH 56 DEGREES 07 MINUTES 08 SECONDS EAST, 630.25 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 1,482.54 FEET, SAID CURVE HAVING A RADIUS OF 1,859.86 FEET AND BEING SUBTENDED BY A CHORD OF 1,443.60 FEET, AT NORTH 33 DEGREES 16 MINUTES 59 SECONDS EAST, TO A POINT;

THENCE, NORTH 10 DEGREES 26 MINUTES 50 SECONDS EAST, 348.37 FEET TO A ½" REBAR ON THE NORTHERLY LINE OF LAND LOT 35;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG SAID NORTHERLY LAND LOT LINE, NORTH 87 DEGREES 30 MINUTES 46 SECONDS WEST, 1,414.16 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 56 MINUTES 18 SECONDS WEST, 51.84 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS WEST, 289.02 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 58 SECONDS WEST, 577.88 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 289.05 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 06 MINUTES 32 SECONDS WEST, 286.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 117.84 ACRES.

**TOGETHER WITH:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 34 AND 41 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 34, 35, 40 AND 41, SAID DISTRICT AND SECTION;

THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF LAND LOT 41, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A ½" REBAR;

THENCE, NORTH 89 DEGREES 17 MINUTES 27 SECONDS WEST, 495.08 FEET TO A ½" REBAR;

THENCE, LEAVING SAID SOUTHERLY LAND LOT LINE, NORTH 00 DEGREES 31 MINUTES 33 SECONDS WEST, 884.26 FEET TO AN AXLE IN A ROCK PILE;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 464.31 FEET TO A 1" SQUARE ROD;

THENCE, NORTH 04 DEGREES 01 MINUTES 05 SECONDS EAST, 207.61 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 59 MINUTES 56 SECONDS EAST, 123.36 FEET TO A ½" REBAR;

THENCE, NORTH 88 DEGREES 12 MINUTES 40 SECONDS EAST, 172.76 FEET TO A ½" REBAR;

THENCE, NORTH 10 DEGREES 46 MINUTES 38 SECONDS EAST, 284.06 FEET TO A ½" REBAR;

THENCE, NORTH 66 DEGREES 59 MINUTES 03 SECONDS EAST, 777.39 FEET TO A ½" REBAR  
ON THE EASTERLY LINE OF LAND LOT 41;

THENCE, ALONG SAID EASTERLY LAND LOT LINE, SOUTH 00 DEGREES 24 MINUTES 32  
SECONDS EAST, 752.75 FEET TO A 2" OPEN TOP PIPE;

THENCE, LEAVING SAID EASTERLY LAND LOT LINE, SOUTH 88 DEGREES 58 MINUTES 35  
SECONDS EAST, 301.01 FEET TO A ½" REBAR;

THENCE, SOUTH 01 DEGREES 07 MINUTES 49 SECONDS WEST, 172.70 FEET TO A ½" REBAR;

THENCE, SOUTH 87 DEGREES 26 MINUTES 06 SECONDS EAST, 299.90 FEET TO A ½" REBAR;

THENCE, SOUTH 85 DEGREES 20 MINUTES 46 SECONDS EAST, 881.94 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 23 MINUTES 31 SECONDS EAST, 93.00 FEET TO A ½" REBAR;

THENCE, NORTH 73 DEGREES 17 MINUTES 14 SECONDS EAST, 52.33 FEET TO A ½" REBAR;

THENCE, SOUTH 87 DEGREES 17 MINUTES 13 SECONDS EAST, 163.53 FEET TO A ½" REBAR;

THENCE, SOUTH 04 DEGREES 49 MINUTES 31 SECONDS EAST, 327.01 FEET TO A ¾" OPEN  
TOP PIPE;

THENCE, SOUTH 29 DEGREES 36 MINUTES 55 SECONDS WEST, 627.60 FEET TO A 1" OPEN  
TOP PIPE ON THE SOUTHERLY LINE OF LAND LOT 34;

THENCE, ALONG SAID SOUTHERLY LAND LOT LINE, NORTH 87 DEGREES 56 MINUTES 18  
SECONDS WEST, 51.84 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS WEST, 289.02 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 58 SECONDS WEST, 577.88 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 289.05 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 06 MINUTES 32 SECONDS WEST, 286.66 FEET TO THE POINT  
OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 60.56 ACRES.

ALL OF THE ABOVE DESCRIBED PROPERTY BEING AS SHOWN ON THAT CERTAIN SURVEY  
ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO THE CONSERVATION FUND; THE CITY OF  
ATLANTA; CHICAGO TITLE INSURANCE COMPANY; CALLOWAY TITLE AND ESCROW, LLC;  
HENDERSON LEGAL LLC" PREPARED BY HUGHES-RAY COMPANY, INC., BEARING THE  
SEAL AND CERTIFICATION OF AARON M. MCCULLOUGH, GEORGIA REGISTERED LAND  
SURVEYOR NO. 2990, DATED JANUARY 26, 2022.

Tax Parcel No.  
14F-0027-LL-006-2

After recording, return to:  
Chad Henderson  
CALLOWAY LEGAL LLC  
2100 Riveredge Pkwy., Suite 1025  
Atlanta, Georgia 30328  
#CT2-42986

STATE OF Virginia  
COUNTY OF Arlington

**LIMITED WARRANTY DEED**

THIS INDENTURE is made the 9th day of November, 2023, between The Conservation Fund, a Maryland non-stock corporation, hereinafter referred to as the "Grantor," and City of Atlanta, Georgia, a municipal corporation of the State of Georgia, hereinafter referred to as the "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, remise, release, and forever convey to the Grantee, its successors and assigns, those parcels of real property more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said property, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the said property unto Grantee against the claims of any persons owning, holding or claiming by, through or

under Grantor, except for claims arising under or by virtue of the Permitted Exceptions attached hereto as Exhibit B and hereby incorporated by reference.

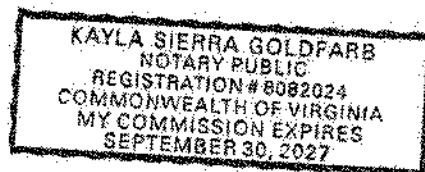
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:


  
Unofficial Witness

  
Notary Public  
(my commission expires 9/30/2021)

{NOTARY SEAL}



THE CONSERVATION FUND,  
a Maryland non-stock corporation

  
By: Scott M. Tison, Authorized Signatory

{CORPORATE SEAL}





**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" OPEN TOP PIPE AT THE NORTHEAST CORNER OF LAND LOT 27;  
THENCE, SOUTH 07 DEGREES 54 MINUTES 44 SECONDS WEST, 843.70 FEET TO A POINT;  
THENCE, SOUTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 648.87 FEET TO A POINT IN THE CENTERLINE OF UTOY CREEK;  
THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES AND DISTANCES, NORTH 21 DEGREES 10 MINUTES 47 SECONDS WEST, 225.84 FEET TO A POINT;  
THENCE, NORTH 44 DEGREES 06 MINUTES 46 SECONDS WEST, 153.08 FEET TO A POINT;  
THENCE, NORTH 21 DEGREES 17 MINUTES 25 SECONDS EAST, 119.51 FEET TO A POINT;  
THENCE, NORTH 05 DEGREES 50 MINUTES 14 SECONDS EAST, 83.86 FEET TO A POINT;  
THENCE, NORTH 17 DEGREES 06 MINUTES 22 SECONDS WEST, 32.29 FEET TO A POINT;  
THENCE, NORTH 36 DEGREES 00 MINUTES 19 SECONDS WEST, 39.21 FEET TO A POINT;  
THENCE, NORTH 73 DEGREES 12 MINUTES 21 SECONDS WEST, 20.22 FEET TO A POINT;  
THENCE, SOUTH 69 DEGREES 34 MINUTES 57 SECONDS WEST, 43.48 FEET TO A POINT;  
THENCE, NORTH 53 DEGREES 35 MINUTES 18 SECONDS WEST, 98.66 FEET TO A POINT;  
THENCE, NORTH 44 DEGREES 22 MINUTES 27 SECONDS WEST, 63.83 FEET TO A POINT;  
THENCE, NORTH 20 DEGREES 15 MINUTES 13 SECONDS WEST, 106.15 FEET TO A POINT;  
THENCE NORTH 38 DEGREES 58 MINUTES 28 SECONDS WEST, 60.19 FEET TO A POINT;  
THENCE, NORTH 71 DEGREES 57 MINUTES 44 SECONDS WEST, 45.99 FEET TO A POINT;  
THENCE, SOUTH 80 DEGREES 46 MINUTES 03 SECONDS WEST, 63.69 FEET TO A POINT;  
THENCE, SOUTH 58 DEGREES 11 MINUTES 11 SECONDS WEST, 128.81 FEET TO A POINT;  
THENCE, SOUTH 65 DEGREES 25 MINUTES 59 SECONDS WEST, 66.11 FEET TO A POINT;  
THENCE, SOUTH 79 DEGREES 50 MINUTES 58 SECONDS WEST, 47.15 FEET TO A POINT;  
THENCE, NORTH 78 DEGREES 12 MINUTES 53 SECONDS WEST, 53.64 FEET TO A POINT;  
THENCE, NORTH 63 DEGREES 45 MINUTES 32 SECONDS WEST, 175.28 FEET TO A POINT;  
THENCE, NORTH 74 DEGREES 22 MINUTES 07 SECONDS WEST, 161.22 FEET TO A POINT;  
THENCE, NORTH 20 DEGREES 34 MINUTES 21 SECONDS WEST, 355.34 FEET TO A POINT;  
THENCE, NORTH 27 DEGREES 16 MINUTES 09 SECONDS WEST, 32.76 FEET TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 02 DEGREES 35 MINUTES 29 SECONDS EAST, 374.97 FEET TO A POINT;  
THENCE SOUTH 85 DEGREES 39 MINUTES 59 SECONDS EAST, 1448.80 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 27.58 ACRES

ALL OF THE ABOVE DESCRIBED PROPERTY BEING AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO THE CONSERVATION FUND AND FIDELITY NATIONAL TITLE INSURANCE COMPANY" PREPARED BY HUGHES-RAY COMPANY, INC., BEARING THE SEAL AND CERTIFICATION OF AARON M. MCCULLOUGH, GEORGIA REGISTERED LAND SURVEYOR NO. 2990, DATED MARCH 12, 2022.

**EXHIBIT "B"**

**Permitted Exceptions**

1. All taxes and other assessments for the year 2024 and subsequent years not yet due and payable.
2. Easement from Elizabeth Kenner to Southeastern Pipe Line Company, dated April 18, 1940, filed for record May 21, 1940 at 8:55 a.m., recorded in Deed Book 1774, Page 312, Records of Fulton County, Georgia; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records; as affected by that certain Partial Release of Right of Way and Supplemental Agreement by and between James Harrison Kenner and Elizabeth Kenner to Southeastern Pipe Line Company, predecessors in title to Colonial Pipeline Company, a Delaware corporation, dated September 17, 1992, filed for record October 29, 1992 at 10:00 a.m., recorded in Deed Book 15928, Page 142, aforesaid Records.
3. Easement for Right-of-Way from Harold M. Goldstein and H & A Corporation to Georgia Power Company, a corporation, dated May 28, 1971, filed for record June 30, 1971 at 9:32 a.m., recorded in Deed Book 5414, Page 545, aforesaid Records.
4. Sewer Easement from Harold M. Goldstein to City of Atlanta, a Georgia municipal corporation, dated April 29, 1973, filed for record May 16, 1973 at 10:28 p.m., recorded in Deed Book 5821, Page 90, aforesaid Records.
5. Waste Water Conveyance System for Three Rivers Water Quality Management Program from Harold M. Goldstein to City of Atlanta, a Georgia municipal corporation, dated December 21, 1978, filed for record January 4, 1979 at 11:52 p.m., recorded in Deed Book 7142, Page 407, aforesaid Records.
6. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To: The Conservation Fund & Fidelity National Title Insurance Company", prepared by Hughes-Ray Company, Inc., bearing the seal and certification of Aaron M. McCullough, Georgia Registered Land Surveyor No. 2990, dated May 12, 2022, being designated as Job No. H22129, as follows:
  - (1) Gravel drive crossing the easterly and northeasterly boundary lines of subject property;
  - (2) Centerline of Utoy Creek is property line of the westerly boundary line of subject property; and
  - (3) Sanitary sewer line crossing the southwesterly and northwesterly boundary lines of subject property.

Tax Parcel Nos.

14-0062-LL-054-4

14-0062-LL-083-3

14-0069-LL-059-6

14-0069-LL-064-6

14-0070-0004-027-5

STATE OF GEORGIA  
COUNTY OF FULTON

After Recording, Return To: Chad Henderson  
CALLOWAY LEGAL LLC  
2100 Riveredge Pkwy., Suite 1025  
Atlanta, Georgia 30328

**LIMITED WARRANTY DEED**

THIS INDENTURE is made the 10th day of August, 2023, between The Conservation Fund, a Nonprofit Corporation, a Maryland non-stock corporation, hereinafter referred to as the "Grantor," and City of Atlanta, Georgia, a municipal corporation of the State of Georgia, hereinafter referred to as the "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, remise, release, and forever convey to the Grantee, its successors and assigns, those parcels of real property more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the said described property unto the Grantee against the claims of Grantor and all others claiming by, through or under the Grantor, but not otherwise.

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

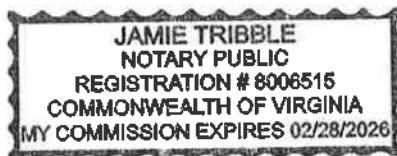
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

THE CONSERVATION FUND,  
A NONPROFIT CORPORATION,  
a Maryland non-stock corporation

  
By: Scott M. Tison, Authorized Signatory



## EXHIBIT "A"

### TRACT 1:

ALL THAT PARCEL OF LAND LYING IN LAND LOT 62 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE SOUTHEASTERLY END OF THE CURVED MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BROWNS MILL ROAD (70 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT ZION ROAD (50 FOOT RIGHT OF WAY) THENCE ALONG SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 146.87 FEET (SAID ARC HAVING A RADIUS OF 775.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 45 DEGREES 28 MINUTES 19 SECONDS EAST A DISTANCE OF 146.65 FEET) TO A POINT; THENCE, RUN SOUTH 40 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 72.59 FEET TO A POINT; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 182.16 FEET (SAID ARC HAVING A RADIUS OF 210.39 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 15 DEGREES 14 MINUTES 25 SECONDS EAST A DISTANCE OF 176.52 FEET) TO A POINT; THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 49.88 FEET TO A 1/2-INCH REBAR SET; SAID 1/2-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 87.48 FEET TO A 1/2-INCH REBAR SET;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 30.84 FEET (SAID ARC HAVING A RADIUS OF 198.62 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 05 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 30.81 FEET) TO A POINT;

THENCE, RUN SOUTH 00 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 11.97 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 178.50 FEET (SAID ARC HAVING A RADIUS OF 242.87 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 23 MINUTES 25 SECONDS EAST A DISTANCE OF 174.51 FEET) TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 132.59 FEET TO A 1/2-INCH REBAR SET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 56 MINUTES 04 SECONDS WEST A DISTANCE OF 149.61 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 18 MINUTES 37 SECONDS EAST A DISTANCE OF 210.00 FEET TO A 5/8-INCH REBAR FOUND;

THENCE, RUN NORTH 48 DEGREES 56 MINUTES 01 SECONDS EAST A DISTANCE OF 150.11 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 12.86 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 37.35 FEET (SAID ARC HAVING A RADIUS OF 966.35 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 37.35 FEET) TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 56 MINUTES 01 SECONDS WEST A DISTANCE OF 149.51 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 45 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 70.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 32 MINUTES 29 SECONDS EAST A DISTANCE OF 74.69 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 47 MINUTES 28 SECONDS WEST A DISTANCE OF 118.97 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 09 DEGREES 40 MINUTES 28 SECONDS WEST A DISTANCE OF 337.63 FEET TO A FOUND 1/2-INCH CRIMPED TOP PIPE;

THENCE, RUN SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST A DISTANCE OF 187.21 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST A DISTANCE OF 1916.15 FEET TO A FOUND 1/2-INCH REBAR;

THENCE, RUN NORTH 00 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 610.20 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 88 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 834.18 FEET TO A FOUND 1/2-INCH CRIMPED TOP PIPE;

THENCE, RUN NORTH 00 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 134.50 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 66 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 185.99 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 57 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 84.20 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 29 DEGREES 09 MINUTES 30 SECONDS EAST A DISTANCE OF 30.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 63 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 119.90 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 68 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 20 DEGREES 29 MINUTES 47 SECONDS EAST A DISTANCE OF 16.43 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 69 DEGREES 30 MINUTES 13 SECONDS EAST A DISTANCE OF 139.78 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET, SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 16 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 15.91 FEET TO A POINT;  
NORTH 25 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 19.38 FEET TO A POINT;  
NORTH 42 DEGREES 00 MINUTES 11 SECONDS EAST A DISTANCE OF 31.98 FEET TO A POINT;  
NORTH 25 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 28.50 FEET TO A POINT;  
NORTH 39 DEGREES 31 MINUTES 03 SECONDS EAST A DISTANCE OF 39.09 FEET TO A POINT;  
NORTH 68 DEGREES 17 MINUTES 28 SECONDS EAST A DISTANCE OF 12.57 FEET TO A POINT;  
NORTH 79 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 26.93 FEET TO A POINT;  
SOUTH 86 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 37.19 FEET TO A POINT;  
NORTH 72 DEGREES 41 MINUTES 02 SECONDS EAST A DISTANCE OF 27.84 FEET TO A POINT;  
NORTH 49 DEGREES 46 MINUTES 58 SECONDS EAST A DISTANCE OF 37.31 FEET TO A POINT;  
NORTH 29 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 46.45 FEET TO A POINT;  
NORTH 63 DEGREES 23 MINUTES 01 SECONDS EAST A DISTANCE OF 57.29 FEET TO A POINT;  
NORTH 50 DEGREES 43 MINUTES 54 SECONDS EAST A DISTANCE OF 97.36 FEET TO A POINT;  
NORTH 28 DEGREES 09 MINUTES 20 SECONDS EAST A DISTANCE OF 33.43 FEET TO A POINT;  
NORTH 21 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 40.37 FEET TO A POINT;  
NORTH 04 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 36.83 FEET TO A POINT;  
NORTH 04 DEGREES 42 MINUTES 51 SECONDS EAST A DISTANCE OF 37.52 FEET TO A POINT;  
NORTH 05 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 55.29 FEET TO A POINT;  
NORTH 05 DEGREES 20 MINUTES 15 SECONDS EAST A DISTANCE OF 49.32 FEET TO A POINT;  
NORTH 23 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 52.91 FEET TO A POINT;  
NORTH 21 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 40.71 FEET TO A POINT;  
NORTH 45 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 25.96 FEET TO A POINT;  
NORTH 80 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 26.42 FEET TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK, RUN NORTH 82 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 114.47 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.39 ACRES OR 1,497,826 SQUARE FEET, MORE OR LESS.

AS SHOWN AND DEPICTED ON ALTA/NSPS LAND TITLE SURVEY PREPARED FOR THE CONSERVATION FUND AND STEWART TITLE GUARANTY COMPANY BY HUGHES-RAY COMPANY, INC., TITLED "MT. ZION SITE B," DATED NOVEMBER 7, 2022, BEARING THE SEAL AND SIGNATURE OF PATRICK P. NUNN, GA R.L.S. NO. 2860.

**TRACT 2:**

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT OF WAY);

THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR;

THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 04 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 184.43 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 22 DEGREES 55 MINUTES 31 SECONDS EAST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 89 DEGREES 01 MINUTES 53 SECONDS WEST A DISTANCE OF 119.67 FEET TO A POINT;

THENCE, RUN NORTH 14 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 220.49 FEET TO A FOUND RIGHT-OF-WAY MARKER;

THENCE, RUN NORTH 20 DEGREES 38 MINUTES 59 SECONDS WEST A DISTANCE OF 208.48 FEET TO A FOUND RIGHT-OF-WAY MARKER;

THENCE, RUN NORTH 26 DEGREES 39 MINUTES 19 SECONDS WEST A DISTANCE OF 209.95 FEET TO A POINT;

THENCE, RUN NORTH 29 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 90.43 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.61 ACRES OR 69,912 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT OF WAY); THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET; THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR; THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.



THENCE, RUN SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 398.74 FEET TO A POINT;

THENCE, RUN NORTH 44 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 68.95 FEET TO A POINT;

THENCE, RUN SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 220.63 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 88 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 124.05 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 34 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 47.88 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET; SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 39 MINUTES 50 SECONDS WEST A DISTANCE OF 34.02 FEET TO A POINT;  
SOUTH 30 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 46.51 FEET TO A POINT;  
SOUTH 50 DEGREES 17 MINUTES 49 SECONDS WEST A DISTANCE OF 49.86 FEET TO A POINT;  
SOUTH 41 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 61.29 FEET TO A POINT;  
SOUTH 01 DEGREES 46 MINUTES 16 SECONDS WEST A DISTANCE OF 53.53 FEET TO A POINT;  
SOUTH 09 DEGREES 22 MINUTES 06 SECONDS EAST A DISTANCE OF 34.07 FEET TO A POINT;  
SOUTH 07 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 54.86 FEET TO A POINT;  
SOUTH 29 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 49.00 FEET TO A POINT;  
SOUTH 60 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 22.29 FEET TO A POINT;  
SOUTH 46 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 39.30 FEET TO A POINT;  
SOUTH 30 DEGREES 13 MINUTES 42 SECONDS WEST A DISTANCE OF 32.25 FEET TO A POINT;  
SOUTH 03 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 57.33 FEET TO A POINT;  
SOUTH 14 DEGREES 46 MINUTES 44 SECONDS WEST A DISTANCE OF 36.67 FEET TO A POINT;  
SOUTH 57 DEGREES 02 MINUTES 55 SECONDS WEST A DISTANCE OF 51.77 FEET TO A POINT;  
SOUTH 64 DEGREES 04 MINUTES 42 SECONDS WEST A DISTANCE OF 44.49 FEET TO A POINT;  
SOUTH 87 DEGREES 34 MINUTES 29 SECONDS WEST A DISTANCE OF 31.91 FEET TO A POINT;  
SOUTH 19 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 46.29 FEET TO A POINT;  
SOUTH 16 DEGREES 15 MINUTES 33 SECONDS EAST A DISTANCE OF 35.55 FEET TO A POINT;  
SOUTH 25 DEGREES 11 MINUTES 35 SECONDS EAST A DISTANCE OF 35.70 FEET TO A POINT;  
SOUTH 21 DEGREES 13 MINUTES 01 SECONDS WEST A DISTANCE OF 22.32 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 89 DEGREES 02 MINUTES 21 SECONDS WEST A DISTANCE OF 250.26 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 22 DEGREES 55 MINUTES 31 SECONDS WEST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 04 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 184.43 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 8.50 ACRES OR 370,227 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

ALL THAT PARCEL OF LAND LYING IN LAND LOT 70 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50-FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BAGWELL DRIVE (50-FOOT RIGHT OF WAY);

THENCE, ALONG THE RIGHT-OF-WAY LINE OF SAID BAGWELL DRIVE RUN NORTH 04 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 135.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 88 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 533.80 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 01 DEGREES 05 MINUTES 06 SECONDS WEST A DISTANCE OF 32.43 FEET TO A FOUND 3/4-INCH CRIMPED TOP PIPE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF POLAR ROCK DRIVE (50-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 133.04 FEET (SAID ARC HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 39 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 130.60 FEET) TO A 1/2-INCH REBAR SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50-FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE RUN NORTH 88 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 460.00 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.59 ACRES OR 69,259 SQUARE FEET, MORE OR LESS.

ALL OF SAID TRACTS BEING AS SHOWN AND DEPICTED ON ALTA/NSPS LAND TITLE SURVEY PREPARED FOR THE CONSERVATION FUND AND STEWART TITLE GUARANTY COMPANY BY HUGHES-RAY COMPANY, INC., TITLED "MT. ZION SITE A," DATED NOVEMBER 7, 2022, BEARING THE SEAL AND SIGNATURE OF PATRICK P. NUNN, GA R.L.S. NO. 2860.

## EXHIBIT "B"

### Permitted Exceptions

1. All taxes and other assessments for the year 2023 and subsequent years not yet due and payable.
2. Rights of tenants in possession under unrecorded leases.
3. Deed by and between Mrs. Frances Brown Chase and Fulton County, Georgia, dated March 1950, filed for record April 17, 1950 at 11:17 a.m., recorded in Deed Book 2517, Page 281, Records of Fulton County, Georgia.
4. Easements as contained in the certain Right of Way Deed from Mrs. Ada Jackson Marek, formerly Mrs. F. M. Jackson to State Highway Department of Georgia, dated October 25, 1949, recorded in Deed Book 2574, Page 583, aforesaid Records.
5. Utility Easement from Noel C. Turner to City of Atlanta, Georgia, dated March 13, 1964, filed for record April 9, 1964 at 8:30 a.m., recorded in Deed Book 4218, Page 178, aforesaid Records.
6. Sewer Easement from W. M. Small to City of Atlanta, a Georgia municipal corporation, filed for record September 18, 1973 at 3:21 p.m., recorded in Deed Book 5907, Page 207, aforesaid Records.
7. Right of Way Deed from Robert Lee Avary, Jr., as to a 1/4 undivided interest and as Co-Executor U/W of Stephens Archer Avary as to a 1/8 undivided interest, Mrs. Mary Pierce Avary, as to a 1/8 undivided interest and as Co-Executor U/W of Stephens Archer Avary as to a 1/8 undivided interest, et al to Department of Transportation, dated September 1, 1981, filed for record February 24, 1982 at 10:23 a.m., recorded in Deed Book 8067, Page 455, aforesaid Records.
8. Right of Way Deed (Limited Access) from Robert Lee Avary, Jr. and Mrs. Mary Pierce Avary individually and as Trustees under will of Stephens Archer to Department of Transportation, dated January 21, 1983, filed for record February 10, 1983 at 11:37 a.m., recorded in Deed Book 8376, Page 28, aforesaid Records.
9. Attention is directed to the fact that captioned property abuts Interstate Highway No. 75 which is a limited access way with rights of access limited to those points designated by the Department of Transportation of Georgia. (Affects Tract 1)
10. Indemnity Agreement from Habitat for Humanity in Atlanta, Inc. to City of Atlanta, dated February 1, 1996, filed for record March 1, 1996 at 3:34 p.m., recorded in Deed Book 20690, Page 153, aforesaid Records.
11. Indemnity Agreement from Habitat for Humanity to City of Atlanta, dated November 17, 1998, filed for record December 4, 1998 at 4:00 p.m., recorded in Deed Book 25792, Page 330, aforesaid Records; as re-recorded December 10, 1998 at 10:12 a.m., recorded in Deed Book 25831, Page 325, aforesaid Records.
12. Declaration of Protective Covenants for Mount Zion Manor by Habitat for Humanity in Atlanta, Inc., a Georgia nonprofit corporation, filed for record December 20, 1999 at 4:40 p.m., recorded in Deed Book 28192, Page 11, aforesaid Records; as affected by that certain Notice by Habitat for Humanity in Atlanta, Inc., dated June 3, 2005, filed for record June 3, 2005 at 10:59 a.m.,

recorded in Deed Book 40134, Page 80, aforesaid Records; as affected by that certain Amendment to Declaration of Protective Covenants Mount Zion Manor by Habitat for Humanity in Atlanta, Inc., a Georgia nonprofit corporation, dated November 15, 2022, filed November 16, 2022 at 10:11 a.m., recorded in Deed Book 66322, Page 420, aforesaid Records. (Affects Tract 2)

13. Easement from Habitat for Humanity in Atlanta, Inc. to Georgia Power Company, dated July 21, 1999, filed for record April 17, 2001 at 11:42 a.m., recorded in Deed Book 30227, Page 2, aforesaid Records.
14. Sewer Easement Agreement by and between Louis P. Gangarosa, Sr. and J.L.W. Development, L.L.C., a Georgia limited liability company, dated May 12, 2004, filed for record June 9, 2004 at 10:55 a.m., recorded in Deed Book 37754, Page 275, aforesaid Records.
15. Easement from Habitat for Humanity in Atlanta to Georgia Power Company, dated December 8, 2005, filed for record January 19, 2006 at 8:51 a.m., recorded in Deed Book 41800, Page 201, aforesaid Records.
16. Sanitary Sewer Utility System Easement from Habitat for Humanity in Atlanta, Inc., a Georgia not for profit corporation to City of Atlanta, a Georgia municipal corporation, dated July 17, 2009, filed for record September 9, 2009 at 8:37 a.m., recorded in Deed Book 48346, Page 691, aforesaid Records.
17. All those matters as disclosed by that certain plat recorded in Plat Book 10, Pages 142, aforesaid Records.
18. All those matters as disclosed by that certain plat recorded in Plat Book 41, Page 47, aforesaid Records.
19. All those matters as disclosed by that certain plat recorded in Plat Book 64, Page 11, aforesaid Records.
20. All those matters as disclosed by that certain plat recorded in Plat Book 192, Page 4, aforesaid Records.
21. All those matters as disclosed by that certain plat recorded in Plat Book 192, Page 5, aforesaid Records.
22. All those matters as disclosed by that certain plat recorded in Plat Book 192, Page 6, aforesaid Records.
23. All those matters as disclosed by that certain plat recorded in Plat Book 216, Page 59, aforesaid Records.
24. All those matters as disclosed by that certain plat recorded in Plat Book 216, Page 60, aforesaid Records.
25. All those matters as disclosed by that certain plat recorded in Plat Book 271, Page 78, aforesaid Records.
26. All those matters as disclosed by that certain plat recorded in Plat Book 271, Page 79, aforesaid Records.

27. All those matters as disclosed by that certain plat recorded in Plat Book 271, Page 80, aforesaid Records.
28. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To: The Conservation Fund and Stewart Title Guaranty Company" prepared by HRC Engineers, bearing the seal and certification of Patrick P. Nunn, Georgia Registered Land Surveyor No. 2860, dated November 7, 2022, last revised November 15, 2022, being designated as Job No. H22219, as follows:

As to 15 Acre Tract, Parcels 1 and 2:

- (1) Sanitary sewer line crossing the northeasterly boundary line of subject property;
- (2) Fencing crossing the westerly boundary line of subject property;
- (3) Centerline of creek is the same as subject property's easterly boundary line. Creek traversing the easterly portion of subject property; and
- (4) Twenty-five (25') foot state buffer located along the easterly boundary line of subject property.

As to 15 Acre Tract, Parcel 3:

- (5) Sanitary sewer line crossing the easterly boundary line of subject property.

As to 34 Acre Tract:

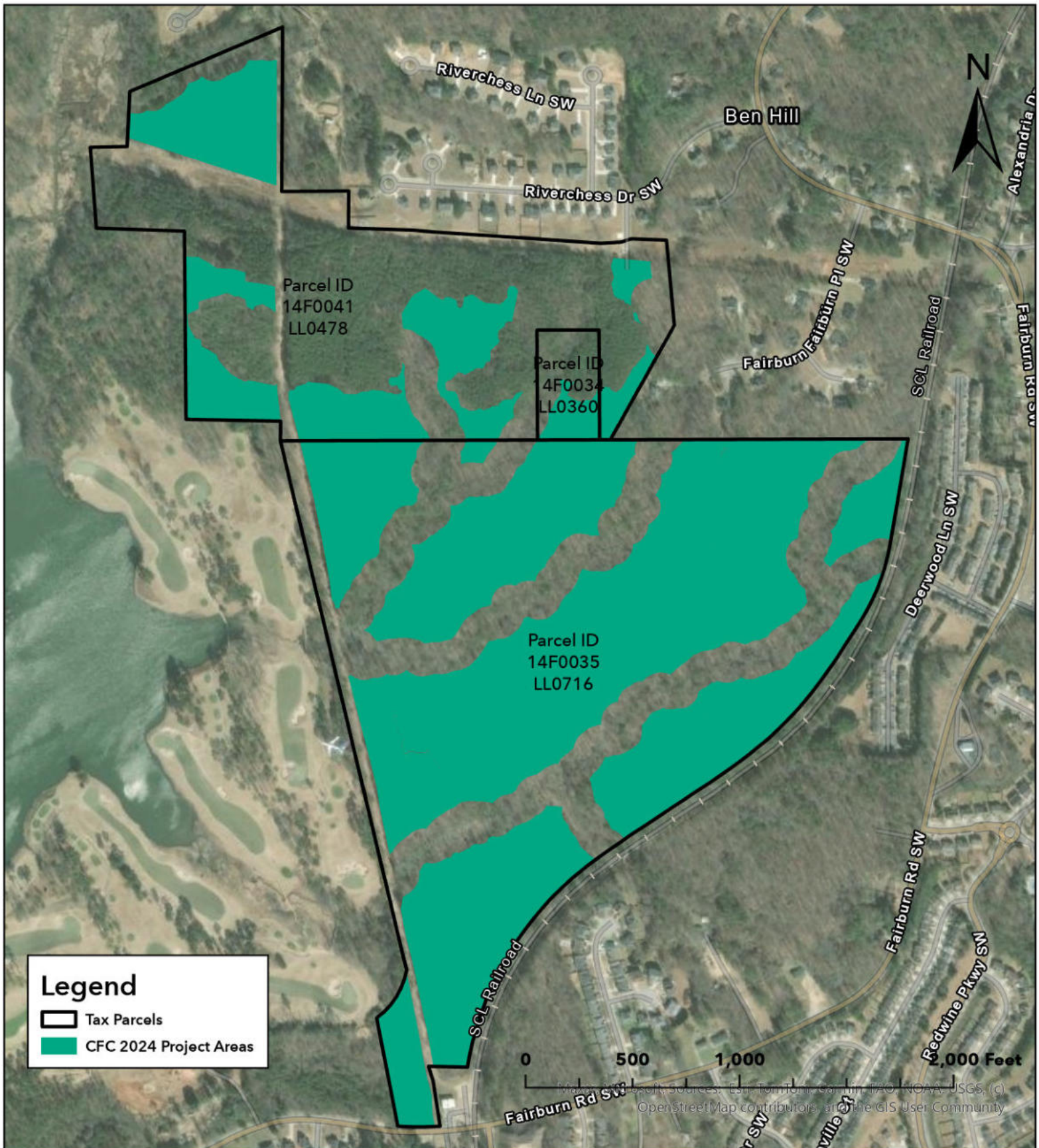
- (6) Fencing crossing the southerly, westerly and northwesterly boundary lines of subject property;
- (7) Sanitary sewer line crossing the northwesterly and northeasterly boundary lines of subject property;
- (8) Power pole crossing the easterly boundary line of subject property;
- (9) Centerline of creek is the same as subject property's northeasterly boundary line. Creek traversing the westerly, central, and northeasterly portions of subject property;
- (10) Twenty-five (25') foot state buffer located in the westerly, central and northeasterly portions of subject property; and
- (11) Sanitary sewer line located in the northeasterly portion of subject property.

Project Area Map





# SOUTHWEST NATURE PRESERVE PROJECT AREA

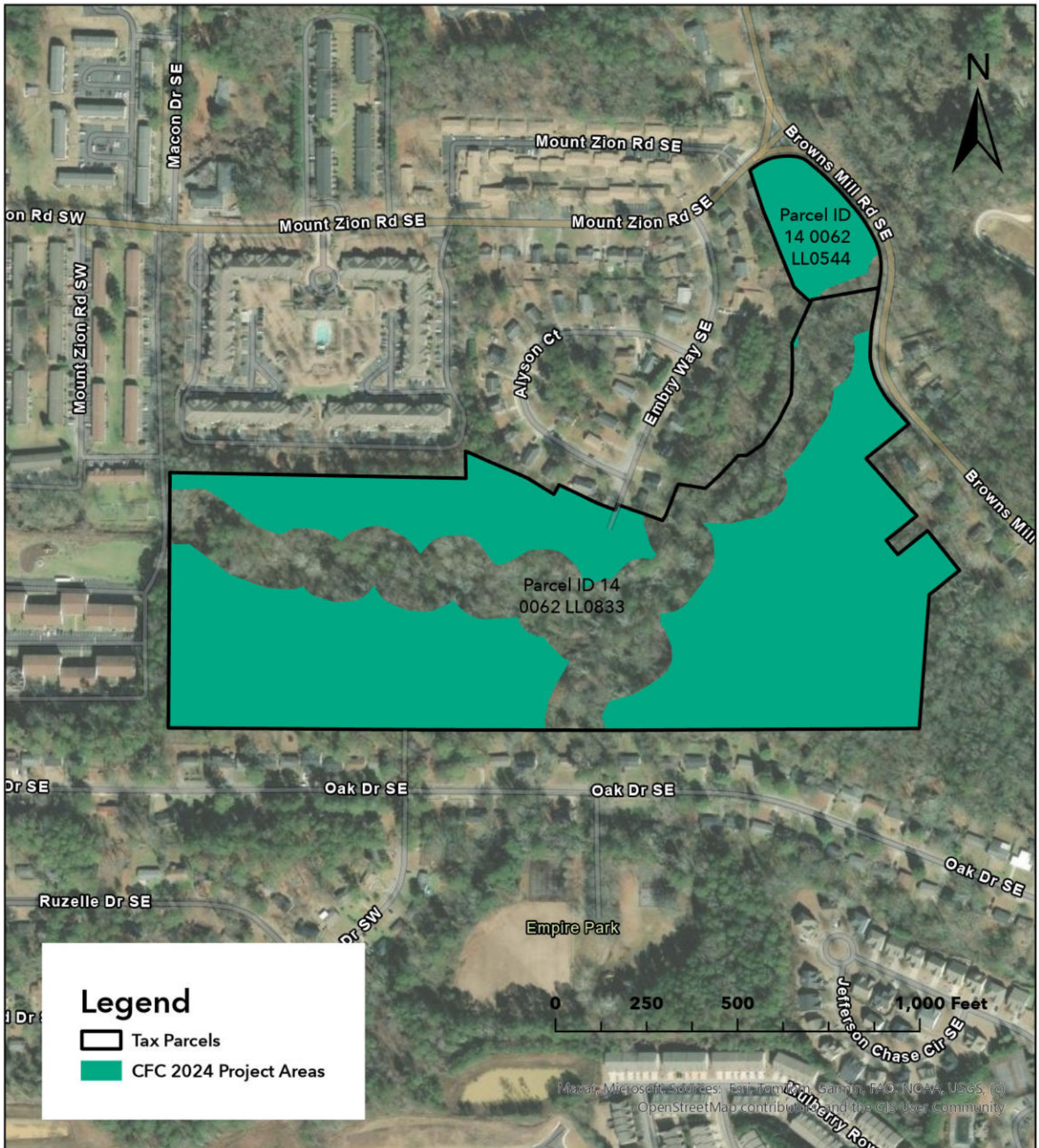


Project area derived from tax parcel data (2025) with canopy gaps, and 75ft stream buffers removed (protected from disturbance). A forest management area in the north of the property has also been removed in anticipation of silvicultural work that will reduce the canopy below 80%. Map prepared by James Moy - COA DPR, July 2025





# MOUNT ZION NATURE PRESERVE PROJECT AREA MAP

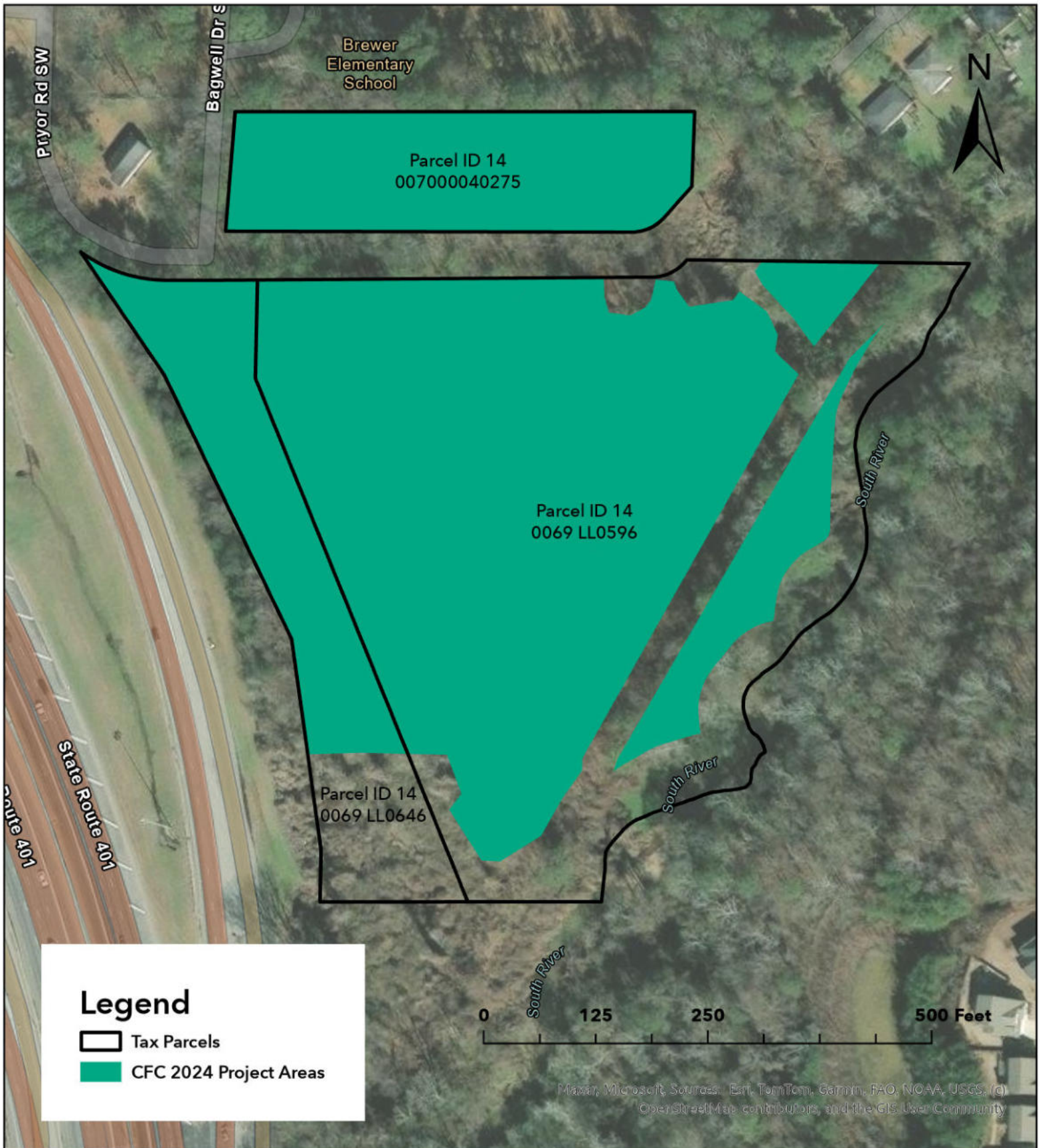


Project area derived from tax parcel data (2025) with canopy gaps and 75ft stream buffers removed (protected from disturbance)  
Zoning data from City of Atlanta Department of City Planning. Map prepared by James Moy - COA DPR, June 2025





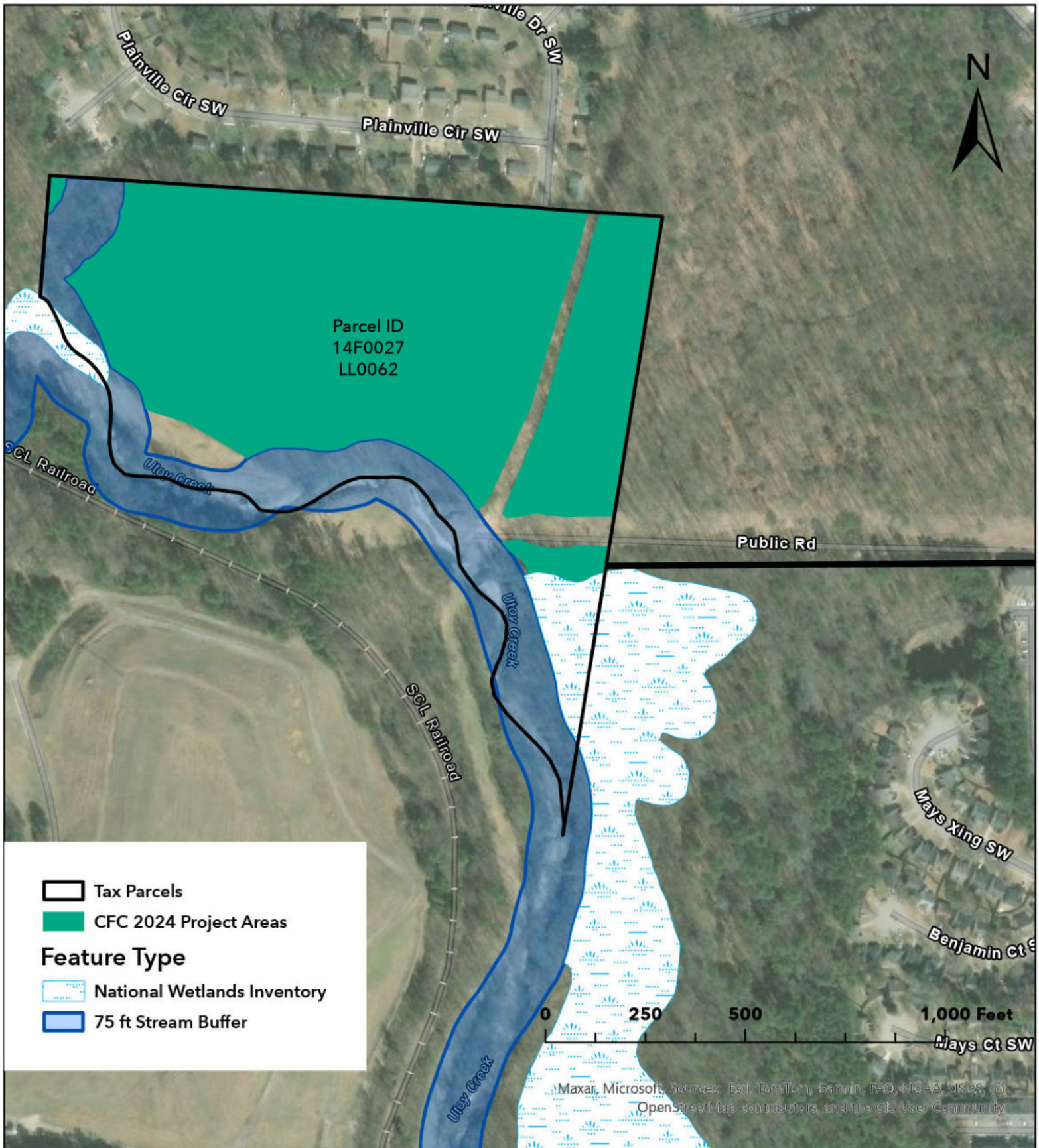
# SOUTH RIVER NATURE PRESERVE PROJECT AREA MAP







# UTOY CREEK NATURE PRESERVE PROJECT AREA MAP



Project area derived from tax parcel data (2025) with canopy gaps, federally designated wetlands, and 75ft stream buffers removed  
Zoning data from City of Atlanta Department of City Planning. Map prepared by James Moy - COA DPR, July 2025

Regional Area Map





## Preservation Commitment

After recording return to:

City of Atlanta  
55 Trinity Avenue, SW  
Suite 5500  
Atlanta, Georgia 30303  
Attn: Patrick O'Connor

Deed Book 69381 Page 376  
Filed and Recorded 09/30/2025 09:21:00 AM  
2025-0245335  
CHE ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

Cross Reference:  
Deed Book 66420, Page 29

Tax ID Nos.:  
14F-0034-LL-0360  
14F-0035-LL-0716  
14F-0041-LL-0478

## DECLARATION OF DEVELOPMENT RESTRICTIONS

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this September 29, 2025, by the City of Atlanta, a municipal corporation of the State of Georgia ("Declarant"), for the purpose of clarifying the development restrictions on property at 0 Tell Road #Rear, 0 Welcome All Road, and 0 No Name Road in Atlanta, Georgia.

### RECITALS

A. Declarant is the owner of certain property in Atlanta, Georgia, addressed as the 0 Tell Road #Rear, 0 Welcome All Road, and 0 No Name Road more particularly described in EXHIBIT A attached hereto and incorporated by reference ("Subject Parcels"). Subject shall be referred to as the "Property" hereafter.

B. Declarant purchased the Property from The Conservation Fund, Inc., on December 19, 2022.

C. Declarant is a municipal corporation of the State of Georgia.

D. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO<sub>2</sub>, reduce storm water runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields or other uses would seriously impair the climate value of the Property.

E. Declarant intends to enroll the Property with City Forest Credits to develop a forest carbon program, whereby the Declarant will preserve forested stands and earn carbon credits for those preserved trees. City Forest Credits, a non-profit carbon registry, has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas.

F. Pursuant to the terms of that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 (the "Agreement"), Declarant intends by this Declaration to preserve the trees on the Property for a period of no less than 40 years. It understands that, for so long as the Agreement is in effect, this Declaration will bar the clearing or removing of trees for parking lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.

G. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation. Acquiring forested land for long-term conservation is only the beginning. Maintenance and stewardship of that forested land also require funding for the duration of any carbon requirement and, if this document provides, in perpetuity. The Project Operator of any carbon project will be committing legally to preserve the forest and its carbon stock for 40 or 100 years, and possibly in perpetuity. Revenue from the sale of carbon credits from this project is essential to long-term conservation and carbon project success. The carbon revenue could secure funding for forest maintenance and stewardship, acquisition of new forested property, and capacity building for sustainability projects.

Due to capacity constraints, acquisition timelines, obtaining grant or other funding to complete and close on a final acquisition by the end holder of title, or other confounding factors, the City of Atlanta may need a full two years from the date of recordation of this easement or acquisition of the land to submit an application for a carbon project with City Forest Credits.

Declarant has been working with City Forest Credits on carbon crediting since 2022. Declarant evaluates almost all conservation transactions for eligibility for the City Forest Credits program, and it evaluated this project for eligibility starting in December 2024. This document serves as a record of the City of Atlanta's awareness of the material importance of the revenues from carbon crediting to the long-term success of this land and forest conservation project. Funding sources for acquisition of land for conservation almost never include funding for maintenance or stewardship, yet those elements are critical for long-term success. This document evidences the Project Operator's intent to register with City Forest Credits the properties listed above within two years from the date of recordation of this Declaration. The acreage to be enrolled in the Project Area is an estimate and could change by the time the Project Application is submitted.

## DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants,



imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, disease or fire or to improve forest health. Recreational non-motor-use trails have negligible or de minimis impacts on biomass and carbon stock and are permissible.
2. *Floating Buffer.* Notwithstanding the foregoing, Declarant reserves for itself a floating buffer area of 36.73 acres, roughly equivalent to 20.57%, of the Property for multi-use trails, forest management and development related solely to recreational uses.

#### GENERAL PROVISIONS

3. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant and its heirs, beneficiaries, successors and assigns, and all future owners of the Property.
4. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect as long as it is needed to satisfy the requirements of any applicable carbon protocol under which carbon credits may be issued for the carbon preserved in the trees on the Property.
5. Governing law and venue. The terms and provisions of this Declaration shall be governed, construed, and enforced in accordance with the laws of the State of Georgia. Venue for any lawsuit arising out of this Declaration shall be in Atlanta, Georgia.
6. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
7. Enforceability.
  - a. This Declaration is being freely and voluntarily made by Declarant.
  - b. For only so long as that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 is in effect, City Forest Credits, the permitting authority in the locality where the Property is located is express third party beneficiaries of this Declaration ( "Beneficiary"), and shall have the power and right but not the obligation to enforce the terms and conditions of this Declaration by any applicable



legal or equitable remedies, including, without limitation, injunctive relief and specific performance. All remedies available under this Declaration shall be in addition to any and all remedies at law or in equity. Enforcement of the terms of this Declaration shall be at the discretion of the Beneficiary, and any forbearance, delay or omission to exercise its rights under this Declaration in the event of a breach of any term of this Declaration is not a waiver by the Beneficiary of such term or of any subsequent breach of such term, or any other term in this Declaration, or of any rights of the Beneficiary under this Declaration.

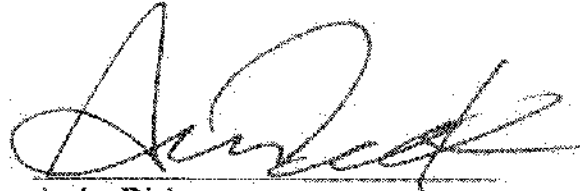
c. Declarant shall be responsible for all costs associated with implementation of this Declaration.


*[Signature page follows.]*

Dated this 29<sup>th</sup> day of September, 2025.

CITY OF ATLANTA, a municipal  
corporation of the State of Georgia

  
Witness

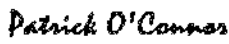
  
Andre Dickens  
Mayor

  
Notary Public  
(NOTARIAL SEAL)

ATTEST:

  
Corrine A. Lindo

APPROVED AS TO FORM:

Signed by:  
  
Patrick O'Connor  
Division Chief, Land Use & Real Estate  
Department of Law

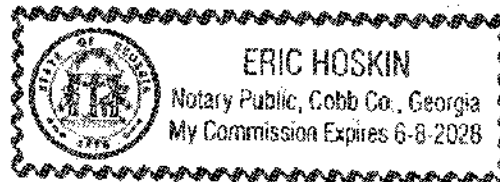


EXHIBIT A  
LEGAL DESCRIPTION

**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 35, 36 AND 40 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 34, 35, 40 AND 41, SAID DISTRICT AND SECTION;

THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF LAND LOT 40, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A ½" REBAR;

THENCE, LEAVING SAID NORTHERLY LAND LOT LINE, SOUTH 12 DEGREES 12 MINUTES 44 SECONDS EAST, 2,676.04 FEET TO A ½" REBAR;

THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.13 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD OF 287.18 FEET, AT SOUTH 31 DEGREES 53 MINUTES 51 SECONDS WEST, TO A ½" REBAR;

THENCE, SOUTH 11 DEGREES 04 MINUTES 20 SECONDS EAST, 495.48 FEET TO A ½" REBAR ON THE NORTHERN RIGHT OF WAY OF FAIRBURN ROAD (60' R/W);

THENCE, ALONG SAID NORTHERN RIGHT OF WAY AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 90.42 FEET, SAID CURVE HAVING A RADIUS OF 1,370.39 FEET AND BEING SUBTENDED BY A CHORD OF 90.40 FEET, AT SOUTH 87 DEGREES 32 MINUTES 08 SECONDS EAST, TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 109.73 FEET, SAID CURVE HAVING A RADIUS OF 1,643.75 FEET AND BEING SUBTENDED BY A CHORD OF 109.71 FEET, AT NORTH 88 DEGREES 39 MINUTES 43 SECONDS EAST, TO A ¾" REBAR;

THENCE, LEAVING SAID NORTHERN RIGHT OF WAY, NORTH 06 DEGREES 36 MINUTES 22 SECONDS WEST, 226.85 FEET TO A ½" REBAR;

THENCE, NORTH 11 DEGREES 24 MINUTES 42 SECONDS WEST, 53.90 FEET TO A ¾" REBAR ON THE SOUTHERLY LINE OF LAND LOT 35;

THENCE, ALONG SAID SOUTHERLY LAND LOT LINE, SOUTH 88 DEGREES 52 MINUTES 17 SECONDS EAST, 172.59 FEET TO A ½" REBAR ON THE WESTERLY RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD (100' R/W);

THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 1,268.76 FEET, SAID CURVE HAVING A RADIUS OF 1,503.50 FEET AND BEING SUBTENDED BY A CHORD OF 1,231.44 FEET, AT NORTH 33 DEGREES 33 MINUTES 18 SECONDS EAST, TO A POINT;

THENCE, NORTH 56 DEGREES 07 MINUTES 08 SECONDS EAST, 630.25 FEET TO A POINT;

Deed Book 66420 Page 32

THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 1,482.54 FEET, SAID CURVE HAVING A RADIUS OF 1,859.86 FEET AND BEING SUBTENDED BY A CHORD OF 1,443.60 FEET, AT NORTH 33 DEGREES 16 MINUTES 59 SECONDS EAST, TO A POINT;

THENCE, NORTH 10 DEGREES 26 MINUTES 50 SECONDS EAST, 348.37 FEET TO A 1/2" REBAR ON THE NORTHERLY LINE OF LAND LOT 35;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG SAID NORTHERLY LAND LOT LINE, NORTH 87 DEGREES 30 MINUTES 46 SECONDS WEST, 1,414.16 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 56 MINUTES 18 SECONDS WEST, 51.84 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS WEST, 289.02 FEET TO A 1/2" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 58 SECONDS WEST, 577.88 FEET TO A 1/2" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 289.05 FEET TO A 1/2" REBAR;

THENCE, NORTH 87 DEGREES 06 MINUTES 32 SECONDS WEST, 286.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL, CONTAINING 117.84 ACRES.

**TOGETHER WITH:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 34 AND 41 OF THE 14TH EE DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 34, 35, 40 AND 41, SAID DISTRICT AND SECTION;

THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF LAND LOT 41, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A 1/2" REBAR;

THENCE, NORTH 89 DEGREES 17 MINUTES 27 SECONDS WEST, 495.88 FEET TO A 1/2" REBAR;

THENCE, LEAVING SAID SOUTHERLY LAND LOT LINE, NORTH 00 DEGREES 31 MINUTES 33 SECONDS WEST, 884.26 FEET TO AN AXLE IN A ROCK PILE;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 464.31 FEET TO A 1" SQUARE ROD;

THENCE, NORTH 04 DEGREES 01 MINUTES 05 SECONDS EAST, 267.61 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 59 MINUTES 56 SECONDS EAST, 123.36 FEET TO A 1/2" REBAR;

THENCE, NORTH 88 DEGREES 12 MINUTES 40 SECONDS EAST, 172.76 FEET TO A 1/2" REBAR;

Deed Book 68429 Page 33  
CATHELENE ROBINSON  
Clerk of Superior Court

THENCE, NORTH 10 DEGREES 46 MINUTES 38 SECONDS EAST, 284.06 FEET TO A ½" REBAR;

THENCE, NORTH 66 DEGREES 59 MINUTES 03 SECONDS EAST, 777.39 FEET TO A ½" REBAR  
ON THE EASTERLY LINE OF LAND LOT 41;

THENCE, ALONG SAID EASTERLY LAND LOT LINE, SOUTH 00 DEGREES 24 MINUTES 32  
SECONDS EAST, 752.75 FEET TO A 2" OPEN TOP PIPE;

THENCE, LEAVING SAID EASTERLY LAND LOT LINE, SOUTH 88 DEGREES 58 MINUTES 35  
SECONDS EAST, 301.01 FEET TO A ½" REBAR;

THENCE, SOUTH 01 DEGREES 07 MINUTES 49 SECONDS WEST, 172.70 FEET TO A ½" REBAR;

THENCE, SOUTH 87 DEGREES 26 MINUTES 06 SECONDS EAST, 299.90 FEET TO A ½" REBAR;

THENCE, SOUTH 85 DEGREES 20 MINUTES 46 SECONDS EAST, 881.94 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 23 MINUTES 31 SECONDS EAST, 93.00 FEET TO A ½" REBAR;

THENCE, NORTH 73 DEGREES 17 MINUTES 14 SECONDS EAST, 52.33 FEET TO A ½" REBAR;

THENCE, SOUTH 87 DEGREES 17 MINUTES 13 SECONDS EAST, 163.53 FEET TO A ½" REBAR;

THENCE, SOUTH 04 DEGREES 49 MINUTES 31 SECONDS EAST, 327.01 FEET TO A ½" OPEN  
TOP PIPE;

THENCE, SOUTH 29 DEGREES 36 MINUTES 55 SECONDS WEST, 627.60 FEET TO A 1" OPEN  
TOP PIPE ON THE SOUTHERLY LINE OF LAND LOT 34;

THENCE, ALONG SAID SOUTHERLY LAND LOT LINE, NORTH 87 DEGREES 56 MINUTES 18  
SECONDS WEST, 51.84 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS WEST, 289.02 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 58 SECONDS WEST, 577.88 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 289.05 FEET TO A ½" REBAR;

THENCE, NORTH 87 DEGREES 06 MINUTES 32 SECONDS WEST, 286.66 FEET TO THE POINT  
OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 60.56 ACRES.

ALL OF THE ABOVE DESCRIBED PROPERTY BEING AS SHOWN ON THAT CERTAIN SURVEY  
ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO THE CONSERVATION FUND; THE CITY OF  
ATLANTA; CHICAGO TITLE INSURANCE COMPANY; CALLOWAY TITLE AND ESCROW, LLC;  
HENDERSON LEGAL, LLC" PREPARED BY HUGHES-RAY COMPANY, INC., BEARING THE  
SEAL AND CERTIFICATION OF AARON M. MCCULLOUGH, GEORGIA REGISTERED LAND  
SURVEYOR NO. 2990, DATED JANUARY 26, 2022.

After recording return to:

City of Atlanta  
55 Trinity Avenue, SW  
Suite 5500  
Atlanta, Georgia 30303  
Attn: Patrick O'Connor

Deed Book 69381 Page 385  
Filed and Recorded 09/30/2025 09:21:00 AM  
2025-0245336  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

Cross Reference:  
Deed Book 67345, Page 300

Tax ID Nos.:  
14F-0027-LL0062

## DECLARATION OF DEVELOPMENT RESTRICTIONS

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this 29<sup>th</sup> day of September, 2025, by the City of Atlanta, a municipal corporation of the State of Georgia ("Declarant"), for the purpose of clarifying the development restrictions on property at 0 Benjamin E Mays Dr SW in Atlanta, Georgia.

### RECITALS

- A. Declarant is the owner of certain property in Atlanta, Georgia, addressed as the 0 Benjamin E Mays Dr SW as more particularly described in EXHIBIT A attached hereto and incorporated by reference ("Subject Parcels"). Subject shall be referred to as the "Property" hereafter.
- B. Declarant purchased the Property from The Conservation Fund, Inc., on November 9, 2023.
- C. Declarant is a municipal corporation of the State of Georgia.
- D. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO<sub>2</sub>, reduce storm water runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields or other uses would seriously impair the climate value of the Property.

E. Declarant intends to enroll the Property with City Forest Credits to develop a forest carbon program, whereby the Declarant will preserve forested stands and earn carbon credits for those preserved trees. City Forest Credits, a non-profit carbon registry, has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas.

F. Pursuant to the terms of that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 (the "Agreement"), Declarant intends by this Declaration to preserve the trees on the Property for a period of no less than 40 years. It understands that, for so long as the Agreement is in effect, this Declaration will bar the clearing or removing of trees for parking lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.

G. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation. Acquiring forested land for long-term conservation is only the beginning. Maintenance and stewardship of that forested land also require funding for the duration of any carbon requirement and, if this document provides, in perpetuity. The Project Operator of any carbon project will be committing legally to preserve the forest and its carbon stock for 40 or 100 years, and possibly in perpetuity. Revenue from the sale of carbon credits from this project is essential to long-term conservation and carbon project success. The carbon revenue could secure funding for forest maintenance and stewardship, acquisition of new forested property, and capacity building for sustainability projects.

Due to capacity constraints, acquisition timelines, obtaining grant or other funding to complete and close on a final acquisition by the end holder of title, or other confounding factors the City of Atlanta may need a full two years from the date of recordation of this easement or acquisition of the land to submit an application for a carbon project with City Forest Credits.

Declarant has been working with City Forest Credits on carbon crediting since 2022. Declarant evaluates almost all conservation transactions for eligibility for the City Forest Credits program, and it evaluated this project for eligibility starting in December 2024. This document serves as a record of the City of Atlanta's awareness of the material importance of the revenues from carbon crediting to the long-term success of this land and forest conservation project. Funding sources for acquisition of land for conservation almost never include funding for maintenance or stewardship, yet those elements are critical for long-term success. This document evidences the Project Operator's intent to register with City Forest Credits the properties listed above within two years from the date of recordation of this Declaration. The acreage to be enrolled in the Project Area is an estimate and could change by the time the Project Application is submitted.

## DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants,



imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, disease or fire or to improve forest health. Recreational non-motor-use trails have negligible or de minimis impacts on biomass and carbon stock and are permissible.
2. *Floating Buffer.* Notwithstanding the foregoing, Declarant reserves for itself a floating buffer area of 2.16 acres, roughly equivalent to 7.58%, of the Property for multi-use trails, forest management and development related solely to recreational uses.

### GENERAL PROVISIONS

3. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant and its heirs, beneficiaries, successors and assigns, and all future owners of the Property.
4. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect as long as it is needed to satisfy the requirements of any applicable carbon protocol under which carbon credits may be issued for the carbon preserved in the trees on the Property.
5. Governing law and venue. The terms and provisions of this Declaration shall be governed, construed, and enforced in accordance with the laws of the State of Georgia. Venue for any lawsuit arising out of this Declaration shall be in Atlanta, Georgia.
6. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
7. Enforcement.
  - a. This Declaration is being freely and voluntarily made by Declarant.
  - b. For only so long as that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 is in effect, City Forest Credits, the permitting authority in the locality where the Property is located is express third party beneficiaries of this Declaration ( "Beneficiary"), and shall have the power and right but not the obligation to enforce the terms and conditions of this Declaration by


any applicable legal or equitable remedies, including, without limitation, injunctive relief and specific performance. All remedies available under this Declaration shall be in addition to any and all remedies at law or in equity. Enforcement of the terms of this Declaration shall be at the discretion of the Beneficiary, and any forbearance, delay or omission to exercise its rights under this Declaration in the event of a breach of any term of this Declaration is not a waiver by the Beneficiary of such term or of any subsequent breach of such term, or any other term in this Declaration, or of any rights of the Beneficiary under this Declaration.


c. Declarant shall be responsible for all costs associated with implementation of this Declaration.


*[Signature page follows.]*

Dated this 29<sup>th</sup> day of September, 2025.

CITY OF ATLANTA, a municipal  
corporation of the State of Georgia

  
Witness

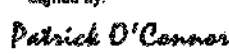
  
Andre Dickens  
Mayor

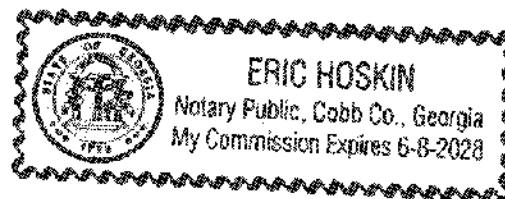
  
Notary Public  
(NOTARIAL SEAL)

ATTEST:

  
Corrine A. Lindo

APPROVED AS TO FORM:

Signed by:  
  
7D297E08E2BA43C  
Patrick O'Connor  
Division Chief, Land Use & Real Estate  
Department of Law



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" OPEN TOP PIPE AT THE NORTHEAST CORNER OF LAND LOT 27;  
THENCE, SOUTH 07 DEGREES 54 MINUTES 44 SECONDS WEST, 843.70 FEET TO A POINT;  
THENCE, SOUTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 848.87 FEET TO A POINT IN THE CENTERLINE OF UTOY CREEK;  
THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES AND DISTANCES, NORTH 21 DEGREES 10 MINUTES 47 SECONDS WEST, 226.84 FEET TO A POINT;  
THENCE, NORTH 44 DEGREES 08 MINUTES 48 SECONDS WEST, 153.08 FEET TO A POINT;  
THENCE, NORTH 21 DEGREES 17 MINUTES 25 SECONDS EAST, 119.51 FEET TO A POINT;  
THENCE, NORTH 05 DEGREES 50 MINUTES 14 SECONDS EAST, 83.88 FEET TO A POINT;  
THENCE, NORTH 17 DEGREES 08 MINUTES 22 SECONDS WEST, 32.28 FEET TO A POINT;  
THENCE, NORTH 36 DEGREES 00 MINUTES 19 SECONDS WEST, 39.21 FEET TO A POINT;  
THENCE, NORTH 73 DEGREES 12 MINUTES 21 SECONDS WEST, 20.22 FEET TO A POINT;  
THENCE, SOUTH 68 DEGREES 34 MINUTES 57 SECONDS WEST, 43.48 FEET TO A POINT;  
THENCE, NORTH 53 DEGREES 35 MINUTES 18 SECONDS WEST, 86.98 FEET TO A POINT;  
THENCE, NORTH 44 DEGREES 22 MINUTES 27 SECONDS WEST, 53.83 FEET TO A POINT;  
THENCE, NORTH 20 DEGREES 15 MINUTES 13 SECONDS WEST, 108.15 FEET TO A POINT;  
THENCE NORTH 38 DEGREES 58 MINUTES 28 SECONDS WEST, 80.19 FEET TO A POINT;  
THENCE, NORTH 71 DEGREES 57 MINUTES 44 SECONDS WEST, 45.09 FEET TO A POINT;  
THENCE, SOUTH 80 DEGREES 46 MINUTES 03 SECONDS WEST, 83.89 FEET TO A POINT;  
THENCE, SOUTH 58 DEGREES 11 MINUTES 11 SECONDS WEST, 128.61 FEET TO A POINT;  
THENCE, SOUTH 65 DEGREES 25 MINUTES 56 SECONDS WEST, 88.11 FEET TO A POINT;  
THENCE, SOUTH 78 DEGREES 50 MINUTES 58 SECONDS WEST, 47.15 FEET TO A POINT;  
THENCE, NORTH 78 DEGREES 12 MINUTES 53 SECONDS WEST, 53.54 FEET TO A POINT;  
THENCE, NORTH 83 DEGREES 45 MINUTES 32 SECONDS WEST, 175.28 FEET TO A POINT;  
THENCE, NORTH 74 DEGREES 22 MINUTES 07 SECONDS WEST, 161.22 FEET TO A POINT;  
THENCE, NORTH 20 DEGREES 34 MINUTES 21 SECONDS WEST, 356.34 FEET TO A POINT;  
THENCE, NORTH 27 DEGREES 16 MINUTES 08 SECONDS WEST, 32.78 FEET TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 02 DEGREES 35 MINUTES 28 SECONDS EAST, 374.87 FEET TO A POINT;  
THENCE SOUTH 85 DEGREES 39 MINUTES 52 SECONDS EAST, 1448.80 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 27.58 ACRES

ALL OF THE ABOVE DESCRIBED PROPERTY BEING AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO THE CONSERVATION FUND AND FIDELITY NATIONAL TITLE INSURANCE COMPANY" PREPARED BY HUGHES-RAY COMPANY, INC., BEARING THE SEAL AND CERTIFICATION OF AARON M. MCCULLOUGH, GEORGIA REGISTERED LAND SURVEYOR NO. 2990, DATED MARCH 12, 2022.

After recording return to:

City of Atlanta  
55 Trinity Avenue, SW  
Suite 5500  
Atlanta, Georgia 30303  
Attn: Patrick O'Connor

Deed Book 69381 Page 359  
Filed and Recorded 09/30/2025 09:21:00 AM  
2025-0245333  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

Cross Reference:  
Book 67080, Page 569

Tax ID Nos.:  
  
14-0062-LL0544

## DECLARATION OF DEVELOPMENT RESTRICTIONS

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this 27th day of September, 2025, by the City of Atlanta, a municipal corporation of the State of Georgia ("Declarant"), for the purpose of clarifying the development restrictions on property at 0 Mount Zion Rd SE in Atlanta, Georgia.

### RECITALS

A. Declarant is the owner of certain property in Atlanta, Georgia, addressed as the 0 Mount Zion Rd SE more particularly described in EXHIBIT A attached hereto and incorporated by reference ("Subject Parcels"). Subject Parcels shall be referred to as the "Property" hereafter.

B. Declarant purchased the Property from The Conservation Fund, Inc., on August 10, 2023.

C. Declarant is a municipal corporation of the State of Georgia.

D. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO<sub>2</sub>, reduce storm water runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields or other uses would seriously impair the climate value of the Property.

E. Declarant intends to enroll the Property with City Forest Credits to develop a forest carbon program, whereby the Declarant will preserve forested stands and earn carbon credits for those reserved trees. City Forest Credits, a non-profit carbon registry, has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas.

F. Pursuant to the terms of that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 (the "Agreement"), Declarant intends by this Declaration to preserve the trees on the Property for a period of no less than 40 years. It understands that for so long as the Agreement is in effect, this Declaration will bar the clearing or removing of trees for parking

lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.

G. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation. Acquiring forested land for long-term conservation is only the beginning. Maintenance and stewardship of that forested land also require funding for the duration of any carbon requirement and, if this document provides, in perpetuity. The Project Operator of any carbon project will be committing legally to preserve the forest and its carbon stock for 40 or 100 years, and possibly in perpetuity. Revenue from the sale of carbon credits from this project is essential to long-term conservation and carbon project success. The carbon revenue could secure funding for forest maintenance and stewardship, acquisition of new forested property, and capacity building for sustainability projects.

Due to capacity constraints, acquisition timelines, obtaining grant or other funding to complete and close on a final acquisition by the end holder of title, or other confounding factors, the City of Atlanta may need a full two years from the date of recordation of this easement or acquisition of the land to submit an application for a carbon project with City Forest Credits.

Declarant has been working with City Forest Credits on carbon crediting since 2022. Declarant evaluates almost all conservation transactions for eligibility for the City Forest Credits program, and it evaluated this project for eligibility starting in December 2024. This document serves as a record of the City of Atlanta's awareness of the material importance of the revenues from carbon crediting to the long-term success of this land and forest conservation project. Funding sources for acquisition of land for conservation almost never include funding for maintenance or stewardship, yet those elements are critical for long-term success. This document evidences the Project Operator's intent to register with City Forest Credits the properties listed above within two years from the date of recordation of this Declaration. The acreage to be enrolled in the Project Area is an estimate and could change by the time the Project Application is submitted.

## DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants, imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, disease or fire or to improve forest health. Recreational non-motor-use trails have negligible or de minimis impacts on biomass and carbon stock and are permissible.

2. *Floating Buffer.* Notwithstanding the foregoing, Declarant reserves for itself a floating buffer area of 2.18 acres, roughly equivalent to 5.79%, of the Property for multi-use trails, forest management and development related solely to recreational uses.

#### GENERAL PROVISIONS

3. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant and its heirs, beneficiaries, successors and assigns, and all future owners of the Property.
4. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect as long as it is needed to satisfy the requirements of any applicable carbon protocol under which carbon credits may be issued for the carbon preserved in the trees on the Property.
5. Governing law and venue. The terms and provisions of this Declaration shall be governed, construed, and enforced in accordance with the laws of the State of Georgia. Venue for any lawsuit arising out of this Declaration shall be in Atlanta, Georgia.
6. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
7. Enforcement.
  - a. This Declaration is being freely and voluntarily made by Declarant.
  - b. For only so long as that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 is in effect, City Forest Credits, the permitting authority in the locality where the Property is located is express third party beneficiaries of this Declaration ( "Beneficiary"), and shall have the power and right but not the obligation to enforce the terms and conditions of this Declaration by any applicable legal or equitable remedies, including, without limitation, injunctive relief and specific performance. All remedies available under this Declaration shall be in addition to any and all remedies at law or in equity. Enforcement of the terms of this Declaration shall be at the discretion of the Beneficiary, and any forbearance, delay or omission to exercise its rights under this Declaration in the event of a breach of any term of this Declaration is not a waiver by the Beneficiary of such term or of any subsequent breach of such term, or any other term in this Declaration, or of any rights of the Beneficiary under this Declaration.




- c. Declarant shall be responsible for all costs associated with implementation of this Declaration.


*[Signature page follows.]*

Dated this 29<sup>th</sup> day of September, 2025.

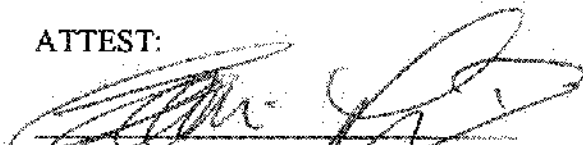
CITY OF ATLANTA, a municipal  
corporation of the State of Georgia

  
Witness


  
Andre Dickens  
Mayor

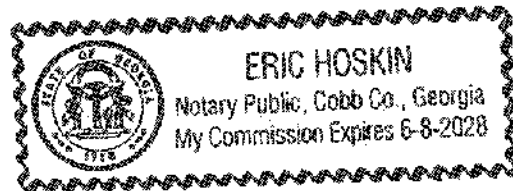
  
Notary Public  
(NOTARIAL SEAL)

ATTEST:

  
Corrine A. Lindo

APPROVED AS TO FORM:

Signed by:  
  
Patrick O'Connor  
Division Chief, Land Use & Real Estate  
Department of Law



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT OF WAY);

THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR;

THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 04 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 124.43 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 22 DEGREES 55 MINUTES 31 SECONDS EAST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 89 DEGREES 01 MINUTES 53 SECONDS WEST A DISTANCE OF 119.57 FEET TO A POINT;

THENCE, RUN NORTH 14 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 220.49 FEET TO A FOUND RIGHT-OF-WAY MARKER;

THENCE, RUN NORTH 20 DEGREES 38 MINUTES 59 SECONDS WEST A DISTANCE OF 208.48 FEET TO A FOUND RIGHT-OF-WAY MARKER;

THENCE, RUN NORTH 26 DEGREES 39 MINUTES 19 SECONDS WEST A DISTANCE OF 208.95 FEET TO A POINT;

THENCE, RUN NORTH 29 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 90.43 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.61 ACRES OR 69,912 SQUARE FEET, MORE OR LESS.

**TOGETHER WITH:**

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT OF WAY);

THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET; THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR; THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, RUN SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 398.74 FEET TO A POINT;

THENCE, RUN NORTH 44 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 68.95 FEET TO A POINT;

THENCE, RUN SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 220.67 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 88 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 174.03 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 34 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 47.88 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE, ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET; SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 39 MINUTES 50 SECONDS WEST A DISTANCE OF 54.02 FEET TO A POINT;

SOUTH 30 DEGREES 35 MINUTES 07 SECONDS WEST A DISTANCE OF 46.51 FEET TO A POINT;

SOUTH 30 DEGREES 17 MINUTES 49 SECONDS WEST A DISTANCE OF 40.86 FEET TO A POINT;

SOUTH 41 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 61.29 FEET TO A POINT;

SOUTH 01 DEGREES 40 MINUTES 16 SECONDS WEST A DISTANCE OF 53.53 FEET TO A POINT;

SOUTH 09 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF 34.07 FEET TO A POINT;

SOUTH 07 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 34.86 FEET TO A POINT;

SOUTH 20 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 39.00 FEET TO A POINT;

SOUTH 50 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 22.29 FEET TO A POINT;

SOUTH 46 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 59.30 FEET TO A POINT;

SOUTH 36 DEGREES 13 MINUTES 42 SECONDS WEST A DISTANCE OF 12.23 FEET TO A POINT;

SOUTH 03 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 57.33 FEET TO A POINT;

SOUTH 14 DEGREES 46 MINUTES 44 SECONDS WEST A DISTANCE OF 36.67 FEET TO A POINT;

SOUTH 37 DEGREES 07 MINUTES 55 SECONDS WEST A DISTANCE OF 51.77 FEET TO A POINT;

SOUTH 64 DEGREES 04 MINUTES 47 SECONDS WEST A DISTANCE OF 44.49 FEET TO A POINT;

SOUTH 87 DEGREES 34 MINUTES 29 SECONDS WEST A DISTANCE OF 31.91 FEET TO A POINT;

SOUTH 19 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 46.29 FEET TO A POINT;

SOUTH 16 DEGREES 15 MINUTES 03 SECONDS EAST A DISTANCE OF 35.33 FEET TO A POINT;

SOUTH 25 DEGREES 11 MINUTES 35 SECONDS EAST A DISTANCE OF 35.70 FEET TO A POINT;

SOUTH 21 DEGREES 13 MINUTES 01 SECONDS WEST A DISTANCE OF 22.32 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 89 DEGREES 02 MINUTES 21 SECONDS WEST A DISTANCE OF 250.26 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 22 DEGREES 55 MINUTES 31 SECONDS WEST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 04 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 184.43 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 8.50 ACRES OR 370,327 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

ALL THAT PARCEL OF LAND Lying in LAND LOT 70 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50-FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BAGWELL DRIVE (50-FOOT RIGHT OF WAY);

THENCE, ALONG THE RIGHT-OF-WAY LINE OF SAID BAGWELL DRIVE, RUN NORTH 07 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 135.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 88 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 533.89 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 01 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 32.43 FEET TO A FOUND 3/4-INCH CRIMPED TOP PIPE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF POLAR ROCK DRIVE (50-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 153.04 FEET (SAID ARC HAVING A RADIUS OF 200.00 FEET AND BEING SURTENDED BY A CHORD OF SOUTH 39 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 130.60 FEET) TO A 1/2-INCH REBAR SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50-FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 88 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 460.00 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.59 ACRES OR 69,259 SQUARE FEET, MORE OR LESS.

ALL OF SAID TRACTS BEING AS SHOWN AND DEPICTED ON ALLIANCE'S LAND TITLE SURVEY PREPARED FOR THE CONSERVATION FUND AND STEWART TITLE GUARANTY COMPANY BY HUGHES-RAY COMPANY, INC., TITLED "MT. ZION SITE A," DATED NOVEMBER 7, 2022, BEARING THE SEAL AND SIGNATURE OF PATRICK P. NUNN, G.A.B.T.S. NO. 2860.

After recording return to:

City of Atlanta  
55 Trinity Avenue, SW  
Suite 5500  
Atlanta, Georgia 30303  
Attn: Patrick O'Connor

Deed Book 69381 Page 367  
Filed and Recorded 09/30/2025 09:21:00 AM  
2025-0245334  
CHE ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

Cross Reference:  
Book 67080, Page 569

Tax ID Nos.:  
14-0069-LL0596  
14-0069-LL0646  
14-007000040275  
14-0062-LL0833

## DECLARATION OF DEVELOPMENT RESTRICTIONS

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this September 29, 2025, by the City of Atlanta, a municipal corporation of the State of Georgia ("Declarant"), for the purpose of clarifying the development restrictions on property at 0 Pryor Rd SW, 0 Pegg Rd SW, and 0 Bagwell Dr SW in Atlanta, Georgia.

### RECITALS

A. Declarant is the owner of certain property in Atlanta, Georgia, addressed as the 0 Pryor Rd SW, 0 Pegg Rd SW, and 0 Bagwell Dr SW more particularly described in EXHIBIT A attached hereto and incorporated by reference ("Subject Parcels"). Subject shall be referred to as the "Property" hereafter.

B. Declarant purchased the Property from The Conservation Fund, Inc., on August 10, 2023.

C. Declarant is a municipal corporation of the State of Georgia.

D. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO<sub>2</sub>, reduce storm water runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields or other uses would seriously impair the climate value of the Property.

E. Declarant intends to enroll the Property with City Forest Credits to develop a forest carbon program, whereby the Declarant will preserve forested stands and earn carbon credits for those preserved trees. City Forest Credits, a non-profit carbon registry, has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas.

F. Pursuant to the terms of that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 (the "Agreement"), Declarant intends by this Declaration to preserve the trees on the Property in accordance with that certain Project Implementation Agreement -- SP/PS/EXE/2412-1250085 between the City and City Forest Credits. It understands that, for so long as the Agreement is in effect, this Declaration will bar the clearing or removing of trees for parking lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.

G. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation. Acquiring forested land for long-term conservation is only the beginning. Maintenance and stewardship of that forested land also require funding for the duration of any carbon requirement and, if this document provides, in perpetuity. The Project Operator of any carbon project will be committing legally to preserve the forest and its carbon stock for 40 or 100 years, and possibly in perpetuity. Revenue from the sale of carbon credits from this project is essential to long-term conservation and carbon project success. The carbon revenue could secure funding for forest maintenance and stewardship, acquisition of new forested property, and capacity building for sustainability projects.

Due to capacity constraints, acquisition timelines, obtaining grant or other funding to complete and close on a final acquisition by the end holder of title, or other confounding factors, the City of Atlanta may need a full two years from the date of recordation of this easement or acquisition of the land to submit an application for a carbon project with City Forest Credits.

Declarant has been working with City Forest Credits on carbon crediting since 2022. Declarant evaluates almost all conservation transactions for eligibility for the City Forest Credits program, and it evaluated this project for eligibility starting in December 2024. This document serves as a record of the City of Atlanta's awareness of the material importance of the revenues from carbon crediting to the long-term success of this land and forest conservation project. Funding sources for acquisition of land for conservation almost never include funding for maintenance or stewardship, yet those elements are critical for long-term success. This document evidences the Project Operator's intent to register with City Forest Credits the properties listed above within two years from the date of recordation of this Declaration. The acreage to be enrolled in the Project Area is an estimate and could change by the time the Project Application is submitted.

## DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants,

imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, disease or fire or to improve forest health. Recreational non-motor-use trails have negligible or de minimis impacts on biomass and carbon stock and are permissible.
2. *Floating Buffer.* Notwithstanding the foregoing, Declarant reserves for itself a floating buffer area of 0.59 acres, roughly equivalent to 5.07%, of the Property for multi-use trails, forest management and development related solely to recreational uses.

### GENERAL PROVISIONS

3. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant and its heirs, beneficiaries, successors and assigns, and all future owners of the Property.
4. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect as long as it is needed to satisfy the requirements of any applicable carbon protocol under which carbon credits may be issued for the carbon preserved in the trees on the Property.
5. Governing law and venue. The terms and provisions of this Declaration shall be governed, construed, and enforced in accordance with the laws of the State of Georgia. Venue for any lawsuit arising out of this Declaration shall be in Atlanta, Georgia.
6. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
7. Enforcement.
  - a. This Declaration is being freely and voluntarily made by Declarant.
  - b. For only so long as that certain Carbon Credits Program Extension Agreement, SP/PS/EXE/2412-1250085, between Declarant and Urban Forest Carbon Registry d/b/a City Forest Credits and effective June 2, 2025 is in effect, City Forest Credits, the permitting authority in the locality where the Property is located is express third



party beneficiaries of this Declaration ( "Beneficiary"), and shall have the power and right but not the obligation to enforce the terms and conditions of this Declaration by any applicable legal or equitable remedies, including, without limitation, injunctive relief and specific performance. All remedies available under this Declaration shall be in addition to any and all remedies at law or in equity. Enforcement of the terms of this Declaration shall be at the discretion of the Beneficiary, and any forbearance, delay or omission to exercise its rights under this Declaration in the event of a breach of any term of this Declaration is not a waiver by the Beneficiary of such term or of any subsequent breach of such term, or any other term in this Declaration, or of any rights of the Beneficiary under this Declaration.


c. Declarant shall be responsible for all costs associated with implementation of this Declaration.

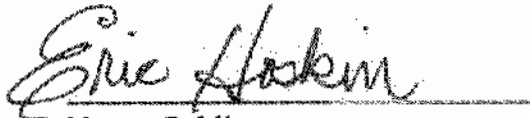
*[Signature page follows.]*

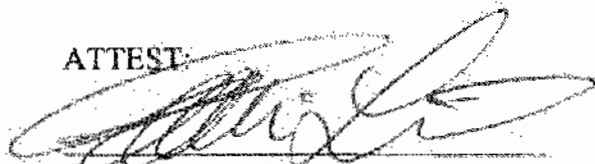
Dated this 29<sup>th</sup> day of September, 2025.

CITY OF ATLANTA, a municipal  
corporation of the State of Georgia

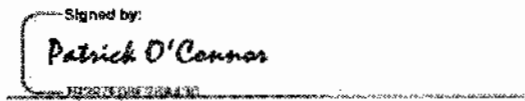
  
Witness

  
Andre Dickens  
Mayor

  
Notary Public  
(NOTARIAL SEAL)

ATTEST:  
  
Corrine A. Lindo

APPROVED AS TO FORM:

Signed by:  
  
Patrick O'Connor  
Division Chief, Land Use & Real Estate  
Department of Law

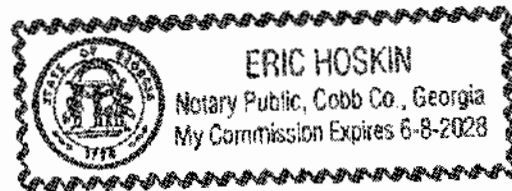


EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND LYING IN LAND LOT 62 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE SOUTHEASTERLY END OF THE CURVED MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BROWNS MILL ROAD (70 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT ZION ROAD (50 FOOT RIGHT OF WAY) THENCE ALONG SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 146.87 FEET (SAID ARC HAVING A RADIUS

OF 775.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 45 DEGREES 28 MINUTES 19 SECONDS EAST A DISTANCE OF 146.65 FEET) TO A POINT; THENCE, RUN SOUTH 40 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 72.59 FEET TO A POINT; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 182.16 FEET (SAID ARC HAVING A RADIUS OF 210.39 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 15 DEGREES 14 MINUTES 25 SECONDS EAST A DISTANCE OF 176.52 FEET) TO A POINT; THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 49.88 FEET TO A 1/2-INCH REBAR SET; SAID 1/2-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 87.48 FEET TO A 1/2-INCH REBAR SET;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 30.84 FEET (SAID ARC HAVING A RADIUS OF 198.62 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 05 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 30.81 FEET) TO A POINT;

THENCE, RUN SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 11.97 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 178.50 FEET (SAID ARC HAVING A RADIUS OF 242.87 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 23 MINUTES 25 SECONDS EAST A DISTANCE OF 174.51 FEET) TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 132.59 FEET TO A 1/2-INCH REBAR SET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 56 MINUTES 04 SECONDS WEST A DISTANCE OF 149.61 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 18 MINUTES 37 SECONDS EAST A DISTANCE OF 210.00 FEET TO A 5/8-INCH REBAR FOUND;

THENCE, RUN NORTH 48 DEGREES 56 MINUTES 01 SECONDS EAST A DISTANCE OF 150.11 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 12.96 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 37.35 FEET (SAID ARC HAVING A RADIUS OF 966.35 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 37.35 FEET) TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 149.51 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 43 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 70.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 32 MINUTES 29 SECONDS EAST A DISTANCE OF 74.69 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 47 MINUTES 28 SECONDS WEST A DISTANCE OF 118.97 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 09 DEGREES 40 MINUTES 28 SECONDS WEST A DISTANCE OF 337.83 FEET TO A FOUND 1/2-INCH CRUMPLED TOP PIPE;

THENCE, RUN SOUTH 89 DEGREES 53 MINUTES 33 SECONDS WEST A DISTANCE OF 187.21 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 89 DEGREES 37 MINUTES 01 SECONDS WEST A DISTANCE OF 1916.15 FEET TO A FOUND 1/2-INCH REBAR;

THENCE, RUN NORTH 00 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 606.76 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 88 DEGREES 39 MINUTES 34 SECONDS EAST A DISTANCE OF 334.15 FEET TO A FOUND 1/2-INCH CRUMPLED TOP PIPE;

THENCE, RUN NORTH 00 DEGREES 38 MINUTES 37 SECONDS EAST A DISTANCE OF 124.50 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 66 DEGREES 23 MINUTES 42 SECONDS EAST A DISTANCE OF 185.99 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 57 DEGREES 18 MINUTES 38 SECONDS EAST A DISTANCE OF 64.29 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 29 DEGREES 09 MINUTES 30 SECONDS EAST A DISTANCE OF 30.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 87 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 177.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 68 DEGREES 37 MINUTES 38 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 20 DEGREES 29 MINUTES 47 SECONDS EAST A DISTANCE OF 16.43 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 69 DEGREES 40 MINUTES 13 SECONDS EAST A DISTANCE OF 139.29 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET, SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 16 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 13.91 FEET TO A POINT;  
NORTH 25 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 19.08 FEET TO A POINT;  
NORTH 42 DEGREES 09 MINUTES 11 SECONDS EAST A DISTANCE OF 31.98 FEET TO A POINT;  
NORTH 25 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 73.50 FEET TO A POINT;  
NORTH 39 DEGREES 31 MINUTES 03 SECONDS EAST A DISTANCE OF 39.09 FEET TO A POINT;  
NORTH 68 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 12.59 FEET TO A POINT;  
NORTH 79 DEGREES 23 MINUTES 35 SECONDS EAST A DISTANCE OF 26.83 FEET TO A POINT;  
SOUTH 56 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 37.19 FEET TO A POINT;  
NORTH 72 DEGREES 41 MINUTES 02 SECONDS EAST A DISTANCE OF 27.84 FEET TO A POINT;  
NORTH 49 DEGREES 46 MINUTES 50 SECONDS EAST A DISTANCE OF 27.51 FEET TO A POINT;  
NORTH 29 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 46.45 FEET TO A POINT;  
NORTH 63 DEGREES 23 MINUTES 01 SECONDS EAST A DISTANCE OF 57.29 FEET TO A POINT;  
NORTH 30 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 97.36 FEET TO A POINT;  
NORTH 25 DEGREES 09 MINUTES 29 SECONDS EAST A DISTANCE OF 39.43 FEET TO A POINT;  
NORTH 21 DEGREES 36 MINUTES 45 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;  
NORTH 01 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 36.83 FEET TO A POINT;  
NORTH 04 DEGREES 42 MINUTES 51 SECONDS EAST A DISTANCE OF 27.92 FEET TO A POINT;  
NORTH 08 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 35.29 FEET TO A POINT;  
NORTH 45 DEGREES 20 MINUTES 13 SECONDS EAST A DISTANCE OF 49.32 FEET TO A POINT;  
NORTH 23 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 57.91 FEET TO A POINT;  
NORTH 31 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 40.01 FEET TO A POINT;  
NORTH 45 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 25.96 FEET TO A POINT;  
NORTH 30 DEGREES 54 MINUTES 06 SECONDS EAST A DISTANCE OF 26.47 FEET TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK RUN NORTH 82 DEGREES 48 MINUTES 09 SECONDS EAST A DISTANCE OF 114.47 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.36 ACRES OR 1,497,826 SQUARE FEET, MORE OR LESS.

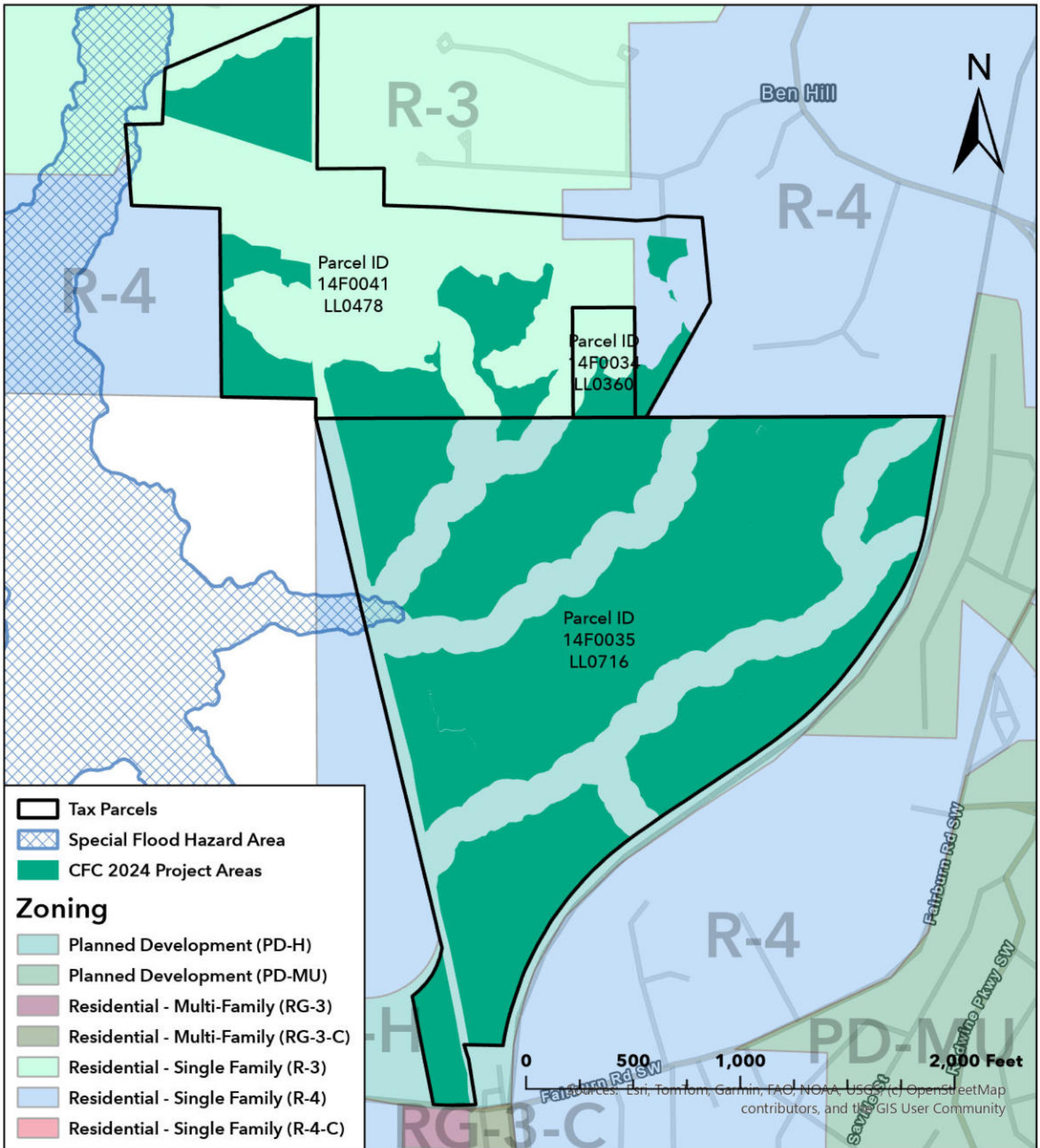
AS SHOWN AND DEPICTED ON ALLIANSPS LAND TITLE SURVEY PREPARED FOR THE CONSERVATION FUND AND STEWART TITLE GUARANTEE COMPANY BY JUDITH S. RAY COMPANY, INC., DATED "MT. ZION 811" B, DATED NOVEMBER 7, 2022, BEARING THE SEAL AND SIGNATURE OF PATRICK P. KUNN, GA. E.L.S. NO. 2860.

## Zoning Maps





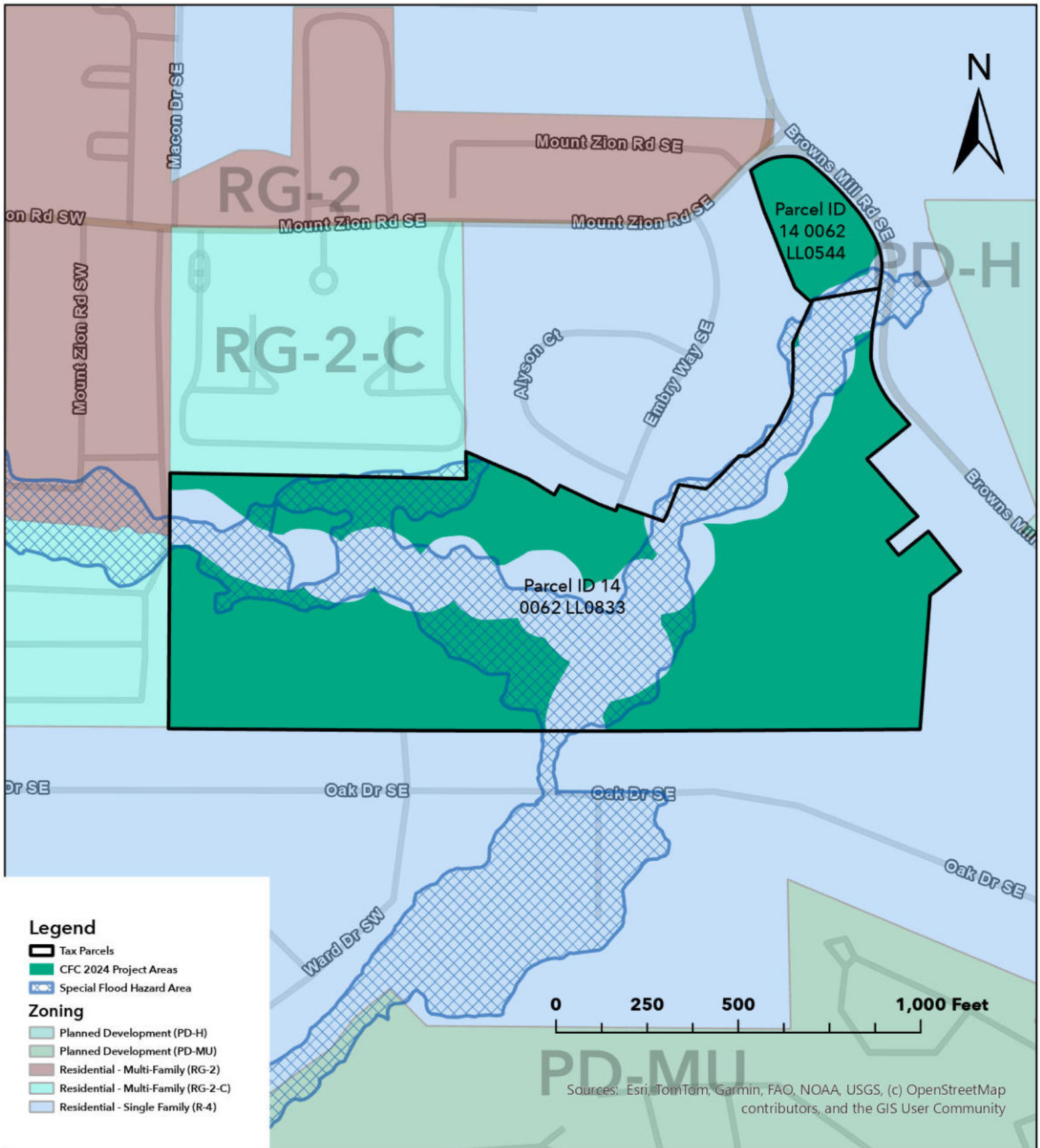
# SOUTHWEST NATURE PRESERVE STAND AND ZONING BOUNDARIES



Project area derived from tax parcel data (2025) with canopy gaps, and 75ft stream buffers removed (protected from disturbance). A forest management area in the north of the property has also been removed in anticipation of silvicultural work that will reduce the canopy below 80%. Zoning overlay from Atlanta Dept. of City Planning. Special Flood Hazard Area represents the area designated as having a 1% chance of flooding annually, via FEMA. Map prepared by James Moy - COA DPR, July 2025



# MOUNT ZION NATURE PRESERVE ZONING OVERLAY MAP

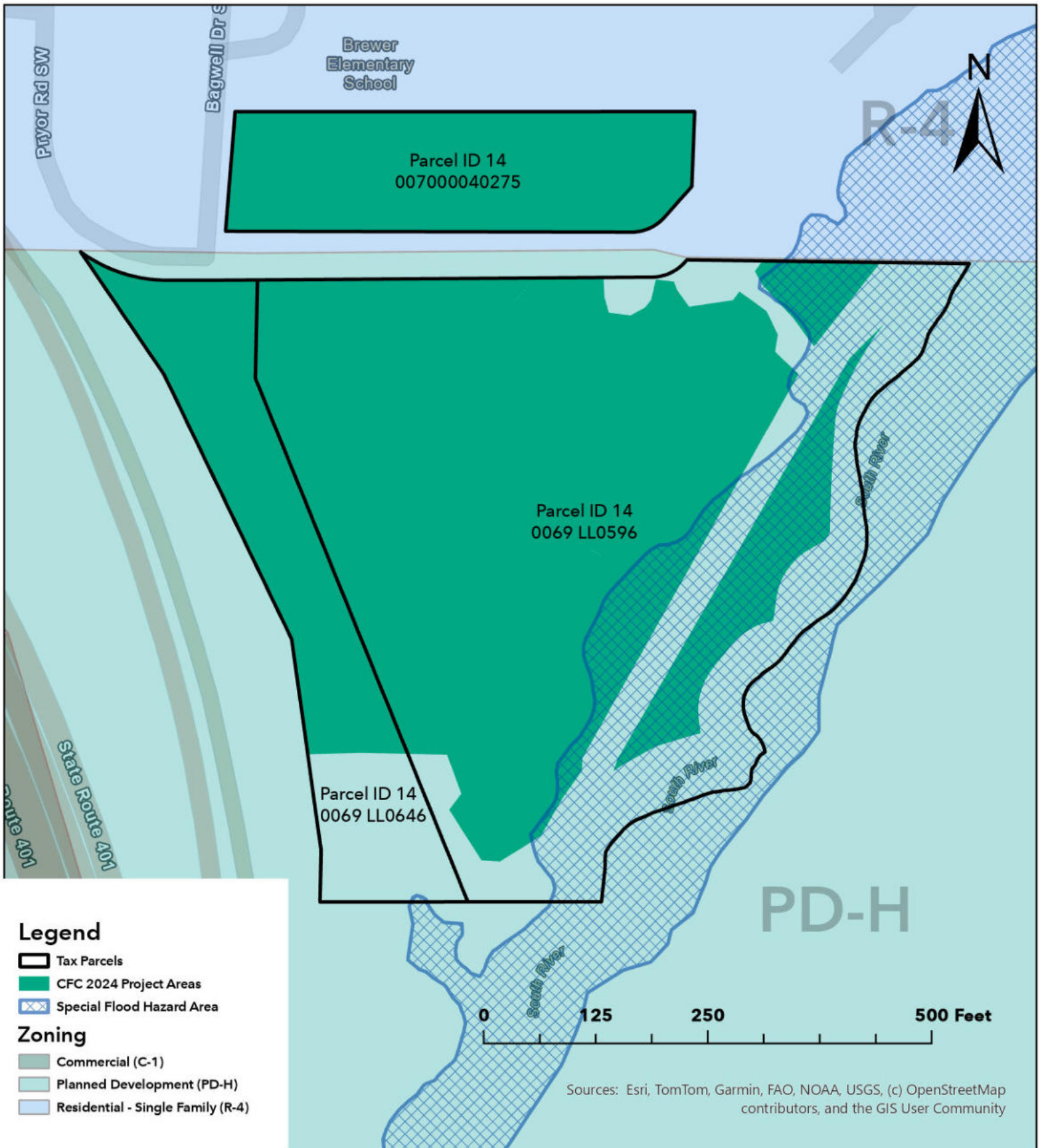


Project area derived from tax parcel data (2025) with canopy gaps and 75ft stream buffers removed (protected from disturbance)  
Zoning data from City of Atlanta Department of City Planning. Special Flood Hazard Area represents the area designated as having a 1% chance of flooding annually, via FEMA. Map prepared by James Moy - COA DPR, June 2025





# SOUTH RIVER NATURE PRESERVE ZONING OVERLAY MAP

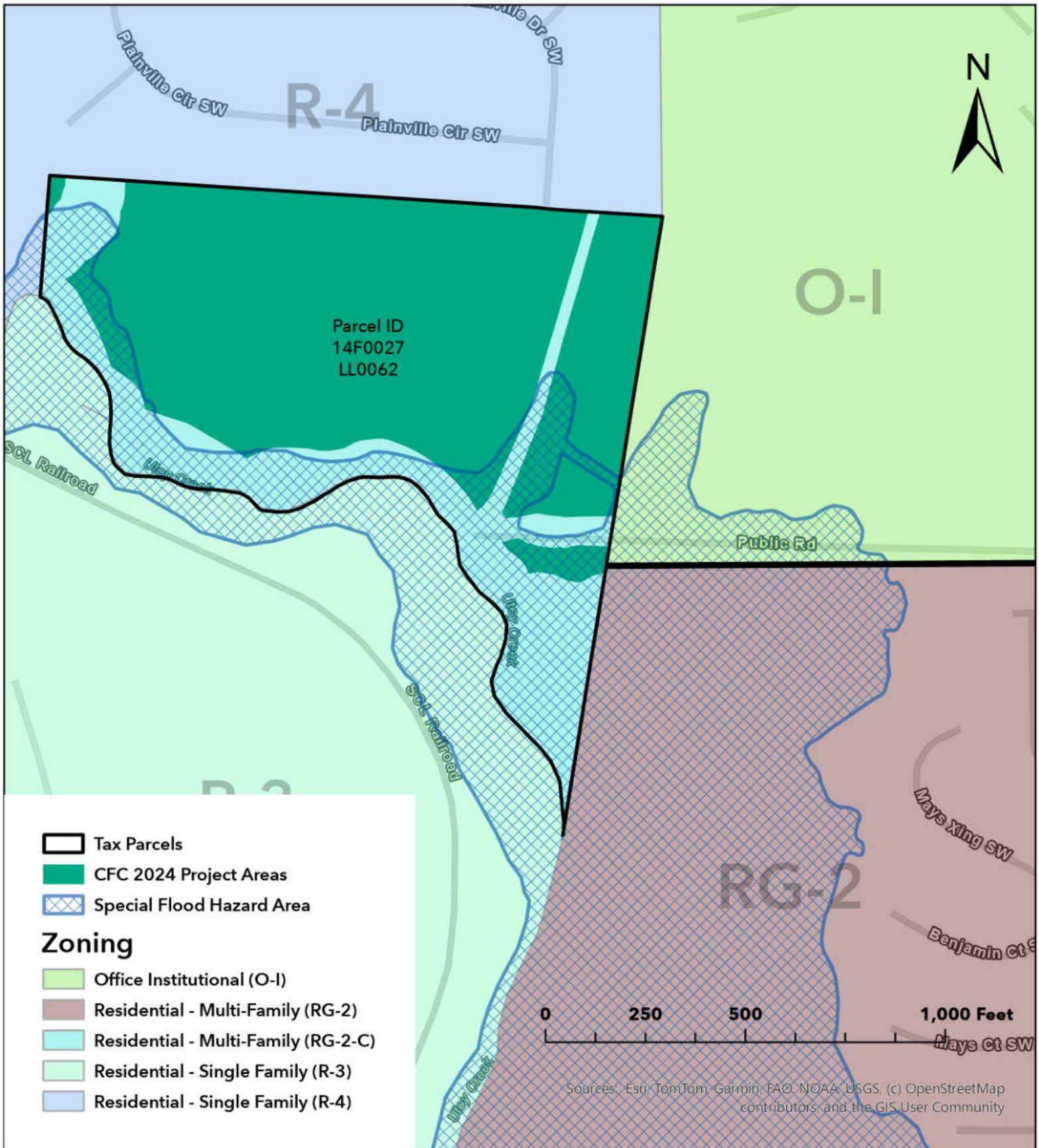


Project area derived from tax parcel data (2025) with canopy gaps and 75ft stream buffers removed (protected from disturbance)  
Zoning data from City of Atlanta Department of City Planning. Special Flood Hazard Area represents the area designated as having a 1% chance of flooding annually, via FEMA. Map prepared by James Moy - COA DPR, July 2025





# UTOY CREEK NATURE PRESERVE ZONING OVERLAY MAP



Project area derived from tax parcel data (2025) with canopy gaps, federally designated wetlands, and 75ft stream buffers removed  
Zoning data from City of Atlanta Department of City Planning. Special Flood Hazard Area represents the area designated as having a 1% chance of flooding annually, via FEMA. Map prepared by James Moy - COA DPR, July 2025

**Zoning Description(s)**

## CHAPTER 5. - R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

## Sec. 16-05.001. - Scope of provisions.

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter are the regulations in the R-3 Single-Family Residential District.

(Code 1977, § 16-05.001)

## Sec. 16-05.002. - Statement of intent.

The intent of this chapter in establishing the R-3 Single-Family Residential District is as follows:

- (1) To provide for the development of single-family residential communities and protection of existing communities on lots of medium size at a density of not more than one dwelling unit per 18,000 square feet.
- (2) To provide for the development of recreational, religious, and educational facilities as basic elements in a balanced community.

(Code 1977, § 16-05.002)

## Sec. 16-05.003. - Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes, and in no case shall there be more than one main building and one main use on a lot:

- (1) Repealed.
- (2) Public schools through the secondary level operated by the Atlanta Board of Education, having no dwelling or lodging facilities except for caretakers.
- (3) Single-family detached dwellings.
- (4) Structures and uses required for operation of MARTA, but not including uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.
- (5) The use of a building or premises as a party house is expressly prohibited.
- (6) Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.

(Code 1977, § 16-05.003; Ord. No. 2020-58(19-O-1393), § 15, 10-28-20; Ord. No. 2021-60(21-O-0682), § 6, 12-15-21)

## Sec. 16-05.004. - Permitted accessory uses and structures.

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures are permitted. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:

- (1) Greenhouses, garden sheds, private garages and similar structures.
- (2) Barns for keeping of horses, provided that no such barn shall be within 50 feet of any lot line.
- (3) Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.
- (4) Swimming pools, tennis courts and similar facilities.
- (5) Home occupation, subject to limitations set forth in section 16-29.001(17).
- (6) Structures necessary for active construction projects.
- (7) Devices for the generation of energy, such as solar panels, wind generators and similar devices.
- (8) Amateur radio service antenna structures 70 feet or less in height. Amateur radio service antenna towers over 70 feet in height shall be by special use permit and comply with the requirements of 16-25.002(3)h, except that subsection h(ii) and subsection h(iv)(d) shall not be applicable to such applications.
- (9) Electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE.
- (10) Urban gardens.
- (11) Market gardens are limited to parcels that are used as schools, churches, synagogues, temples, mosques and other religious worship facilities.

Except in the case of home occupation, no accessory use shall be of a commercial nature.

No accessory building shall be constructed until construction of the principal building has actually begun, and no accessory building shall be used or occupied until the principal building is completed and in use.

(Code 1977, § 16-05.004; Ord. No. 2014-53(14-O-1278), § 2(Attach. B), 12-10-14; Ord. No. 2014-22(14-O-1092), § 2-E-i, 6-11-14)

#### Sec. 16-05.005. - Special permits.

The following uses are permissible only by special permits of the kinds indicated, subject to the limitations and requirements set forth herein or elsewhere in this part:

- (1) *Special use permits:*
  - (a) Cemeteries, mausoleums and columbariums.
  - (b) Child care nurseries, day care centers, prekindergartens, kindergartens, play and special schools or day care facilities for young children.
  - (c)



Churches, synagogues, temples, mosques and other religious worship facilities.

- (d) Civic, service, garden, neighborhood or private clubs.
- (e) Colleges and universities, other than trade schools, business colleges and similar uses.
- (f) Extraction or removal of sand, gravel, topsoil, clay, dirt or other natural resources.
- (g) Personal care homes and rehabilitation centers.
- (h) Landfills.
- (i) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than 70 feet in height, except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
- (j) Nursing homes.
- (k) Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
- (l) Private schools.
- (m) If a lot has no existing street frontage a special use permit is required for the development of a single-family detached dwelling. All other permitted uses and permitted accessory uses and structures are allowed by right on said lot.

(2) *Special administrative permits:*

- (a) Farmers' markets limited to parcels which meet the minimum lot size requirements and are used as churches, synagogues, temples, mosques and other religious worship facilities or schools.
- (b) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 70 feet or less in height, alternative design mounting structures, and new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
- (c) Whenever an application for such a permit is made, the director of the bureau of planning shall provide prior notification to the pertinent district councilmember and at-large councilmembers.
- (d) Urban gardens as a principal use on an undeveloped lot.

(3) *Special exceptions:*

- (a) Churches, synagogues, temples, mosques and other religious worship facilities, where lot area is one acre or less.
- (b) Structures and uses required for operation of a public utility, except uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.

(Code 1977, § 16-05.005; Ord. No. 1997-06, § 4, 2-10-97; Ord. No. 1997-65, § 1, 11-10-97; Ord. No. 2001-96, §§ VIII, IX, 12-12-01; Ord. No. 2004-53, §§ 5A—5C, 8-20-04; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2008-62(06-O-0038), § 3D, 7-7-08; Ord. No. 2011-39(10-O-1773), § 3E, 9-15-11; Ord. No. 2014-22(14-O-1092), § 2-E-ii, 6-11-14; Ord. No. 2020-60(20-O-1022), § 5 11-11-20)

Sec. 16-05.006. - Transitional uses, structures, requirements.

None.

(Code 1977, § 16-05.006)

Sec. 16-05.007. - Minimum lot requirements.

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses:

- (1) *Churches, temples, synagogues, mosques and similar religious facilities*, except when authorized by a special permit.
- (2) *Single-family detached dwellings and all other uses*: Every lot shall have an area of not less than 18,000 square feet and a frontage of not less than 100 feet.
- (3) If a lot has less area or width than herein required and was a lot of record on the effective date of this part, that lot shall be used only for a single-family dwelling.

(Code 1977, § 16-05.007; Ord. No. 2005-21, §§ 1, 2, 3-25-05)

Sec. 16-05.008. - Minimum yard requirements.

The following minimum yard requirements shall apply to all uses approved by special permits as well as permitted uses:

- (1) *Front yard*: There shall be a front yard having a depth of not less than 50 feet.
- (2) *Side yard*: There shall be two side yards, one on each side of the main building, each having a width of not less than 10 feet.
- (3) *Rear yard*: There shall be a rear yard of not less than 20 feet.
- (4) *Accessory structures*: Accessory structures other than fences, when permitted, shall be placed to the side or rear of the main structure within the buildable area of the lot so as not to project beyond the front of the main structure. For fences, see section 16-28.008(5).
- (5) *Maximum floor area ratio*: The maximum floor area ratio within this district shall not exceed 0.40.
- (6) *Maximum lot coverage*: Maximum lot coverage within this district shall not exceed 40 percent of total lot area.

(Code 1977, § 16-05.008)

Sec. 16-05.009. - Maximum height.

No building shall exceed 35 feet in height. See section 16-28.022 for excluded portions of structures.

(Code 1977, § 16-05.009)

Sec. 16-05.010. - Minimum off-street parking requirements.

The following parking requirements shall apply to all uses approved by special permits as well as permitted uses (see section 16-28.014):

- (1) *Single-family detached dwellings*: Two spaces per dwelling.
- (2) *Schools, colleges, churches, recreational or community centers and other places of assembly*: One space for each four fixed seats (with 18 inches of bench length counted as one seat), or one space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
  - (a) *Public or private elementary or middle school*: Two spaces for each classroom.
  - (b) *High school*: Four spaces for each classroom.
  - (c) *Colleges and universities*: Eight spaces for each classroom.
- (3) Nursing homes are required to have one space for each two employees and one additional space if there are three or fewer occupants. If there are four to six occupants, a second additional space is required.
- (4) *Child care centers, day care centers, prekindergartens, kindergartens, play and other special schools or day care centers for young children*: One space per 600 square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the director, bureau of traffic and transportation.
- (5) *Other uses*: One space for each 300 square feet of floor area.

(Code 1977, § 16-05.010; Ord. No. 2004-53, § 5D, 8-20-04)

## CHAPTER 6. - R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

## Sec. 16-06.001. - Scope of provisions.

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter are the regulations for the R-4 Single-Family Residential District.

(Code 1977, § 16-06.001)

## Sec. 16-06.002. - Statement of intent.

The intent of this chapter in establishing the R-4 Single-Family Residential District is as follows:

- (1) To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet.
- (2) To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community.

(Code 1977, § 16-06.002)

## Sec. 16-06.003. - Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes, and in no case shall there be more than one main building and one main use on a lot:

- (1) Repealed.
- (2) Public schools through the secondary level operated by the Atlanta Board of Education, having no dwelling or lodging facilities except for caretakers.
- (3) Single-family detached dwellings.
- (4) Structures and uses required for the operation of MARTA, but not including uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purposes.
- (5) The use of a building or premises as a party house is expressly prohibited.
- (6) Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.

(Code 1977, § 16-06.003; Ord. No. 2020-58(19-O-1393), § 17, 10-28-20; Ord. No. 2021-60(21-O-0682), § 8, 12-15-21)

## Sec. 16-06.004. - Permitted accessory uses and structures.

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures are permitted. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:

- (1) Greenhouses, garden sheds, private garages and similar structures.
- (2) Barns for the keeping of horses, provided that no such barn shall be within 50 feet of any lot line.
- (3) Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.
- (4) Swimming pools, tennis courts and similar facilities.
- (5) Home occupation, subject to the limitations set forth in section 16-29.001(17).
- (6) Structures necessary for active construction projects.
- (7) Devices for the generation of energy, such as solar panels, wind generators and similar devices.
- (8) Amateur radio service antenna structures 70 feet or less in height. Amateur radio service antenna towers over 70 feet in height shall be by special use permit and comply with the requirements of 16-25.002(3)h, except that subsection h(ii) and subsection h(iv)(d) shall not be applicable to such applications.
- (9) Electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE.
- (10) Urban gardens.
- (11) Market gardens are limited to parcels that are used as schools, churches, synagogues, temples, mosques and other religious worship facilities.
- (12) Accessory dwelling units, where the total number of dwelling units on any parcel, including the accessory dwelling unit, does not exceed two.

Except in the case of home occupation, no accessory use shall be of a commercial nature.

No accessory building shall be constructed until construction of the principal building has actually begun, and no accessory building shall be used or occupied until the principal building is completed and in use.

(Code 1977, § 16-06.004; Ord. No. 2014-53(14-O-1278), § 2(Attach. B), 12-10-14; Ord. No. 2014-22(14-O-1092), § 2-G-j, 6-11-14; Ord. No. 2019-09(18-O-1581), § 1.A, 1-31-19)

#### Sec. 16-06.005. - Special permits.

The following uses are permissible only by special permits of the kind indicated, subject to the limitations and requirements set forth herein or elsewhere in this part:

- (1) *Special use permits:*
  - (a) Cemeteries, mausoleums and columbariums.

- (b) Child care nurseries, day care centers, prekindergartens, kindergartens, play and special schools or day care facilities for young children.
  - (c) Churches, synagogues, temples, mosques and other religious worship facilities.
  - (d) Civic, service, garden, neighborhood or private clubs.
  - (e) Colleges and universities, other than trade schools, business colleges and similar uses.
  - (f) Extraction or removal of sand, gravel, topsoil, clay, dirt, or other natural resources.
  - (g) Personal care homes and rehabilitation centers.
  - (h) Landfills.
  - (i) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than 70 feet in height, except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
  - (j) Nursing homes.
  - (k) Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
  - (l) Private schools.
  - (m) If a lot has no existing street frontage a special use permit is required for the development of a single-family detached dwelling. All other permitted uses and permitted accessory uses and structures are allowed by right on said lot.
- (2) *Special administrative permits:*
- (a) Farmers' markets limited to parcels which meet the minimum lot size requirements and are used as churches, synagogues, temples, mosques and other religious worship facilities or schools.
  - (b) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 70 feet or less in height, alternative design mounting structures, and new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
  - (c) Whenever an application for such a permit is made, the director of the bureau of planning shall provide prior notification to the pertinent district councilmember and at-large councilmembers.
  - (d) Urban gardens as a principal use on an undeveloped lot.
- (3) *Special exceptions:*
- (a) Churches, synagogues, temples, mosques and other religious worship facilities, where lot area is one acre or less.
  - (b)

Structures and uses required for operation of a public utility, except uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.

(Code 1977, § 16-06.005; Ord. No. 1997-06, § 4, 2-10-97; Ord. No. 1997-65, § 1, 11-10-97; Ord. No. 2001-96, §§ XII, XIII, 12-12-01; Ord. No. 2004-53, §§ 7A—7C, 8-20-04; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2008-62(06-O-0038), § 3F, 7-7-08; Ord. No. 2011-39(10-O-1773), § 3G, 9-15-11; Ord. No. 2014-22(14-O-1092), § 2-G-ii, 6-11-14; Ord. No. 2020-60(20-O-1022), § 7, 11-11-20)

Sec. 16-06.006. - Transitional uses, structures, requirements.

None.

(Code 1977, § 16-06.006)

Sec. 16-06.007. - Minimum lot requirements.

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses:

- (1) *Churches, temples, synagogues, mosques and similar religious facilities*, except when authorized by a special permit.
- (2) *Single-family detached dwellings and all other uses*: Every lot shall have an area of not less than 9,000 square feet and a frontage of not less than 70 feet.
- (3) If a lot has less area or width than herein required and was a lot of record on the effective date of this part, that lot shall be used only for a single-family dwelling.

(Code 1977, § 16-06.007; Ord. No. 2005-21, §§ 1, 2, 3-25-05)

Sec. 16-06.008. - Minimum yard requirements.

The following minimum yard requirements shall apply to all uses approved by special permits as well as permitted uses:

- (1) *Front yard*: There shall be a front yard having a depth of not less than 35 feet.
- (2) *Side yard*: There shall be two side yards, one on each side of the main building, each having a width of not less than seven feet.
- (3) *Rear yard*: There shall be a rear yard of not less than 15 feet.
- (4) *Accessory structures*: Accessory structures other than fences, when permitted, shall be placed to the side or rear of the main structure within the buildable area of the lot so as not to project beyond the front of the main structure. For fences, see section 16-28.008(5).
- (5) *Maximum floor area ratio*: The maximum floor area ratio within this district shall not exceed 0.50.

- (6) **Maximum lot coverage:** Maximum lot coverage within this district shall not exceed 50 percent of total lot area.

(Code 1977, § 16-06.008)

Sec. 16-06.009. - Maximum height.

The following height limitations shall apply to all uses approved by special permits as well as permitted uses: No building shall exceed 35 feet in height. See section 16-28.022 for excluded portions of structures.

(Code 1977, § 16-06.009)

Sec. 16-06.010. - Minimum off-street parking requirements.

The following parking requirements shall apply to all uses approved by special permits as well as permitted uses (see section 16-28.014):

- (1) *Single-family detached dwellings:* One space per dwelling.
- (2) *Schools, colleges, churches, recreational or community centers and other places of assembly:* One space for each four fixed seats (with 18 inches of bench length counted as one seat), or one space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
  - (a) *Public or private elementary or middle school:* Two spaces for each classroom.
  - (b) *High school:* Four spaces for each classroom.
  - (c) *Colleges and universities:* Eight spaces for each classroom.
- (3) *[Nursing homes:]* Nursing homes are required to have one space for each two employees and one additional space if there are three or fewer occupants. If there are four to six occupants, a second additional space is required.
- (4) *Child care centers, day care centers, prekindergartens, kindergartens, play and other special schools or day care centers for young children:* One space per 600 square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the director, bureau of traffic and transportation.
- (5) *Other uses:* One space for each 300 square feet of floor area.
- (6) *Accessory dwelling units:* No parking required.

(Code 1977, § 16-06.010; Ord. No. 2004-53, § 7D, 8-20-04; Ord. No. 2019-09(18-O-1581), § 1.B, 1-31-19)

Sec. 16-06.011. - Sidewalks.



Whenever the following regulations are at variance with historic district regulations of part 16 chapter 20 or SPI district regulations, the more stringent regulations shall apply.

- (1) Public sidewalks shall be located along all public streets and shall consist of two zones: an amenity zone and a walk zone.
- (2) *Amenity zone requirements:* The amenity zone shall be located immediately adjacent to the curb. Width shall be measured from back (building side) of curb to the walk zone. Minimum width shall be two feet. This zone is reserved for the placement of street trees in a manner that does not obstruct pedestrian access or motorist visibility.
- (3) *Walk zone requirements:* The walk zone shall be located immediately contiguous to the amenity zone and shall be a continuous hardscape for a minimum width of five feet. Said zone shall contain a consistent cross-slope not exceeding two percent.
- (4) *Paving:* All sidewalk paving shall be of a type specified in accordance with uniform design standards for placement of such objects in the public right-of-way. Any existing decorative hardscape treatment of sidewalks, including amenity zone and sidewalk walk zone areas, shall be retained as part of any new development or replaced with materials that match in size, shape, and color.
- (5) *Street tree planting requirements:* Street trees are required and shall be planted in the ground within the amenity zone and spaced a maximum of 40 feet apart from other amenity zone street trees. All newly planted trees shall be single-stemmed at a minimum of three inches in caliper (measured 36 inches above ground), shall be a minimum of 12 feet in height at the time of planting and shall be limbed up to a minimum height of seven feet. Trees shall be planted with a minimum of 40 square feet of evergreen ground cover such as mondo grass or liriope spicata. All tree plantings, replacement and removal shall be approved by the city arborist.
- (6) Adjustments to the sidewalk requirements may be permitted by the Director of the Office of Zoning and Development upon a finding that one or more of the site conditions set forth in subsections (6)(a) through (6)(i) below are present on the site. The applicant requesting the adjustment must provide documentation establishing the presence of the site condition(s) relied upon. If the adjustment results in the waiver of the sidewalk requirement on the site, the applicant shall construct sidewalks of equal or greater length along adjoining streets in a specific location approved by the Director.
  - a. Sidewalks exist that are not in need of repair;
  - b. Trees exist within the proposed sidewalk zone having a diameter at breast height (DBH) of six inches or more;
  - c.

Topographic conditions exist that would locate the proposed sidewalk walk zone 12 or more inches above or below the top surface of the finished curb;

- d. Topographic conditions exist that would prevent driveway access to the property upon completion of the proposed sidewalk;
- e. Physical conditions exist such as existing structures, existing utility devices, or rock outcroppings that obstruct the installation of the proposed sidewalk;
- f. Sidewalks on either side of the parcel block face or the opposing block face that are of a dimension different than these requirements. In this case, the new sidewalk dimensions shall match the dimensions of the sidewalks found on the block;
- g. Parcels that are on block faces that do not have sidewalks or that have opposing block faces that do not have sidewalks may be permitted to waive these sidewalk requirements;
- h. The existence of an overlay zoning district pursuant to chapter 20 of part 16 or an Overlay SPI District; or
- i. Sidewalk improvements for the proposed sidewalk zone that are planned, approved, and publicly-funded by the City of Atlanta.

(Ord. No. 2018-11(18-O-1023), § 12.A, 5-16-18)

Sec. 16-06.012. - Relationship of building to street.

(1) *Front porches.*

- a. Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the single-family detached dwellings on the block face.
- b. Front porches, when required, shall:
  - i. Be a minimum of 12 feet wide or one-third the width of the front façade, whichever is greater, and a minimum of eight feet deep; and
  - ii. Contain roofs, a minimum of six-inch wide porch roof supports, and steps.
- c. For parcels with more than one street frontage, the front porch requirements of this section shall only be required to be applied to the building façade located in the front yard of the parcel, and not the half-depth front yard, side yard, or rear yard.

(2) *Garages.* Garages with front-facing garage doors shall be recessed and located a minimum distance of ten linear feet behind the front façade of the principal structure. For parcels with more than one street frontage, front-facing garage doors shall be defined as those facing the front yard of the parcel, and not the half-depth front yard, side yard, or rear yard.

(3) *Front doors.* Front doors shall face and be visible from the adjacent street.

(4)

*Window fenestration.* Window fenestration shall be provided along the façade of the principal structure for a minimum of ten percent of the front façade area of the principal structure.

(Ord. No. 2019-09(18-O-1581), § 8.2, 1-31-19)

**Editor's note—** Ord. No. 2019-09(18-O-1581), § 8.2, adopted Jan. 31, 2019, set out provisions intended for use as § 16-06.011. Inasmuch as there were already provisions so designated, and at the editor's discretion, these provisions have been included as 16-06.012.

## CHAPTER 19. - PD PLANNED DEVELOPMENT DISTRICTS

## Sec. 16-19.001. - Statement of intent.

The intent of this chapter in establishing the PD Planned Development Districts is as follows:

- (1) To create new planned development districts for specialized purposes where tracts are suitable in location, area and character for development on a unified basis. This suitability shall be determined primarily by reference to the comprehensive development plan, with due consideration given to the existing and prospective character of surrounding development.
- (2) To relate the general development pattern and objectives of the comprehensive development plan so as to provide for the comfort and convenience of occupants and facilitate protection of the character of surrounding neighborhoods.
- (3) To reduce automotive traffic congestion by a reasonably close relationship between origins and destinations of persons living, working or visiting in such development.
- (4) To relate by physical proximity, major street networks, or by mass transit, housing, commercial and service facilities and principal places of employment.
- (5) To promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design and a better environment for both large-scale and smaller developments.

(Code 1977, § 16-19.001)

## Sec. 16-19.002. - "Planned development" defined.

For purposes of these regulations, a planned development is:

- (a) Land under unified control, to be planned and developed as a whole;
- (b) In a single development operation or a definitely programmed series of development operations, including all land and buildings;
- (c) For principal and accessory structures and uses substantially related to the character and purposes of the district;
- (d) According to comprehensive and detailed plans which include not only streets, utilities, lots or building sites and the like, but also site plans, for all buildings to be constructed;
- (e) With a program for provision, operation and maintenance of such areas, facilities and improvements proposed for common use by some or all of the occupants of the district, but will not be provided, operated or maintained at general public expense.

(Code 1977, § 16-19.002)

Sec. 16-19.003. - Relation of PD regulations to subdivision or other regulations; variations on equal satisfaction of public purposes.

The planned development regulations which follow shall apply generally to the initiation and regulation of all planned development districts. Where there are conflicts between the special PD regulations herein and subdivision, or other regulations or requirements, these regulations shall apply in PD districts.

(Code 1977, § 16-19.003)

Sec. 16-19.004. - PD districts: Where and how permitted.

- (1) Planned development districts may hereafter be established by amendment to the official zoning map and related amendatory action where tracts suitable in location and character for the uses and structures proposed are to be planned and developed on a unified basis, according to the requirements and procedures set forth herein.
- (2) PD districts shall be appropriately located with respect to intended functions, to the pattern and timing of development existing or proposed in the comprehensive development plan, and to all necessary public and private facilities which must be existing or clearly be available by the time the development reaches the stage where they will be needed. All requirements specified in Chapter 27, "Amendments," shall be met, as well as the following specific requirements.
- (3) PD districts, other than PD-H on five (5) acres or less, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities, and shall be so designed as to provide direct access to such districts without creating traffic along minor streets in residential neighborhoods outside the planned development district.

(Code 1977, § 16-19.004)

Sec. 16-19.005. - Procedures on PD amendments.

- (1) *Site Development Requirements:*
  - (a) The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, subsidence or slipping of the soil, or other dangers, annoyances or inconveniences. Condition of soil groundwater level, drainage and topography shall be appropriate to both kind and pattern of use intended.
  - (b) If appropriate to the form of planned development, land to be included in PD districts may be divided by streets, alleys, rights-of-way or easements, but shall be so located, dimensioned and arranged as to permit unified planning and development and to meet all requirements in

connection therewith, as well as to provide necessary protection against adverse relationships between uses in the district and uses in surrounding areas.

- (2) *Applications; Materials To Be Submitted:* Applications for PD amendments shall be submitted as for other amendments. Material submitted with the application or on subsequent request by the bureau of planning shall include plans, maps, studies and reports which may reasonably be required to make the determinations called for in the particular case and to include the items designated below and with sufficient copies for necessary referrals and records, as provided in the rules of the bureau.
- (a) Location of tract or parcel by vicinity map at a scale of not less than one (1) inch equals 2000 feet, and landmarks sufficient to properly identify the location of the property.
  - (b) An accurate and current boundary survey of the tract by a registered surveyor or professional engineer.
  - (c) Existing and proposed roads, indicating rights-of-way, easements and utilities; watercourses and their names; present use of any structure.
  - (d) Location of ingress and egress to the site with dimensions.
  - (e) Existing topography accurately shown with a maximum of five-foot contour intervals at a scale of not less than 50 feet to the inch. Other maximum intervals may be required by the bureau of planning where topographic considerations warrant.
  - (f) Floodplain limits as adopted by the City of Atlanta.
  - (g) A report identifying all property owners within the area of the proposed district giving evidence of unified control of its entire area. The report shall state agreement of all present property owners and/or their prospective successors in title to proceed with the proposed development according to the regulations in effect when the map amendment creating the PD district is passed, with such modifications as are set by the council in the course of such action.
  - (h) A report establishing a program for guaranteeing maintenance of all common areas, including open space and streets, through condominium association, homeowner association, bonding or other protective maintenance guarantees.
- (3) *Preliminary Review of Application as Submitted:* On receipt of the application and preliminary concept plan and detailed proposals as indicated above, the director, bureau of planning shall cause a study to be made by qualified representatives of the bureau of planning and such other agencies or officials as appear appropriate in the circumstances of the case to determine conformity with the comprehensive development plan, and to zoning and other regulations applicable in the case.

(4)

*Preliminary Conferences With Applicants:* Following such study, unless complete conformity is found, the applicant shall be notified in writing of discrepancies, and of the willingness of the bureau to confer for the purpose of assisting him in bringing the material submitted as nearly as possible into conformity with requirements and/or to define specifically modification of regulations or of the comprehensive development plan which seems justified in view of equivalent service of public purposes by the proposal.

If the applicant does not desire to participate in such conferences, the bureau shall base its report to the zoning review board and council on the application as received.

If the applicant joins in such a conference, changes may be made in the original proposal, further conferences may be held, and additional material may be requested to guide in determinations.

In the course of such preliminary conferences, any recommendations for changes shall be recorded in writing, with reasons therefor, and shall be transmitted to the zoning review board.

- (5) *Bureau of Planning Recommendations:* The planning bureau shall process applications for planned development as any other zoning amendment, and the findings of fact shall address the following:
- (a) The suitability of the tract for the general type of PD zoning proposed, physical characteristics of the land, and relation of the proposed development to surrounding areas and existing and probable future development.
  - (b) The relationship to major roads and mass transit facilities, utilities and other facilities and services when so required.
  - (c) The evidence of unified control.
  - (d) The suitability of plans proposed or the desirability of amendments.
  - (e) The desirable specific modifications in PD or general regulations as applied to the particular case, based on determination that such modifications are necessary or justified in the particular case by demonstration that the public purposes of PD or other regulations would be met to at least an equivalent degree by such modifications.
  - (f) The suitability of a program of maintenance for any common area.

Based on such findings, the bureau of planning shall recommend approval of the PD amendment as proposed, approval conditional on stipulated modifications, or disapproval, with recorded reasons therefor.

- (6) *Actions by Zoning Review Board; Council:* Actions by the zoning review board and the council shall be as provided for amendments generally. The zoning review board may recommend the application in accord with PD and other regulations applicable, may include recommended modifications of PD or other applicable regulations as provided in subsection (5)(e) above, or may recommend denial of the application.

If the amendment is granted, the council shall, in its amending action, approve the development concept plan or indicate required modifications; and such approved plan, with required modifications, if any, shall be binding in determinations concerning final development plans.

If the planned development district is granted, the development shall be required to be in accord with final development plans meeting the requirements of these and other regulations, as modified by the council in the case of an amending action, and shall conform to any time limitations established by the council on beginning and completion of the development as a whole, or in specified stages.

(7) *Bureau of Planning Action:*

- (a) *Approval of final plans:* After a PD district has been established, no building permit shall be issued therein unless and until the bureau of planning has approved final plans and reports for the development as a whole or stages or portions thereof deemed satisfactory in relation to the total development. The form and content of such final plans and reports shall be as prescribed in zoning, subdivision regulations, or other regulations, generally or for particular PD districts, and in the rules of the bureau of planning and other affected agencies.

Approval of final plans and reports shall be based on compliance with regulations applying at the time the land was zoned to PD status, including such specific modifications as were made by the council in its amending action.

Upon approval of final plans and reports, building permits shall be issued in the same manner as for building permits generally, provided that any requirements concerning the order and location in which building permits are to be issued in the particular PD district shall be observed. Except as provided below, final plans and reports approved shall be binding on the applicants and any successors in title so long as PD zoning applies to the land.

- (b) *Bureau of planning action on modification of final plans:* Changes in approved final plans may be permitted by the bureau of planning on applications by the original applicant or successors in interest, but only upon making a finding that such changes are:
- a. In accord with all applicable regulations in effect at the time of the amendment creating the PD district as modified in the amending action; or
  - b. In accord with all applicable regulations currently in effect, without modification; and
  - c. In accord with the approved development concept plan, including any required modifications.

Changes other than as indicated above shall be made only by new PD or other amendments.

- (c) *Final plan approval is an administrative action:* Final plan approval is an administrative action. No public notice or hearing is required in connection with approval proceedings on final plans or changes in approved plans by the bureau of planning.



(8) *Expiration of Time Limits on PD Amendments:* If actions required in any amendment establishing a PD district are not taken within any time limits set, the bureau of planning shall review the circumstances and recommend to the zoning review board and council:

- (a) That PD zoning for the entire area be continued with revised time limits; or
- (b) That PD zoning be continued for part of the area, with or without revised time limits, and the remainder rezoned to an appropriate category; or
- (c) That the entire district be rezoned from PD to an appropriate category.

(Code 1977, § 16-19.005)

## CHAPTER 19A. - PD-H PLANNED DEVELOPMENT—HOUSING DISTRICT REGULATIONS

### Sec. 16-19A.001. - Scope of provisions.

The following regulations and requirements apply to PD-H Planned Development—Housing Districts, defined for purposes of these regulations as planned development districts primarily for dwellings and related uses and facilities.

(Code 1977, § 16-19A.001)

### Sec. 16-19A.002. - PD-H districts: Where permitted; intent concerning timing.

PD-H districts may hereafter be established in accordance with general procedures and requirements set forth in chapter 19, above, within any district except industrial, with appropriate intensities and densities in accordance with one of the numbers so selected from the residential intensity rating chart, section 16-08.007.

With respect to the selection of an intensity number from the residential intensity rating chart for a particular PD-H district, it is intended that in addition to other policies and limitations set forth in this part, consideration shall be given to general housing needs in the city as a whole, the need for particular types of housing, and if located within defined, established neighborhoods, that such proposed housing be of a character and type suitable to and compatible with the neighborhood. It is further intended that the intensity number so selected shall be appropriate to the character of surrounding development within the range of economic feasibility and consistent with the comprehensive development plan.

(Code 1977, § 16-19A.002)

### Sec. 16-19A.003. - Permitted principal uses and structures.

- (1) Dwellings, one-family, two-family and multi-family, detached, semidetached and attached; and zero-lot-line development.

- (2) Private noncommercial social, recreational and cultural facilities such as game rooms, golf courses, swimming pools, marinas, tennis courts, and similar facilities.
- (3) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications as contemplated by section 16-25.002(3)i(iv)(i).
- (4) Assisted living facilities, as defined in section 16-29.001(16)(b) provided that such facility is a part of a PD-H consisting of greater than 500,000 square feet of gross floor area in one or more multi-unit buildings and the assisted living facility is less than 20 percent of the gross floor area of the overall PD-H and is less than 20 percent of any building within the PD-H development in which the facility is located and further provided however that such building shall have not less than 250,000 square feet of gross floor area devoted to all uses including the assisted living portion. Such facility must also meet all requirements that would otherwise be required for a special use permit and the satisfaction of those requirements shall be a condition of the zoning.
  - (a) When not otherwise approved as a part of the original PD-H, the assisted living facility component may be permitted by special use permit, subject to the limitations and requirement set forth herein and elsewhere in this part.
- (5) Urban gardens, as defined in section 16-29.001(83) provided that such a use is a part of a PD-H consisting of at least three single-family houses. Such facility must also meet all requirements that would otherwise be required for a special administrative permit per section 16-25.002(5) and the satisfaction of those requirements shall be a condition of the zoning. When not otherwise approved as a part of the original PD-H, an urban gardens as a principal use on an undeveloped lot component may be permitted by special administrative permit, subject to the limitations and requirement set forth herein and elsewhere in this part.
- (6) Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.

(Code 1977, § 16-19A.003; Ord. No. 1997-06, § 6, 2-10-97; Ord. No. 2001-96, § ILIX, 12-12-01; Ord. No. 2011-30(11-O-0095), § 1, 7-14-11; Ord. No. 2014-22(14-O-1092), § 2-II, 6-11-14; Ord. No. 2021-60(21-O-0682), § 43, 12-15-21)

Sec. 16-19A.004. - Permitted accessory uses and structures.

Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, with parking provided as appropriate, also to include: (i) devices for the generation of energy such as solar panels, wind generators and similar devices; and (ii) electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE.

(Code 1977, § 16-19A.004; Ord. No. 2014-53(14-O-1278), § 2(Attach. B), 12-10-14)

Sec. 16-19A.005. - Residential intensity ratings and related requirements.

Residential intensities and parking ratios shall be permitted according to the appropriate sector number maximum intensities and related ratios shown on Table I, "Land Use Intensity Ratios" (see [section 16-08.007](#)) as approved by the council through an application filed for a Planned Development Housing (PD-H) District.

(Code 1977, § 16-19A.005)

Sec. 16-19A.006. - Site planning.

Site planning within the districts shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences from within the development. In particular:

- (1) *Principal vehicular access points:* Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers and extra width of the approach street shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the districts in such a way as to encourage use of such minor streets by substantial amounts of through traffic.
- (2) *Access for pedestrians and cyclists:* Access for pedestrians and cyclists entering or leaving the district shall be by safe and convenient routes. Such access need not be adjacent to, or limited to the vicinity of, vehicular access points. Where there are crossings of pedestrian ways and vehicular routes at edges of planned developments, such crossings shall be safely marked and controlled; and where such ways are exposed to substantial vehicular traffic at edges of districts, safeguards may be required to prevent crossing except at designated points.
- (3) *Protection of visibility for automotive traffic, cyclists and pedestrians:* Protection of visibility for automotive traffic, cyclists and pedestrians shall be as generally provided at [section 16-28.008\(9\)](#), "Visibility Clearance at Intersections." In addition, where there is pedestrian or bicycle access from within the development to a street at its edges by paths or across yards or other open space without a barrier to access to the street, no material impediment to visibility, as defined therein, shall be created or maintained within areas appropriate to the circumstances of the case, but in any event within a visibility triangle equivalent to that required at [section 16-28.008\(9\)](#).
- (4) *Yards, fences, walls or vegetative screening at edges of PD-H districts:* Yards, fences, walls or vegetative screening at edges of PD-H districts shall be provided where needed to protect residents from undesirable views, lighting, noise or other off-site influences, or to protect occupants of adjoining residential districts from similar adverse influences within the PD-H

district. In particular, extensive off-street parking areas and service areas for loading and unloading vehicles other than passenger, and areas for storage and collection of refuse and garbage shall be screened.

(5) *Transitional height planes.*

- (a) No portion of any structure shall protrude through a height limiting plane beginning the specified number of feet above the point set forth in subsection 16-19A.006(5)(b) below and extending inward over the PD-MU district at an angle of 45 degrees. The following districts shall be considered "protected districts" for purposes of this section 16-19A.006(5):
    - i. R-1 through R-5;
    - ii. RG-1 and RG-2;
    - iii. MR-1, MR-2, and MR-MU; and
    - iv. Landmark, Historic, PD, and SPI districts and district subareas having uses and densities predominantly similar to those permitted in the district classifications listed in subsections (i) through (iii) above.
  - (b) Proximity to districts and measurement applications:
    - i. For parcels in a PD-MU district that are contiguous to a protected district, the transitional height plane shall be measured beginning 35 feet above the required PD-MU setback or transitional yard adjoining the common property line with such protected district.
    - ii. For parcels in a PD-MU district that are not contiguous to but are within 150 feet of a protected district, the transitional height plane shall be measured beginning 15 feet above the nearest lot line of the protected district, provided this transitional height plane shall not extend more than 150 linear feet (measured along the ground) from the protected district up to and into the PD-MU district. (See diagrams at section 16-29.001(62).)
  - (c) The purpose and intent of this provision is to provide protection for the named protected districts from nearby looming structures regardless of the presence of an intervening public right-of-way or park or space, public or private street or alley, or any lot or parcel remnant.
  - (d) Transitional height plane measurements shall be applied to parcels on a point-by-point basis and not average grade.
- (6) Repealed.
- (7) *Internal relationships, site planning:* The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities, for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of

desirable natural features and minimum disturbance of natural topography.

(a) *Streets, drives, parking and service areas:* Streets, drives, parking and service areas shall provide safe and convenient access to dwelling units and general facilities, and for service and emergency vehicles. Streets shall not be so laid out as to encourage outside traffic to traverse the development on minor streets, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the development into small blocks. In general, block size shall be the maximum consistent with use and shape of the site and the convenience and safety of occupants.

(b) *Vehicular access to streets:*

1. If the street or portion thereof serves 50 or less dwelling units, vehicular access from off-street parking and service areas may be directly to the streets from the sites of individual dwelling units. Determination of number of dwelling units served shall be based on normal routes of traffic anticipated in the development.
2. *Vehicular access to other streets or portions of streets:* Vehicular access to other streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely and in a manner which minimizes marginal traffic friction and promotes free flow of traffic on streets without excessive interruption.

(8) *Ways for pedestrian and cyclists; use by emergency or service vehicles.* Walkways shall form a logical, safe and convenient system, approved by the department of public safety for pedestrian access to all dwelling units, project facilities, and principal off-site pedestrian destinations.

Walkways to be used by substantial numbers of children and routes to school or other destinations shall be so located and safeguarded as to minimize contact with normal automotive traffic. If substantial bicycle traffic is anticipated, bicycle paths shall be coordinated with the walkway system. Street crossings shall be held to a minimum on such walkways, shall be located and designed to promote safety, and shall be appropriately marked and otherwise safeguarded.

(9) *Protection of visibility for automotive traffic, cyclists and pedestrians.* Protection of visibility for automotive traffic, cyclists and pedestrians shall be as provided in section 16-19A.006(3) above.

(Code 1977, § 16-19A.006; Ord. No. 2019-09(18-O-1581), § 10.18, 1-31-19)

## CHAPTER 8. - R-G RESIDENTIAL GENERAL DISTRICT REGULATIONS

## Sec. 16-08.001. - Scope of provisions.

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the regulations in the R-G Residential General District.

(Code 1977, § 16-08.001)

## Sec. 16-08.002. - Statement of intent.

The intent of this chapter in establishing the R-G Residential General District is as follows:

- (1) To provide for a range of residential densities that are compatible with the surrounding residential environment, and with the comprehensive development plan.
- (2) To provide for supporting facilities, either as permitted uses and structures or as uses permissible by special permit.
- (3) To encourage maintenance and preservation of existing large dwellings by allowing conversion to two-family or multi-family use.

(Code 1977, § 16-08.002; Ord. No. 2000-08, § 1, 2-16-00)

## Sec. 16-08.003. - Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes:

- (1) Churches, synagogues, temples, mosques and other religious worship facilities, having a minimum lot area of one acre.
- (2) Colleges and universities, other than trade schools, business colleges, and similar institutions.
- (3) Dormitories, fraternity houses and sorority houses, officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect, such that loss of affiliation shall result in the loss of permission for the use.
- (4) Multi-family dwellings.
- (5) Public schools.
- (6) Repealed.
- (7) Single-family detached dwellings and two-family dwellings.
- (8) Structures and uses required for operation of MARTA, but not including uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purpose.
- (9) Supportive housing.

(10) The use of a building or premises as a party house is expressly prohibited.

(11) Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.

(Code 1977, § 16-08.003; Ord. No. 2000-08, § 2, 2-16-00; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2008-62(06-O-0038), §§ 4A, 5A, 7-7-08; Ord. No. 2009-24(08-O-1251), § 2A, 6-9-09; Ord. No. 2020-58(19-O-1393), § 21, 10-28-20; Ord. No. 2021-60(21-O-0682), § 12, 12-15-21)

Sec. 16-08.004. - Permitted accessory uses and structures.

A building or premises shall be used only for the following accessory purposes:

- (1) Greenhouses, garden sheds, private garages and similar structures.
- (2) Barns for keeping of horses, provided that no such barn shall be within 50 feet of any lot line.
- (3) Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.
- (4) Swimming pools, tennis courts and similar facilities.
- (5) Home occupation, subject to limitations set forth in section 16-29.001(17).
- (6) Devices for the generation of energy, such as solar panels, wind generators and similar devices.
- (7) In connection with multi-family dwellings containing 50 or more dwelling units, the following shall be permitted as accessory uses, subject to the limitations set forth herein:
  - (a) Establishments for sale of convenience goods. Nothing in this provision shall permit the location of package stores as defined in article a, section 14-2001, Definitions, Package store area—retail store for the sale of packaged spirituous liquors.
  - (b) Eating and drinking establishments.
  - (c) Personal and professional service establishments.
  - (d) Child care nurseries, day care centers, prekindergartens, kindergartens, play and other special schools or day care facilities for young children.
  - (e) Clubhouses and similar facilities.

Such establishments shall be designed and scaled to meet only the requirements of the occupants. Such establishments shall not in combination occupy more than five percent of the total floor area of the total development, and such accessory space shall be counted as a part of the total development permission allowed for each such site. Further, all such accessory uses shall be confined to locations in the basement or first floor level buildings and shall have access only from the interior of the lobby. All such establishments which are located within multiple-building complexes shall be so situated that no portion of any such accessory use is visible in whole or in part from any public street. No such accessory uses for any individual site shall contain more than a total of 10,000 square feet and no individual accessory use shall occupy more than 20 percent of the total accessory space which is otherwise permitted. No accessory building shall be constructed until construction of the principal

building has actually begun, and no accessory building shall be used or occupied until the principal building is completed and in use, or in the case of multiple-family building complexes no accessory use shall commence operation until at least 50 percent of the total proposed dwelling units are occupied.

- (8) Electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE.
- (9) Urban gardens.
- (10) Market gardens are limited to parcels that are used as schools, churches, synagogues, temples, mosques and other religious worship facilities.

(Code 1977, § 16-08.004; Ord. No. 2014-53(14-O-1278), § 2(Attach. B), 12-10-14; Ord. No. 2014-22(14-O-1092), § 2-K-i, 6-11-14)

Sec. 16-08.005. - Special permits.

The following uses are permissible only by special permit of the kind indicated, subject to limitations and requirements set forth herein or elsewhere in this part:

(1) *Special use permits:*

- (a) Cemeteries and mausoleums.
- (b) Child care nurseries, day care centers, prekindergartens, kindergartens, play and other special schools or day care facilities for young children.
- (c) Civic, service, garden, neighborhood or private club.
- (d) Colleges and universities, other than trade schools, business colleges and similar uses.
- (e) Extraction or removal of sand, gravel, topsoil, clay, dirt or other natural resources.
- (f) Personal care homes, assisted living facilities and rehabilitation centers.
- (g) Landfills.
- (h) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than 70 feet in height, except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
- (i) Nursing homes.
- (j) Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
- (k) Private schools.

(2) *Special administrative permit:*

- (a) Zero-lot-line development. See section 16-28.011(6).
- (b)



Farmers' markets limited to parcels which meet the minimum lot size requirements and are used as churches, synagogues, temples, mosques and other religious worship facilities or schools.

- (c) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 70 feet or less in height, alternative design mounting structures, and new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).
- (d) Whenever an application for such a permit is made, the director of the bureau of planning shall provide prior notification to the pertinent district councilmember and at-large councilmembers.
- (e) Urban gardens as a principal use on an undeveloped lot.

(3) *Special exceptions:*

- (a) Churches, synagogues, temples, mosques and other religious worship facilities where lot area is less than one acre.
- (b) Structures and uses required for operation of a public utility, except uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purpose.

(Code 1977, § 16-08.005; Ord. No. 1997-06, § 4, 2-10-97; Ord. No. 1997-65, § 1, 11-10-97; Ord. No. 2001-96, §§ XX, XXI, 12-12-01; Ord. No. 2004-53, §§ 11A—11C, 8-20-04; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2008-62(06-O-0038), § 3J, 7-7-08; Ord. No. 2011-39(10-O-1773), § 3K, 9-15-11; Ord. No. 2014-22(14-O-1092), § 2-K-ij, 6-11-14)

Sec. 16-08.006. - Transitional uses, structures, requirements.

The following height limitations shall apply to all uses approved by special permits as well as permitted uses in all RG zoning districts except RG-1 and RG-2:

- a. No portion of any structure shall protrude through a height limiting plane beginning the specified number of feet above the point set forth in subsection 16-08.006(b) below and extending inward over the RG district at an angle of 45 degrees. The following districts shall be considered "protected districts" for purposes of this section 16-08.006:
  - i. R-1 through R-5;
  - ii. RG-1 and RG-2;
  - iii. MR-1, MR-2, and MR-MU; and
  - iv. Landmark, Historic, PD, and SPI districts and or district subareas having with allowable uses and densities predominantly similar to those permitted in the district classifications listed in subsections (i) through (iii) above.
- b. Proximity to districts and measurement applications:
  - i.

For parcels in an RG district that are contiguous to a protected district, the transitional height plane shall be measured beginning 35 feet above the required RG setback or transitional yard adjoining the common property line with such protected district.

- ii. For parcels in an RG district that are not contiguous to but are within 150 feet of a protected district, the transitional height plane shall be measured beginning 15 feet above the nearest lot line of the protected district, provided this transitional height plane shall not extend more than 150 linear feet (measured along the ground) from the protected district up to and into the RG district. (See diagrams at section 16-29.001(62).)
- c. The purpose and intent of this provision is to provide protection for the named protected districts from nearby looming structures regardless of the presence of an intervening public right-of-way or park or space, public or private street or alley, or any lot or parcel remnant.
- d. Transitional height plane measurements shall be applied to parcels on a point-by-point basis and not average grade.

(Code 1977, § 16-08.006; Ord. No. 2019-09(18-O-1581), § 10.23, 1-31-19)

#### Sec. 16-08.007. - Minimum lot requirements.

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses:

- (1) *Churches, temples, synagogues, mosques and similar religious facilities:* Minimum net lot, one acre when permitted by special exception.
- (2) *Single-family and two-family dwellings:* Minimum lot width of 20 feet; minimum net lot area of 1,000 square feet, except zero-lot-line development.
- (2a) *Single-family zero-lot-line development:* Single-lot area: 800 square feet with a minimum combined area of 5,000 square feet; lot width: not less than 16 feet, with a minimum combined width of 50 feet.
- (3) The following standard ratios on Table I, "Land Use Intensity Ratios," shall apply to two-family dwellings, multi-family dwellings, zero-lot-line dwellings, residence hotels, apartment hotels, rooming houses, containing living quarters for five or more persons, and dormitories, fraternity houses, and sorority houses. They are allowed at the maximum ratios for each of the five sectors as so designated on the official map. Any change in the Residential General (RG) sector designation or change from any other classification to an RG district which carries a sector designation shall require an amendment of the official map as prescribed for amendments general (Chapter 27). For the purpose of obtaining a building permit, the ratios indicated for Total Open Space (TSOR), Usable Open Space (USOR), and parking shall be used according to the nearest Floor Area Ratio (FAR) (shown on Table I) to the actual FAR for the development as indicated on the plans presented.

(4) *All other uses*: Minimum lot width of 50 feet; minimum net lot area of 20,000 square feet.

(Code 1977, § 16-08.007; Ord. No. 2000-08, § 3, 2-16-00; Ord. No. 2001-74, § 2, 10-10-01; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2008-62(06-O-0038), § 5B, 7-7-08; Ord. No. 2018-11(18-O-1023), § 7.A, 5-16-18)

Sec. 16-08.008. - Minimum yard requirements.

(1) *Front yard*: 40 feet.

(2) *Side or rear yard*: As determined under section 16-28.011(5)(e)a. and b., except for duplex zero-lot-line development.

(2a) *Side or rear yard*: Duplex zero lot line development: No side yard is required along the internal lot line. The internal side or rear lot line may be reduced to zero feet.

(Code 1977, § 16-08.008; Ord. No. 2001-74, § 3, 10-10-01)

Sec. 16-08.009. - Maximum height.

None except as required in section 16-08.006.

(Code 1977, § 16-08.009)

Sec. 16-08.010. - Minimum off-street parking requirements.

The following parking requirements shall apply to all uses approved by special permit as well as permitted uses (see section 16-28.014):

(1) *Schools, colleges, churches, recreation or community centers and other places of assembly*: One space for each four fixed seats (with 18 inches of bench length counted as one seat) or one space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:

(a) *Public or private elementary or middle school*: Two spaces for each classroom.

(b) *High school*: Four spaces for each classroom.

(c) *Colleges and universities*: Eight spaces for each classroom.

(2) Nursing homes are required to have one space for each four beds. Personal care homes, assisted living facilities, and rehabilitation centers with a residential component are required to have the amount of parking specified by the Land Use Intensity Ratios Table.

(3) *Child care centers, day care centers, prekindergartens, kindergartens, play and other special schools or day care centers for young children*: One space per 600 square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children as approved by the director, bureau of traffic and transportation.

- (4) *Two-family dwellings, multi-family dwellings and zero-lot-line dwellings and lodging units:* Off-street parking ratios per dwelling unit or lodging unit shall be determined from Table I by applying the applicable FAR. See section 16-28.008(7).
- (5) All accessory uses cited in section 16-08.004 shall provide one additional space per 300 square feet of floor area devoted to such space.
- (6) *Other uses:* One space for each 300 square feet of floor area.
- (7) *Accessory outdoor dining:* Limited to 25 percent of the total gross floor area of the building or business with no parking requirement; over 25 percent must provide one space per 600 s.f. of the total accessory outdoor dining area including the 25 percent non-exempt floor area.

TABLE I

## LAND USE INTENSITY RATIOS

*LUI Ratios Times Gross Land Area*

	Floor Area (FAR)	Total Open Space (TOSR)	Useable Open Space (UOSR)	Parking Spaces Per Lodging Unit	Parking Spaces Per Dwelling Unit
Sector 1	.100	.80	.65	1.0	2.2
	.107	.80	.62	1.0	2.1
	.115	.79	.60	1.0	2.1
	.123	.79	.58	1.0	2.0
	.132	.78	.55	1.0	1.9
	.141	.78	.54	1.0	1.9
	.152	.78	.53	1.0	1.8
	.162	.77	.53	1.0	1.8
Sector 2	.174	.77	.52	.67	1.7
	.187	.77	.52	.67	1.7
	.200	.76	.52	.67	1.6
	.214	.76	.51	.67	1.6
	.230	.75	.51	.67	1.5
	.246	.75	.49	.67	1.5
	.264	.74	.48	.67	1.5
	.283	.74	.48	.67	1.4
	.303	.73	.46	.67	1.4
	.325	.73	.46	.67	1.3
	.348	.73	.45	.67	1.3
Sector 3	.373	.72	.45	.60	1.3

	.400	.72	.44	.60	1.2
	.429	.72	.43	.60	1.2
	.459	.72	.42	.60	1.2
	.492	.71	.41	.60	1.1
	.528	.71	.41	.60	1.1
	.566	.71	.40	.60	1.1
	.606	.70	.40	.60	1.0
	.650	.70	.40	.60	1.0
	.696	.69	.40	.60	.99
Sector 4	.746	.69	.40	.45	.96
	.800	.68	.40	.45	.93
	.857	.68	.40	.45	.90
	.919	.68	.40	.45	.87
	.985	.68	.40	.45	.85
	1.06	.68	.40	.45	.83
	1.13	.67	.41	.45	.81
	1.21	.67	.41	.45	.79
	1.30	.67	.42	.45	.77
	1.39	.68	.42	.45	.75
	1.49	.68	.43	.35	.73
Sector 5	1.60	.68	.43	.35	.71
	1.72	.68	.45	.35	.69
	1.84	.69	.46	.35	.67
	1.97	.70	.47	.35	.65
	2.11	.71	.49	.35	.63
	2.26	.72	.50	.35	.61
	2.42	.75	.51	.35	.60
	2.60	.76	.52	.35	.58
	2.79	.81	.56	.35	.56
	2.99	.83	.57	.35	.55
	3.20	.86	.61	.35	.54
Sector 6	3.43	.91	.64	.27	.53
	3.63	.95	.67	.27	.52
	3.95	1.00	.71	.27	.50
	4.24	1.05	.75	.27	.49
	4.55	1.11	.79	.27	.48
	4.88	1.17	.83	.27	.46
	5.23	1.24	.89	.27	.45
	5.60	1.31	.94	.27	.44

	5.99	1.39	.99	.27	.43
	6.40	1.46	1.05	.27	.42

See section 16-28.010 for definitions of terms. See also section 16-28.00867.

(Code 1977, § 16-08.010; Ord. No. 2000-08, § 4, 2-16-00; Ord. No. 2002-26, § 2, 3-14-02; Ord. No. 2004-53, § 11D, 8-20-04)

Sec. 16-08.011. - Sidewalks.

- (1) Public sidewalks shall be located along all public streets and shall consist of two zones: an amenity zone and a walk zone.
- (2) *Amenity zone requirements:* The amenity zone shall be located immediately adjacent to the curb. Width shall be measured from back (building side) of curb to the walk zone. Minimum width shall be five feet. This zone is reserved for the placement of street trees and street furniture including utility and light poles, public art, waste receptacles, fire hydrants, traffic signs, traffic control boxes, newspaper boxes, transit shelters and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. Such elements, where installed, shall be of a type specified by the Director in accordance with uniform design standards for placement of such objects in the public right-of-way.
- (3) *Walk zone requirements:* The walk zone shall be located immediately contiguous to the amenity zone and shall be a continuous hardscape for a minimum width of 10 feet for arterial and collector streets and six feet for all other streets. Said zones shall contain a consistent cross-slope not exceeding two percent. No fixed elements, including pole mounted signage, traffic control boxes or other utility structures, shall be placed above ground in the walk zone for a minimum height of eight feet.
- (4) *Paving:* All sidewalk paving shall be of a type specified in accordance with uniform design standards for placement of such objects in the public right-of-way. Any existing decorative hardscape treatment of sidewalks, including amenity zone and sidewalk walk zone areas, shall be retained as part of any new development or replaced with materials that match in size, shape, and color.
- (5) *Street tree planting requirements:* Street trees are required and shall be planted in the ground within the amenity zone and spaced equidistance and on-center between street lights a maximum of 40 feet apart. All newly planted trees shall be single-stemmed at a minimum of three inches in caliper (measured 36 inches above ground), shall be a minimum of 12 feet in height at the time of planting and shall be limbed up to a minimum height of seven feet. Trees shall be planted with a minimum of 40 square feet of evergreen ground cover such as mondo grass or liriopie spicata. All tree plantings, replacement and removal shall be approved by the city arborist.

- (6) Pedestrian and street lights shall be placed equidistant and on-center between required street trees within the amenity zone.
- (7) Where property within the district abuts an R district without an intervening street, the sidewalk area within 20 feet of such districts shall taper when necessary to provide a smooth transition to the existing R districts sidewalk. In the event that the abutting R district has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the Director of the Office of Zoning and Development.
- (8) Adjustments to the sidewalk requirements may be permitted by the Director of the Office of Zoning and Development upon a finding that one or more of the site conditions set forth in subsections (8)(a) through (8)(f) below are present on the site. The applicant requesting the adjustment must provide documentation establishing the presence of the site condition(s) relied upon. If the adjustment results in the waiver of the sidewalk requirement on the site, the applicant shall construct sidewalks of equal or greater length along adjoining streets in a specific location approved by the director.
  - a. Trees exist within the proposed sidewalk zone having a diameter at breast height (DBH) of six inches or more;
  - b. Topographic conditions exist that would locate the proposed sidewalk walk zone 12 or more inches above or below the top surface of the finished curb;
  - c. Topographic conditions exist that would prevent driveway access to the property upon completion of the proposed sidewalk;
  - d. Physical conditions exist such as existing structures, existing utility devices, or rock outcroppings that obstruct the installation of the proposed sidewalk;
  - e. The existence of an overlay zoning district pursuant to chapter 20 of part 16, an Overlay SPI District, or the BeltLine Overlay District; or
  - f. Sidewalk improvements for the proposed sidewalk zone that are planned, approved, and publicly-funded by the City of Atlanta.

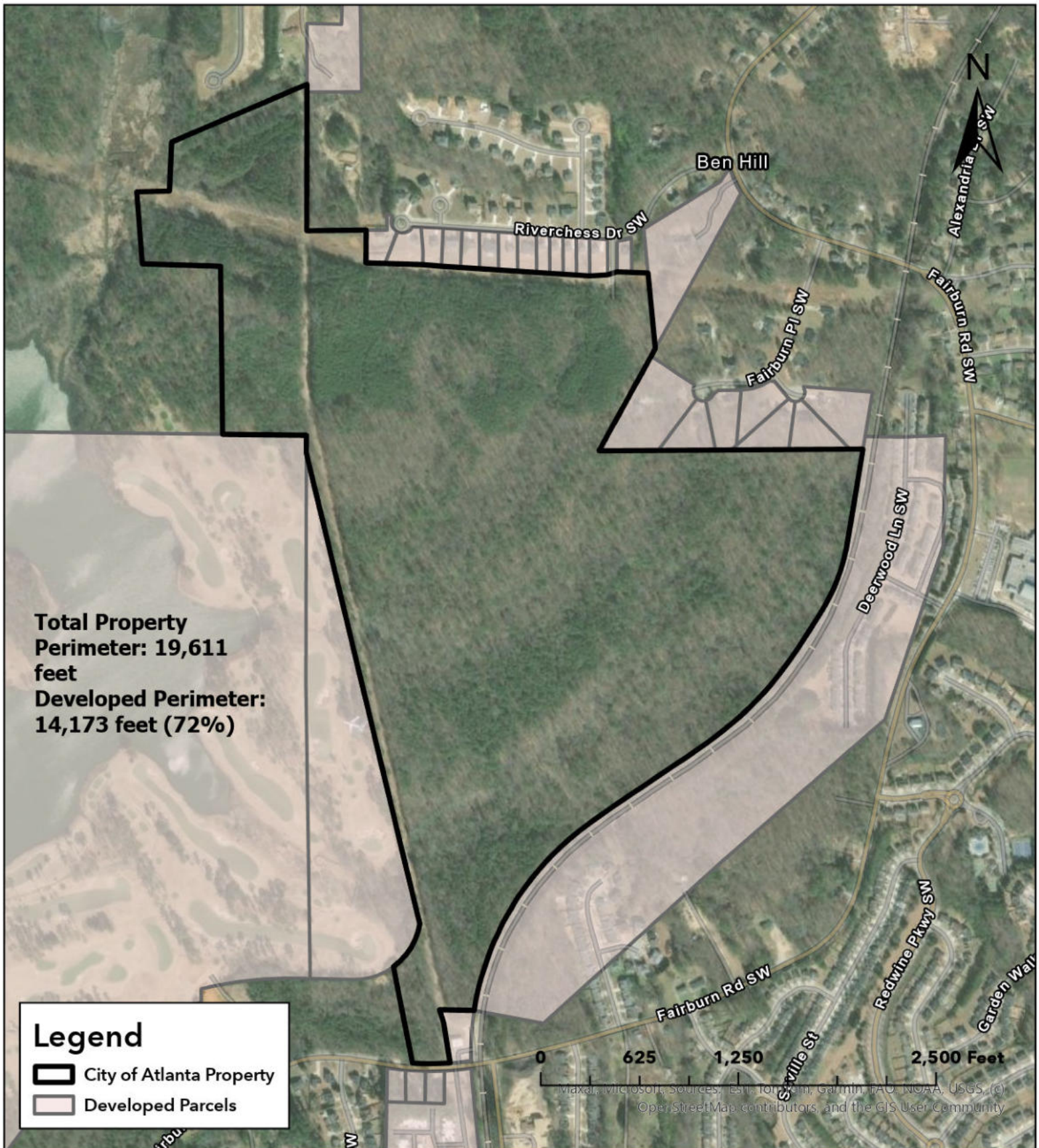
(Ord. No. 2018-11(18-O-1023), § 12.E, 5-16-18)

## Threat of Loss Demonstration





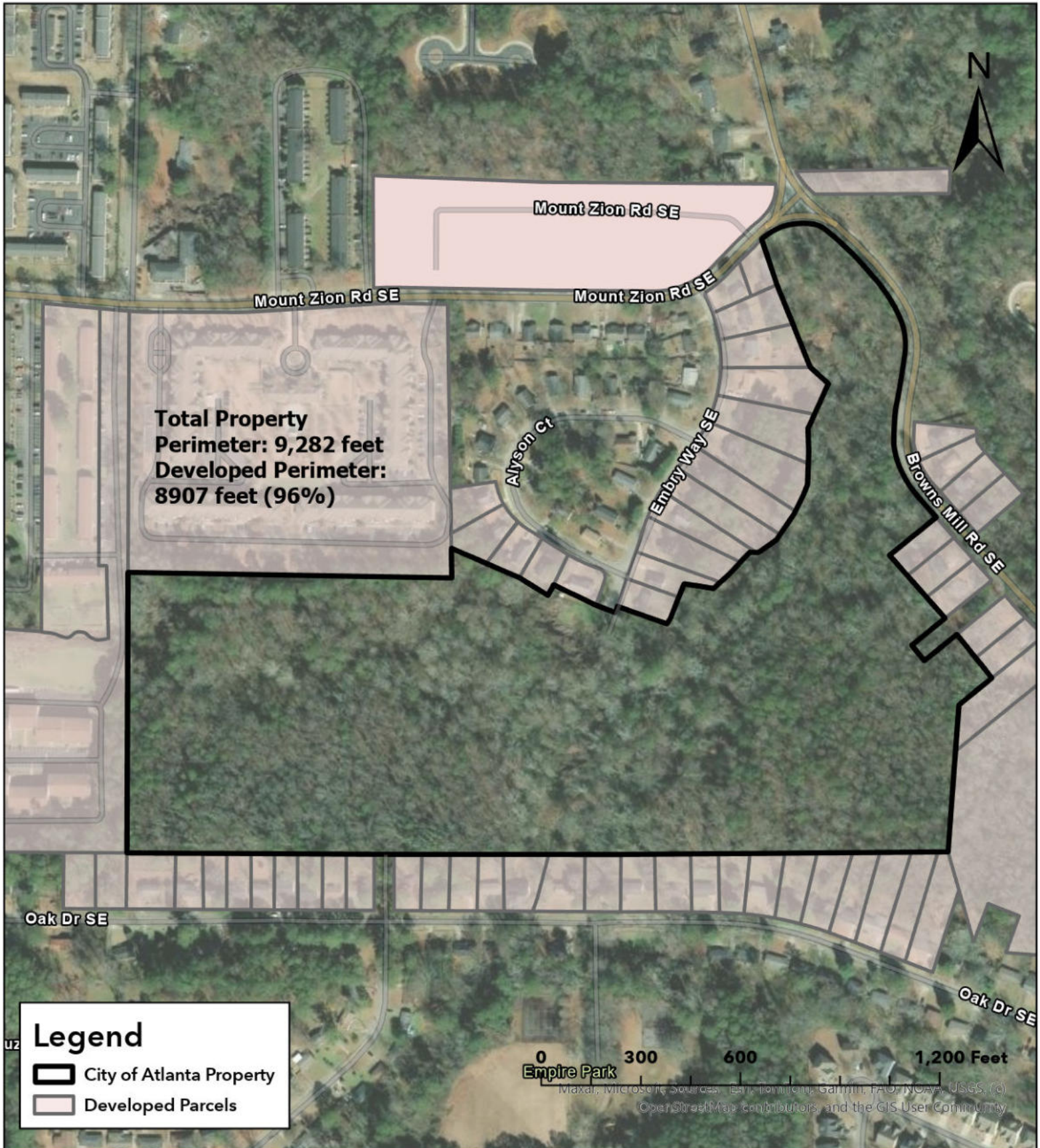
# SOUTHWEST NP DEVELOPMENT PERIMETER







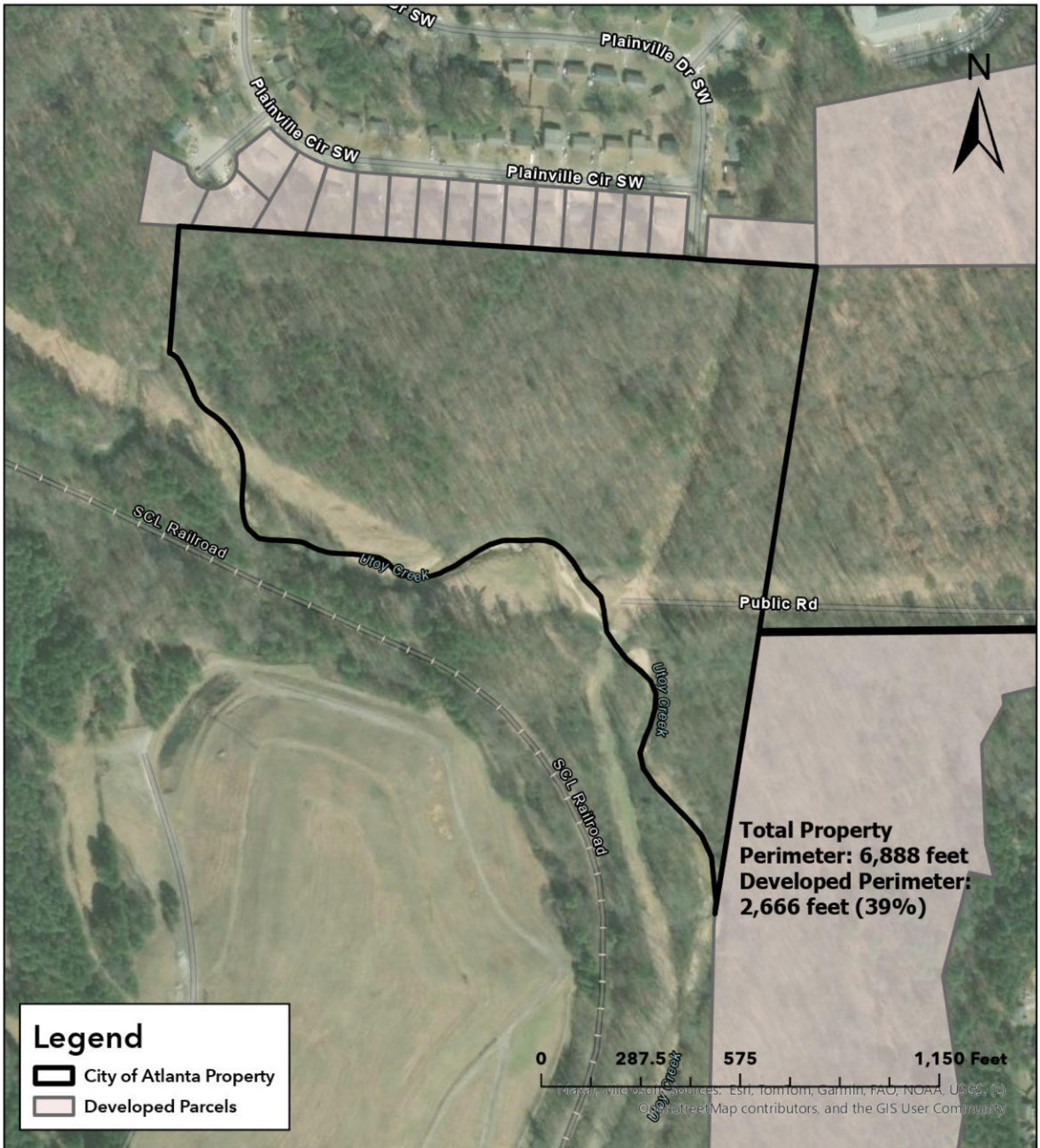
# MOUNT ZION DEVELOPMENT PERIMETER







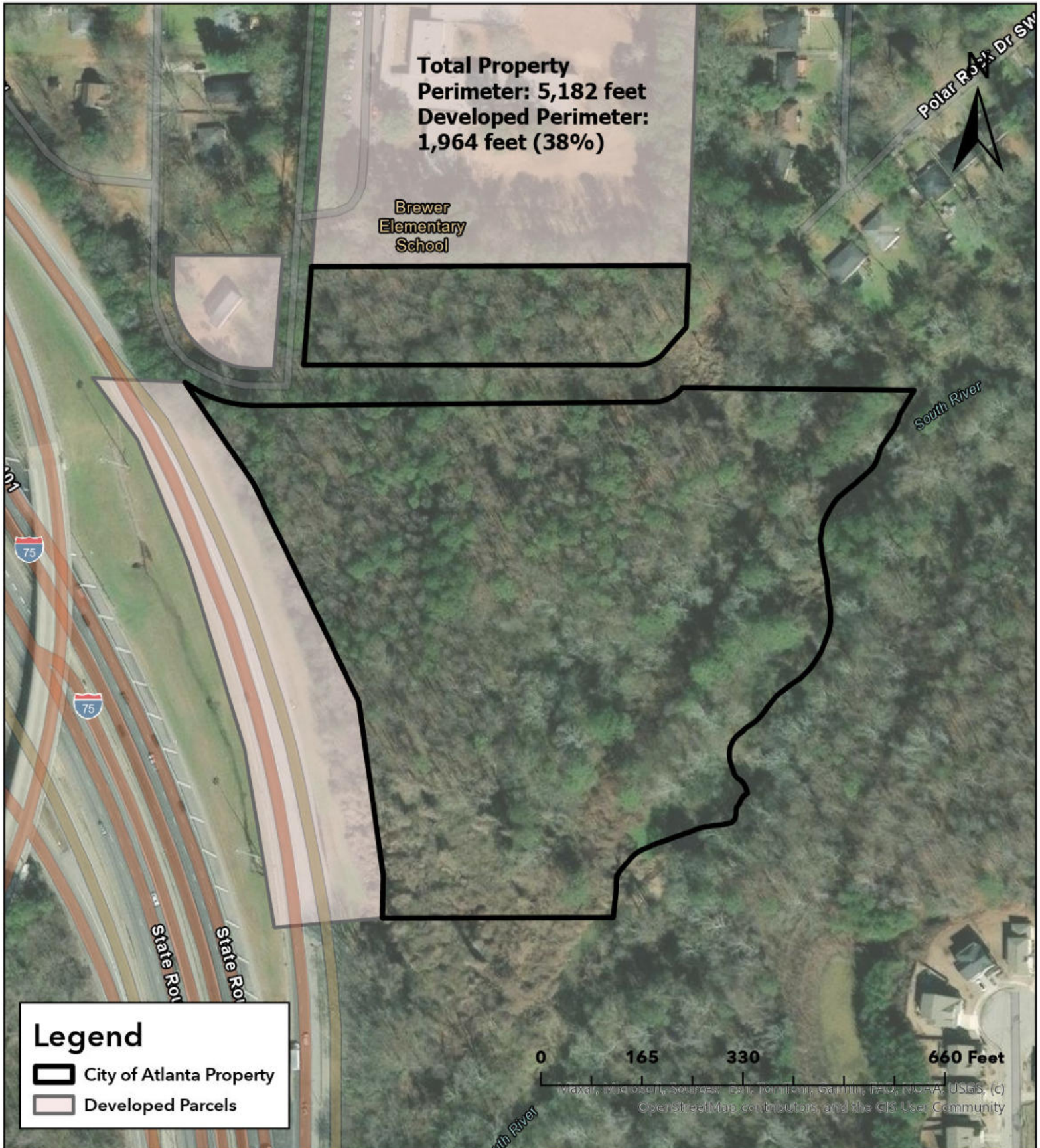
# HABITAT-UTOY CREEK DEVELOPMENT PERIMETER







# SOUTH RIVER DEVELOPMENT PERIMETER



**CITY COUNCIL  
ATLANTA, GEORGIA**

**22-O-1815**

**A SUBSTITUTE ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ACQUIRE FROM THE CONSERVATION FUND APPROXIMATELY 178 ACRES OF REAL PROPERTY LOCATED AT 0 FAIRBURN RD SW, ATLANTA, GA, FULTON COUNTY TAX PARCEL ID NUMBERS 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0, FOR THE PROTECTION, MAINTENANCE, AND REGENERATION OF TREES AND OTHER FOREST RESOURCES AS AUTHORIZED UNDER CITY CODE SECTION 158-66 (B); TO BE DESIGNATED IN PERPETUITY AS FORESTED LAND; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AND AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE SECURITY AND STABILIZATION, FENCING, AND OTHER SITE DEVELOPMENT COSTS IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED FORTY-TWO THOUSAND THREE HUNDRED EIGHTY DOLLARS AND FIFTY-SEVEN CENTS (\$1,942,380.57), TO BE PAID FROM THE TREE TRUST FUND USING THE FUND AND ACCOUNT INFORMATION LISTED HEREIN; WAIVING SECTION 2-1541 (D) OF THE PROCUREMENT AND REAL ESTATE CODE; AND FOR OTHER PURPOSES.**

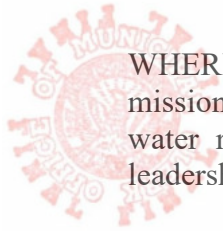
WHEREAS, greenspace is an integral part of the fabric of the City of Atlanta (“City”); and

WHEREAS, Ordinance 16-O-1353, adopted by the City Council on November 21, 2016 and approved as per City Charter Section 2-403 on November 30, 2016 (codified as City Code Section 158-66(b)), authorizes the City to procure privately-owned afforested property containing i) 80 percent or more canopy cover; ii) minimum forestation standards of 1,000 DBH inches; and/or iii) 50 mature trees per acre (“minimum eligibility criterion”); and

WHEREAS, in addition to meeting one or more of the minimum eligibility criterion, the aforementioned city code section requires that the property: i) be dedicated and preserved in perpetuity as forested land; ii) be available for public use without cost (subject to park rules and other applicable city ordinances); and c) use of the property be restricted to passive recreational activities with minimal environmental impact, as determined and established in writing by the Department of Parks and Recreation commissioner based on the characteristics of the property; and

WHEREAS, the City has identified property located at 0 Fairburn Rd SE, Atlanta, GA, Fulton County tax parcel ID numbers 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0 (the “Property”) approximately depicted in Exhibit A, attached hereto and incorporated herein by this reference that it has determined should be preserved as afforested land in perpetuity for its high-conservation value; and

WHEREAS, pursuant to City Code Section 158-66 (b)(3), the commissioners of the Department of City Planning and the Department of Parks and Recreation jointly developed a written list of factors and a process for evaluating parcels that may be suitable for acquisition as forested property and each commissioner prepared an affidavit affirming that these factors and process were followed in the selection of the Property and these affidavits are attached as Exhibit B; and



WHEREAS, The Conservation Fund (the “TCF”), a national non-profit 501(c)(3) organization, has a mission to work with public, private and nonprofit partners to protect America’s legacy of land and water resources through land acquisition, sustainable community and economic development, and leadership training, emphasizing the integration of economic and environmental goals;

WHEREAS, TCF acquires and holds real properties until the respective public agencies have obtained and/or identified funds to purchase the properties; and

WHEREAS, TCF has purchased the Property; under an LOI with the City and

WHEREAS, the Property meets the minimum eligibility criterion, including preserving and contributing to the Camp Creek watershed, and it is in the best interest of the City to acquire the Property as forested land in perpetuity from TCF; and

WHEREAS, it is the desire of the City of Atlanta to acquire the Property from TCF; pursuant to an LOI; and

WHEREAS, in order to facilitate the timely acquisition of the Property from TCF, the City desires to waive the provisions of Section 2-1541(d) of the Procurement and Real Estate Code requiring separate legislation authorizing the acceptance of a Purchase option from TCF to acquire the Property; and

WHEREAS, the Chief Procurement Officer is in agreement with the aforesaid waiver of the Code; and

WHEREAS, following the City’s acquisition of the Property, it shall be available for public use without cost (subject to City of Atlanta rules and other ordinances); and

WHEREAS, the acquisition of the Property would protect in perpetuity high-value mature forest and habitat for the benefit of Atlanta’s residents and environment; and

WHEREAS, following the acquisition of the Property, the Property shall be subject to a deed restriction that preserves the Property in perpetuity; and

WHEREAS, as specified in the City Code Section 158-66 (b), a Property Maintenance Plan and Budget has been created that specifies the types of maintenance and improvements that will be needed at the property, included as Exhibit C attached hereto; and

WHEREAS, following the acquisition of the Property, the City of Atlanta Department of Parks and Recreation (“DPR”) will be the department responsible for oversight of the property: and





WHEREAS, funding from the Tree Trust Fund will be allocated to DPR or their designee to conduct maintenance on the Property for the protection, maintenance, and regeneration of trees and other forest resources as authorized under City Code Section 158-66 (b).

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

SECTION 1: The Chief Procurement Officer (“CPO”) or his designee, on behalf of the City, is hereby authorized to negotiate with TCF to purchase all or part of Property at 0 Fairburn Rd SW, Atlanta, GA, Fulton County tax parcel ID numbers; 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0 at a cost (the “Purchase Price”) that is at or no greater than fair market value as determined by an appraisal approved by the CPO or their designee. The property is approximately depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 2: The CPO or their designee is authorized to obtain and pay for due diligence items deemed necessary to purchase the property including but not limited to; surveys, title reports, environmental assessments, appraisals, title insurance, real estate services fees, technical reports, site security, signage, demolition, site security and stabilization, any other fencing, closing costs, and other costs of acquisition (collectively, the “Due Diligence and Purchase Services”).

SECTION 3: The Purchase Price, Due Diligence, Purchase Services and site security and stabilization shall not exceed a total of \$1,942,380.57 (made up of \$1,240,000 in acquisition costs and \$702,380.57 in site security and stabilization costs) and shall be paid from the Tree Trust Fund budget enumerated in Section 4.

SECTION 4: The costs of the purchase for the acquisition in an amount not to exceed \$1,942,380.57 shall be charged to and paid from Fund, Department Organization and Account Number: 7701(Trust Fund) 140201(PRC Parks) 5411001(Land Exp.) 6210000 (Parks Admin) 600013(Tree Removal Protection) 69999(Funding Source).

SECTION 5: The costs for site acquisition, security, and stabilization in an amount not to exceed One Million Nine Hundred Forty-Two Thousand Three Hundred Eighty Dollars Fifty-Seven Cents (\$1, 942,380.57) shall be charged to and paid from the FY2023 Tree Trust Fund budget, Department of Parks and Recreation which is hereby amended as follows:

Transfer \$1, 942, 380.57 from Appropriations:

7701 (Trust Fund) 250101 (DCP) 5411001 (Land Exp.) 1320000 (Chief Executive) 600013 (Tree Removal Protection) 69999 (Funding Source)

Add \$1,942,380.57 to Appropriations:

7701 (Trust Fund) 140201 (PRC Parks) 5411001 (Land Exp.) 6210000 (Parks Admin) 600013 (Tree Removal Protection) 69999 (Funding Source)

SECTION 6: The Property is hereby dedicated as a Tree Trust Fund Acquisition and the City of Atlanta shall retain the Property in perpetuity as public forested land with passive recreational facilities, provided that such facilities are developed and managed to have minimal environmental impact, as determined and established based on the characteristics of the property.

SECTION 7: The Property shall be available for public use without cost (subject to City of Atlanta rules and other ordinances).

SECTION 8: Attached to this ordinance as Exhibit C is the maintenance plan for the property. This plan describes the types of maintenance that may be needed at the Property, estimates the Property's annual maintenance cost, and identifies the source of funding for the estimated annual maintenance cost. To the extent that the commissioner identifies the tree trust fund as the source of maintenance funding, any specific allocation of maintenance dollars from the tree trust fund shall be authorized as a separate procurement or expenditure, in a manner consistent with applicable city ordinances.

SECTION 9: The requirements of Article X, Division 14, Subdivision II, Section 2-1541 (d) (Procurement and Real Estate Code) of the City of Atlanta Code of Ordinances, are waived, for the purposes of this Ordinance only, to allow the purchase of the Property on behalf of the City without further authorization by the City Council.

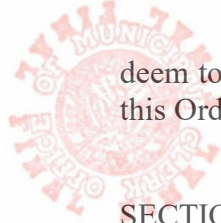
SECTION 10: The Mayor, on behalf of the City, is authorized to execute any and all deeds, instruments or other documents that the City Attorney deems to be necessary or advisable in order to carry into effect the intent of this Ordinance.

SECTION 11: The City Attorney is hereby directed to prepare, for execution by the Mayor on behalf of the City, any and all deeds, instruments, or other documents that the City Attorney deems necessary or advisable to carry into effect the intent of this Ordinance.

SECTION 12: Said deeds, instruments, or other documents shall not become binding upon the City, and the City shall incur neither obligation nor liability thereunder, until the same has been approved by the City Attorney as to form, attested to by the Municipal Clerk, and signed by the Mayor.

SECTION 13: The Mayor or his designee, the City Attorney or her designee, the Chief Procurement Officer or his designee, the Commissioner of the Department of Parks and Recreation or his designee, or other agent of the City, on behalf of the City in their official capacities in accordance with this ordinance, are authorized to take and do such further acts and deeds, and to execute and deliver, for and in the name of the City, respectively, such other documents, certificates, papers and instruments as they

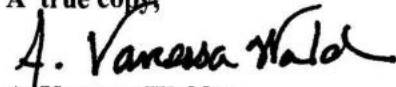




deem to be necessary, appropriate, advisable or required in order to effectuate the purpose and intent of this Ordinance and to consummate the actions contemplated by this Ordinance.

SECTION 14: All ordinances and parts of ordinances in conflict herewith are hereby waived for purposes of this Ordinance only, and only to the extent of the conflict.

A true copy,



A. Vanessa Waldon  
Deputy Municipal Clerk

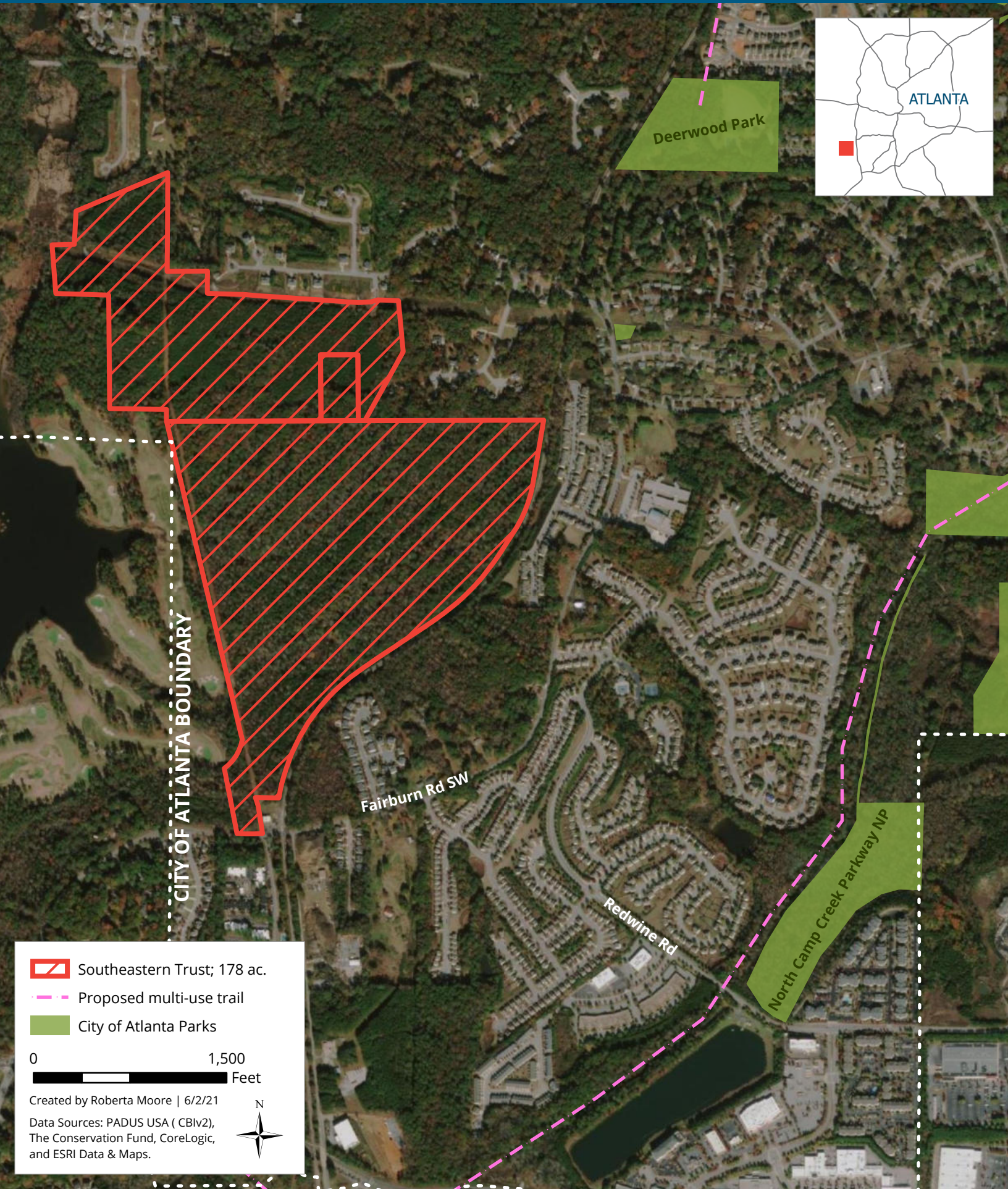
**ADOPTED by the Atlanta City Council**  
**APPROVED per City Charter Section 2-403**




**NOV 21, 2022**  
**NOV 30, 2022**

EXHIBIT A

Property Depiction





-  Southeastern Trust; 178 ac.
-  Proposed multi-use trail
-  City of Atlanta Parks

0 1,500  
Feet

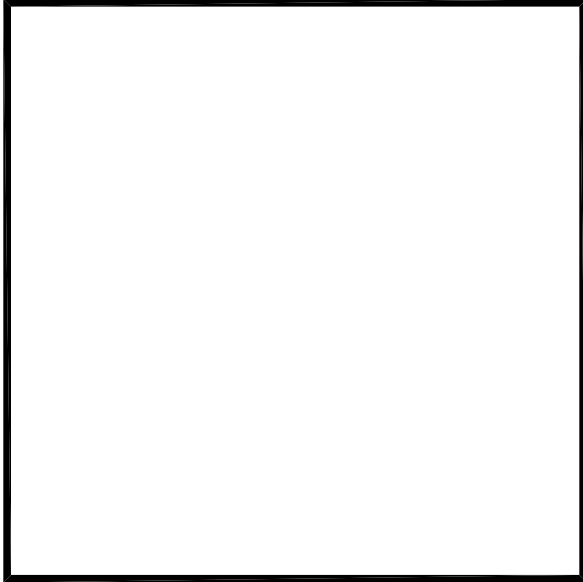
Created by Roberta Moore | 6/2/21

Data Sources: PADUS USA ( CBIV2),  
The Conservation Fund, CoreLogic,  
and ESRI Data & Maps.





## RECORDATION AREA



As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Aaron M. McCullough (Ga. L.S.# 2990)  
DATE: 1/26/22



## TRACT 1 DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 35, 36 AND 40 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 35, 36, 40 AND 41, SAID DISTRICT AND SECTION, THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF LAND LOT 40, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A 1/2" REBAR;  
THENCE, LEAVING SAID NORTHERLY LAND LOT LINE, SOUTH 12 DEGREES 12 MINUTES 44 SECONDS EAST, 2,676.04 FEET TO A 1/2" REBAR;  
THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.13 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD OF 287.18 FEET, AT SOUTH 51 DEGREES 51 MINUTES 51 SECONDS WEST, TO A 1/2" REBAR;  
THENCE, SOUTH 11 DEGREES 04 MINUTES 20 SECONDS EAST, 495.48 FEET TO A 1/2" REBAR ON THE NORTHERN RIGHT OF WAY OF FAIRBURN ROAD (60' R/W);  
THENCE, ALONG SAID NORTHERN RIGHT OF WAY AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 90.42 FEET, SAID CURVE HAVING A RADIUS OF 1,370.39 FEET AND BEING SUBTENDED BY A CHORD OF 90.40 FEET, AT SOUTH 87 DEGREES 32 MINUTES 08 SECONDS EAST, TO A POINT;  
THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 109.73 FEET, SAID CURVE HAVING A RADIUS OF 1,643.75 FEET AND BEING SUBTENDED BY A CHORD OF 109.71 FEET, AT NORTH 88 DEGREES 38 MINUTES 43 SECONDS EAST, TO A 5/8" REBAR;  
THENCE, LEAVING SAID NORTHERN RIGHT OF WAY, NORTH 06 DEGREES 36 MINUTES 22 SECONDS WEST, 226.85 FEET TO A 1/2" REBAR;  
THENCE, NORTH 11 DEGREES 24 MINUTES 47 SECONDS WEST, 53.90 FEET TO A 1/2" REBAR ON THE SOUTHERLY LINE OF LAND LOT 35;  
THENCE, ALONG SAID SOUTHERLY LAND LOT LINE, SOUTH 88 DEGREES 52 MINUTES 17 SECONDS EAST, 172.59 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD (100' R/W);  
THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 1,268.76 FEET, SAID CURVE HAVING A RADIUS OF 1,593.86 FEET AND BEING SUBTENDED BY A CHORD OF 1,231.44 FEET, AT NORTH 33 DEGREES 33 MINUTES 18 SECONDS EAST, TO A POINT;  
THENCE, NORTH 56 DEGREES 07 MINUTES 08 SECONDS EAST, 630.25 FEET TO A POINT;  
THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 1,482.54 FEET, SAID CURVE HAVING A RADIUS OF 1,859.86 FEET AND BEING SUBTENDED BY A CHORD OF 1,443.60 FEET, AT SOUTH 33 DEGREES 16 MINUTES 59 SECONDS WEST, TO A POINT;  
THENCE, SOUTH 10 DEGREES 26 MINUTES 50 SECONDS WEST, 348.37 FEET TO A 1/2" REBAR ON THE NORTHERLY LINE OF LAND LOT 35;  
THENCE, LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG SAID NORTHERLY LAND LOT LINE, NORTH 87 DEGREES 30 MINUTES 46 SECONDS WEST, 1,414.16 FEET TO A 1" OPEN TOP PIPE;  
THENCE, NORTH 87 DEGREES 56 MINUTES 18 SECONDS WEST, 51.84 FEET TO A 1" OPEN TOP PIPE;  
THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS WEST, 289.02 FEET TO A 1/2" REBAR;  
THENCE, NORTH 87 DEGREES 30 MINUTES 58 SECONDS WEST, 577.88 FEET TO A 1/2" REBAR;  
THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 286.05 FEET TO A 1/2" REBAR;  
THENCE, NORTH 87 DEGREES 06 MINUTES 32 SECONDS WEST, 286.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 117.84 ACRES.

## LEGEND

●	----- CALCULATED POINT	⬮	----- FLARED END SECTION
○	----- IRON PIN FOUND	⊗	----- WATER METER
○	----- IRON PIN SET (1/2" REBAR)	⊗	----- WATER VALVE
□	----- R/W MONUMENT	⊗	----- FIRE HYDRANT
P/L	----- PROPERTY LINE	○	----- SANITARY SEWER MANHOLE
R/W	----- RIGHT OF WAY	○	----- CLEANOUT
N/F	----- NOW OR FORMERLY	○	----- GREASE TRAP
B/L	----- BUILDING LINE	⊗	----- GAS METER
OTP	----- OPEN TOP PIPE	⊗	----- POWER METER
⊗	----- DOUBLE WING CATCH BASIN	⊗	----- POWER BOX
⊗	----- HEADWALL	⊗	----- GAS VALVE
⊗	----- JUNCTION BOX	⊗	----- POWER POLE
⊗	----- DROP INLET	⊗	----- GUY ANCHOR
⊗	----- CORRUGATED METAL PIPE	⊗	----- TRAFFIC SIGNAL POLE
⊗	----- REINFORCED CONCRETE PIPE	⊗	----- BOLLARD
⊗	----- LIGHT POLE (1 LAMP)	⊗	----- IRRIGATION CONTROL VALVE
⊗	----- LIGHT POLE (2 LAMPS)	⊗	----- FIBER OPTIC MARKER
⊗	----- LIGHT POLE (3 LAMPS)	⊗	----- FIRE DEPT. CONNECTION
⊗	----- LIGHT POLE (4 LAMPS)	⊗	----- CONCRETE
---	----- BOUNDARY LINE		
---	----- FENCE		
---	----- GAS LINE		
---	----- UNDERGROUND POWER LINE		
---	----- OVERHEAD POWER LINE		
---	----- SANITARY SEWER LINE		
---	----- STORM DRAIN LINE		
---	----- WATER LINE		

## ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 2-40978, DATED JANUARY 2, 2022.

### THE FOLLOWING AFFECT TRACT 1:

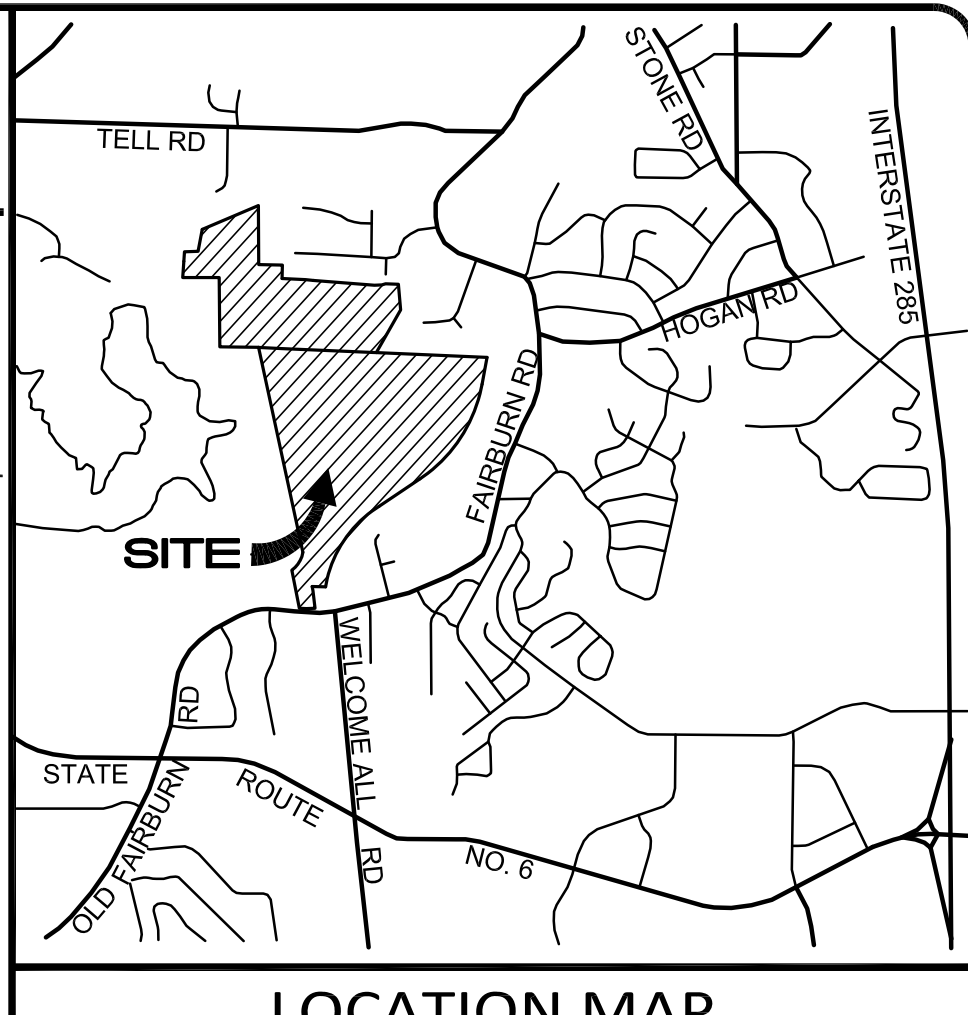
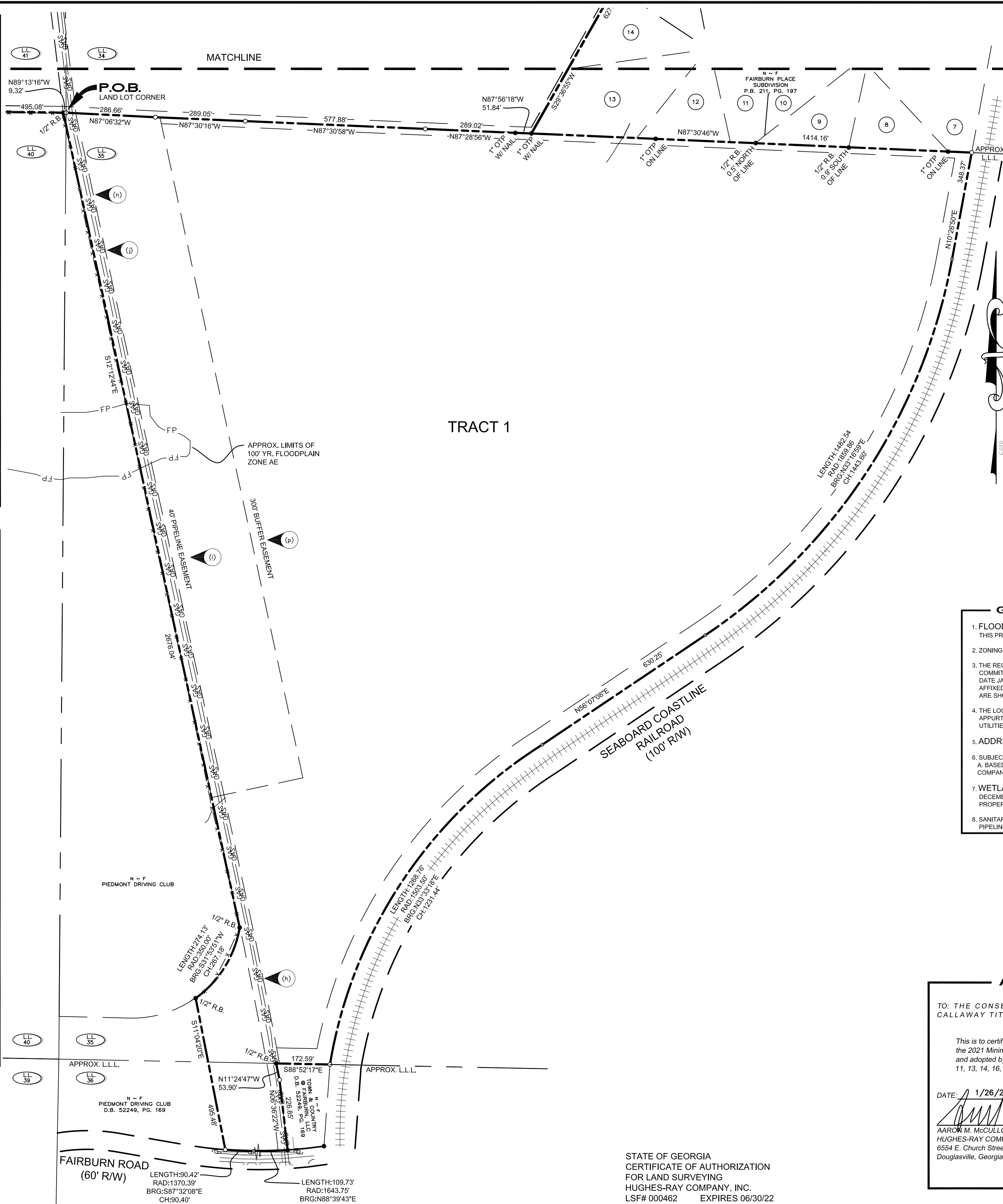
- Easement from J. A. Oliver to Georgia Power Company, dated September 18, 1935, filed for record September 20, 1935 at 1:40 p.m., recorded in Deed Book 1560, Page 440, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- Easement from J. A. Fain, Lola Fain, et al to Southeastern Pipe Line Company, dated April 8, 1940, filed for record May 3, 1940 at 8:00 a.m., recorded in Deed Book 1779, Page 17, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- Pipeline Easement from J. C. Oliver to Southeastern Pipe Line Company, dated April 9, 1940, filed for record May 3, 1940 at 8:00 a.m., recorded in Deed Book 1779, Page 31, aforesaid Records; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records; as amended by that certain Partial Release of Right of Way and Supplemental Agreement by and between Cowart Lake Ventures, L.P. and Colonial Pipeline Company, dated July 31, 1992, filed for record February 1, 1993 at 8:30 a.m., recorded in Deed Book 16267, Page 10, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- Pipeline Easement from J. A. Oliver to Southeastern Pipe Line Company, dated April 9, 1940, filed for record May 3, 1940 at 8:00 a.m., recorded in Deed Book 1779, Page 32, aforesaid Records; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- Easement from Mrs. P. A. Fain to Georgia Power Company, dated January 9, 1941, filed for record February 3, 1941 at 2:20 p.m., recorded in Deed Book 1779, Page 452, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- Easement from Mrs. W. H. Stephens to Georgia Power Company, dated October 13, 1949, filed for record November 14, 1949 at 10:36 a.m., recorded in Deed Book 2484, Page 252, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- Easement from Cowart Lake Ventures, L.P., whose general partner is Habersham West Holdings, Inc. to Georgia Power Company, dated July 24, 1989, filed for record August 11, 1989 at 10:35 a.m., recorded in Deed Book 12731, Page 97, aforesaid Records. DOES NOT AFFECT SUBJECT PROPERTY
- Partial Release of Right of Way Deed and Supplemental Agreement by and between Sara S. Lee and Colonial Pipeline Company, dated March 13, 1992, filed for record March 31, 1992 at 11:42 a.m., recorded in Deed Book 33178, Page 226, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- Water Main Easement from Cowart Lake Ventures, L.P. to the City of Atlanta, a municipal corporation, dated April 6, 2007, filed for record April 23, 2007 at 9:22 a.m., recorded in Deed Book 44869, Page 416, aforesaid Records. DOES NOT AFFECT SUBJECT PROPERTY
- Buffer Easement Agreement by and between Cowart Lake LLC, a Georgia limited liability company and Piedmont Driving Club, a Georgia non-profit corporation, dated October 30, 2015, filed for record November 10, 2015 at 1:44 p.m., recorded in Deed Book 55553, Page 147, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- All matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey For Cowart Lake Ventures, L.P., Cowart Lake LLC, Southeastern Trust for Parks and Land, Inc., Morris, Manning & Martin, LLP, Chicago Title Insurance Company, Calloway Title and Escrow, LLC," prepared by Lowe Engineers, bearing the seal and certification of Wm. J. Daniel III, Georgia Registered Land Surveyor No. 2257, dated October 5, 2015, last revised October 26, 2015, being designated as Job No. 15-0101. CANNOT DETERMINE, DOCUMENT NOT PROVIDED

## RECORD DESCRIPTION

All of that tract or parcel of land in the City of Atlanta and in unincorporated Fulton County and being a portion of Land Lots 35, 36 and 40 of District 14 FF (formerly Fayette) of Fulton County, Georgia and more particularly described as follows:  
Beginning at a point at the Land Lot Corner common to Land Lots 34, 35, 40 and 41 and from this Point of Beginning thus established,  
run South 87 degrees 29 minutes 56 seconds East for a distance of 2009.30 feet to a point on the westerly right-of-way of Seaboard Coastline Railroad;  
thence along the westerly right-of-way of Seaboard Coastline Railroad, run South 10 degrees 19 minutes 31 seconds West for a distance of 344.18 feet to a point;  
thence continuing along the westerly right-of-way of Seaboard Coastline Railroad, run along a curve to the right for an arc length of 1,492.09 feet, said curve having a radius of 1,859.86 feet, a chord bearing of South 33 degrees 18 minutes 30 seconds West and a chord length of 1,452.40 feet to a point;  
thence continuing along the westerly right-of-way of Seaboard Coastline Railroad, run South 56 degrees 18 minutes 23 seconds West for a distance of 672.85 feet to a point;  
thence run along a curve to the left for an arc length of 1,225.60 feet, said curve having a radius of 1,482.39 feet, a chord bearing of South 32 degrees 41 minutes 59 seconds West and a chord length of 1,190.99 feet to a point on the Land Lot Line common to Land Lots 35 and 36 and point of intersection of said Right-Of-Way line of the Seaboard Coastline Railroad and said common Land Lot Line;  
thence leaving the westerly right-of-way of Seaboard Coastline Railroad thence along said common Land Lot Line, run North 88 degrees 52 minutes 26 seconds West for a distance of 169.69 feet;  
thence leaving said common Land Lot Line, run South 11 degrees 25 minutes 46 seconds East for a distance of 33.90 feet to a point;  
thence run South 06 degrees 37 minutes 21 seconds East for a distance of 226.85 feet to a point on the northerly right-of-way of Fairburn Road;  
thence along the northerly right-of-way of Fairburn Road, run along a curve to the right for an arc length of 109.73 feet, said curve having a radius of 1,643.75 feet, a chord bearing of South 88 degrees 38 minutes 44 seconds West and a chord length of 109.71 feet to a point;  
thence continuing along the Northerly Right-Of-Way of Fairburn Road along a curve to the right for an arc length of 90.41 feet, said curve having a radius of 1,370.39 feet, a chord bearing of North 87 degrees 33 minutes 07 seconds West and a chord length of 90.40 feet to a point;  
thence leaving the northerly right-of-way of Fairburn Road, run North 10 degrees 37 minutes 53 seconds West for a distance of 497.31 feet to a point;  
thence run along a curve to the left for an arc length of 271.97 feet, said curve having a radius of 350.00 feet, a chord bearing of North 31 degrees 58 minutes 42 seconds East and a chord length of 265.18 feet to a point;  
thence run North 12 degrees 13 minutes 08 seconds West for a distance of 2,676.02 feet to a point on the northerly line of Land Lot 40;  
thence along the northerly line of Land Lot 40, run South 89 degrees 13 minutes 40 seconds East for a distance of 9.32 feet to the Point of Beginning.

Said tract or parcel of land being designated Tract F has an area of 5,132,833 Square Feet, 117.8336 Acres and includes a 300 foot undisturbed buffer as described below and as depicted on an ALTA / ACSM LAND TITLE SURVEY for Cowart Lake Ventures, L.P., Cowart Lake LLC, Southeastern Trust for Parks and Land, Inc., Morris, Manning & Martin, LLP, Chicago Title Insurance Company, Calloway Title and Escrow, LLC, prepared by Lowe Engineers, William J. Daniel III, Georgia Registered Land Surveyor No. 2257, dated October 5, 2015, last revised October 26, 2015.

NOTE: THE TRACT DESCRIPTION AND THE RECORD DESCRIPTION DESCRIBE THE SAME PROPERTY



## SITE NARRATIVE

**AREA SUMMARY:**  
TRACT 1 AREA: 117.84 ACRES

**ZONING & SETBACKS:**  
CURRENT ZONING= R-3  
ZONING RESTRICTIONS ARE TAKEN FROM CITY OF ATLANTA ZONING CODE.  
MINIMUM LOT WIDTH= 100'  
MINIMUM LOT AREA= 18,000 Sq. Ft.  
SETBACKS = FRONT = 50'  
SIDE = 10'  
REAR = 20'

**BUILDING HEIGHT RESTRICTION:**  
MAXIMUM BUILDING HEIGHT: 2 STORY/35'

## GENERAL NOTES

- FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M 13121C0342F DATED SEPTEMBER 18, 2013 THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA ZONE AE.
- ZONING AND SETBACK INFORMATION IS TAKEN FROM CITY OF ATLANTA ZONING CODE.
- THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2-40978 EFFECTIVE DATE JANUARY 2, 2022. HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND APPURTENANCES AND THE DEVELOPMENT PLANS FOR THIS SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
- ADDRESS: 0 FAIRBURN ROAD, ATLANTA, GA
- SUBJECT PROPERTY REFERENCES  
A. BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2-40978, EFFECTIVE DATE JANUARY 2, 2022.
- WETLAND STATEMENT: BASED UPON AN INSPECTION BY HUGHES-RAY COMPANY, INC., ON DECEMBER 3, 2021 NO JURISDICTIONAL WETLANDS ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN.
- SANITARY SEWER SERVICE IS PROVIDED TO TRACT 2 VIA AN UNDERGROUND PIPELINE.

## PLEASE NOTE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

AARON M. MCCULLOUGH, L.S.  
GA. REGISTRATION NO. 2990  
6554 E. CHURCH STREET  
DOUGLASVILLE, GA. 30134

## ALTA CERTIFICATION

TO: THE CONSERVATION FUND; CHICAGO TITLE INSURANCE COMPANY;  
CALLAWAY TITLE AND ESCROW, LLC; HENDERSON, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) and (b), 7(a), (b) and (c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12/06/21.

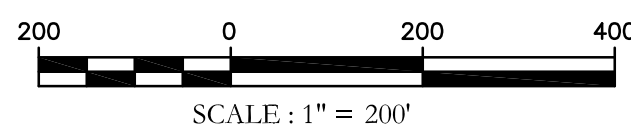
DATE: 1/26/21

AARON M. MCCULLOUGH, L.S.  
GA. REG. NO. 2990  
HUGHES-RAY COMPANY, INC.  
6554 E. Church Street  
Douglasville, Georgia 30134



STATE OF GEORGIA  
CERTIFICATE OF AUTHORIZATION  
FOR LAND SURVEYING  
HUGHES-RAY COMPANY, INC.  
LSF# 000462 EXPIRES 06/30/22

SHEET 1 OF 2



ALTA



# THE CONSERVATION FUND; CHICAGO TITLE INSURANCE COMPANY; CALLAWAY TITLE AND ESCROW, LLC; HENDERSON, LLC

LOCATED IN LAND LOTS 34, 35, 36, 40 & 41  
14TH FF DISTRICT  
FULTON COUNTY, GEORGIA

DATE: 26 JANUARY 2012	DRAWING NO. H21273
NO.	DATE
	REVISION DESCRIPTION
	DRAWN BY: JAS
	CHECKED BY: AMM
	JOB NO.: H21273
	SCALE: 1"=200'
	THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



# RECORDATION AREA

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

1/26/22  
DATE

Aaron M. McCullough (Ga. L.S.# 2990)

GEORGIA  
REGISTERED  
LAND SURVEYOR  
No. 2990  
AARON M. MCCULLOUGH

# ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO: 2-40978, DATED JANUARY 2, 2022.

## THE FOLLOWING AFFECT TRACT 2:

- (r) Easement for Right-of-Way from H. L. McLarin to Georgia Power Company, a corporation, dated August 2, 1927, filed for record October 12, 1927 at 9:25 a.m., recorded in Deed Book 1106, Page 86, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (s) Easement for Right-of-Way from Mrs. John H. Cash to Georgia Power Company, a corporation, dated August 2, 1927, filed for record October 12, 1927 at 9:25 a.m., recorded in Deed Book 1106, Page 87, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (t) Easement from L. N. Cash to Georgia Power Company, dated April 20, 1936, filed for record April 30, 1936 at 4:30 p.m., recorded in Deed Book 1583, Page 550, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (u) Right-of-Way Easement from Miss Addie Cash to Georgia Power Company, dated April 20, 1936, filed for record April 30, 1936 at 4:30 p.m., recorded in Deed Book 1589, Page 249, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (v) Easement from Miss Katie Cash to Georgia Power Company, dated April 17, 1936, filed for record April 30, 1936 at 4:30 p.m., recorded in Deed Book 1589, Page 249, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (w) Right-of-Way Easement William L. Fain to Southeastern Pipe Line Company, dated April 11, 1940, filed for record May 3, 1940 at 8:00 a.m., recorded in Deed Book 1275, Page 12, aforesaid Records; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records; as affected by that certain Partial Release of Right of Way and Supplemental Agreement by and between H. L. McLarin Estate and Colonial Pipeline Company, a Delaware corporation, dated January 17, 1992, filed for record February 5, 1992 at 1:31 p.m., recorded in Deed Book 14979, Page 297, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (x) Right-of-Way Easement Harrison L. McLarin and Lillie Mae McLarin to Southeastern Pipe Line Company, dated April 15, 1940, filed for record May 3, 1940 at 8:00 a.m., recorded in Deed Book 1275, Page 25, aforesaid Records; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records; as affected by that certain Partial Release of Right of Way and Supplemental Agreement by and between H. L. McLarin Estate and Colonial Pipeline Company, a Delaware corporation, dated January 17, 1992, filed for record February 5, 1992 at 1:31 p.m., recorded in Deed Book 14979, Page 297, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (y) Easement from W. L. Fain to Georgia Power Company, dated July 11, 1945, filed for record August 6, 1945 at 12:37 p.m., recorded in Deed Book 1807, Page 216, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (z) Right-of-Way Easement from Miss Addie Cash to Southeastern Pipe Line Company, dated January 16, 1943, filed for record January 21, 1943 at 12:52 p.m., recorded in Deed Book 1855, Page 383, aforesaid Records; as assigned by that certain Deed from Southeastern Pipe Line Company, a Delaware corporation to Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record January 3, 1964 at 9:03 a.m., recorded in Deed Book 4172, Page 540, aforesaid Records; as affected by that certain Partial Release of Right of Way and Supplemental Agreement by and between H. L. McLarin Estate and Colonial Pipeline Company, a Delaware corporation, dated April 3, 1992, filed for record May 6, 1992 at 10:44 a.m., recorded in Deed Book 15300, Page 147, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (aa) Easement from Harrison L. McLarin to Georgia Power Company, dated July 17, 1950, filed for record July 17, 1950 at 3:04 p.m., recorded in Deed Book 2542, Page 393, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (ab) Easement from John H. Cash to Georgia Power Company, dated June 23, 1952, filed for record July 8, 1952 at 10:48 a.m., recorded in Deed Book 2759, Page 1, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (ac) Easement from L. H. Cash to Georgia Power Company, dated June 25, 1952, filed for record July 8, 1952, recorded in Deed Book 2759, Page 3, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (ad) Sewer Easement from Hattie McLarin to City of Atlanta, a Georgia municipal corporation, dated November 6, 1963, filed for record December 5, 1963 at 3:42 p.m., recorded in Deed Book 4161, Page 386, aforesaid Records. LOCATION CANNOT BE DETERMINED DUE TO VAGUE PROPERTY DESCRIPTION
- (ae) Permit for Anchors, Guy Poles and Wires from Mrs. Pauline Cash to Georgia Power Company, a corporation, dated June 15, 1967, filed for record August 14, 1967 at 2:33 p.m., recorded in Deed Book 4277, Page 209, aforesaid Records. DOES NOT AFFECT SUBJECT PROPERTY
- (af) Easement from H. Z. Fordham to Georgia Power Company, dated May 15, 1969, filed for record July 10, 1969 at 2:49 p.m., recorded in Deed Book 5093, Page 49, aforesaid Records. DOES NOT AFFECT SUBJECT PROPERTY
- (ag) Terms, conditions and obligations as contained in that certain Sanitary Sewer Easement from David L. Dumas, Jr. and Excellia Dumas to DM Synergy, LLC, dated January 27, 2004, filed for record February 13, 2004 at 2:23 p.m., recorded in Deed Book 37058, Page 140, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (ah) Encroachment Agreement for Easement by and between Georgia Power Company and Stan Stephens Enterprises, LLC, dated May 14, 2007, filed for record June 14, 2007 at 8:31 a.m., recorded in Deed Book 45391, Page 95, aforesaid Records. AFFECTS SUBJECT PROPERTY AS SHOWN
- (ai) All those matters as disclosed by that certain plat recorded in Will Book K, Pages 417 and 418, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
- (aj) All those matters as disclosed by that certain plat recorded in Will Book 27, Page 318, aforesaid Records. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE

## TRACT 2 DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 34, 35, 40 AND 41 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND WITHIN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 34, 35, 40 AND 41, SAID DISTRICT AND SECTION:

THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF LAND LOT 41, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, 9.32 FEET TO A 1/2" REBAR;

THENCE, NORTH 89 DEGREES 17 MINUTES 27 SECONDS WEST, 495.08 FEET TO A 1/2" REBAR;

THENCE, LEAVING SAID SOUTHERLY LAND LOT LINE, NORTH 00 DEGREES 31 MINUTES 33 SECONDS WEST, 884.26 FEET TO AN AXLE IN A ROCK PILE;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 464.31 FEET TO A 1" SQUARE ROD;

THENCE, NORTH 04 DEGREES 01 MINUTES 05 SECONDS EAST, 207.61 FEET TO A 1" OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 59 MINUTES 56 SECONDS EAST, 123.36 FEET TO A 1/2" REBAR;

THENCE, NORTH 88 DEGREES 12 MINUTES 40 SECONDS EAST, 172.76 FEET TO A 1/2" REBAR;

THENCE, NORTH 10 DEGREES 48 MINUTES 38 SECONDS EAST, 284.06 FEET TO A 1/2" REBAR;

THENCE, NORTH 66 DEGREES 59 MINUTES 03 SECONDS EAST, 777.39 FEET TO A 1/2" REBAR ON THE EASTERLY LINE OF LAND LOT 41;

THENCE, ALONG SAID EASTERLY LAND LOT LINE, SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, 752.75 FEET TO A 2" OPEN TOP PIPE;

THENCE, LEAVING SAID EASTERLY LAND LOT LINE, SOUTH 88 DEGREES 58 MINUTES 35 SECONDS EAST, 301.01 FEET TO A 1/2" REBAR;

THENCE, SOUTH 01 DEGREES 07 MINUTES 49 SECONDS WEST, 172.70 FEET TO A 1/2" REBAR;

THENCE, SOUTH 87 DEGREES 28 MINUTES 08 SECONDS WEST, 289.02 FEET TO A 1/2" REBAR;

THENCE, SOUTH 85 DEGREES 20 MINUTES 46 SECONDS WEST, 577.88 FEET TO A 1/2" REBAR;

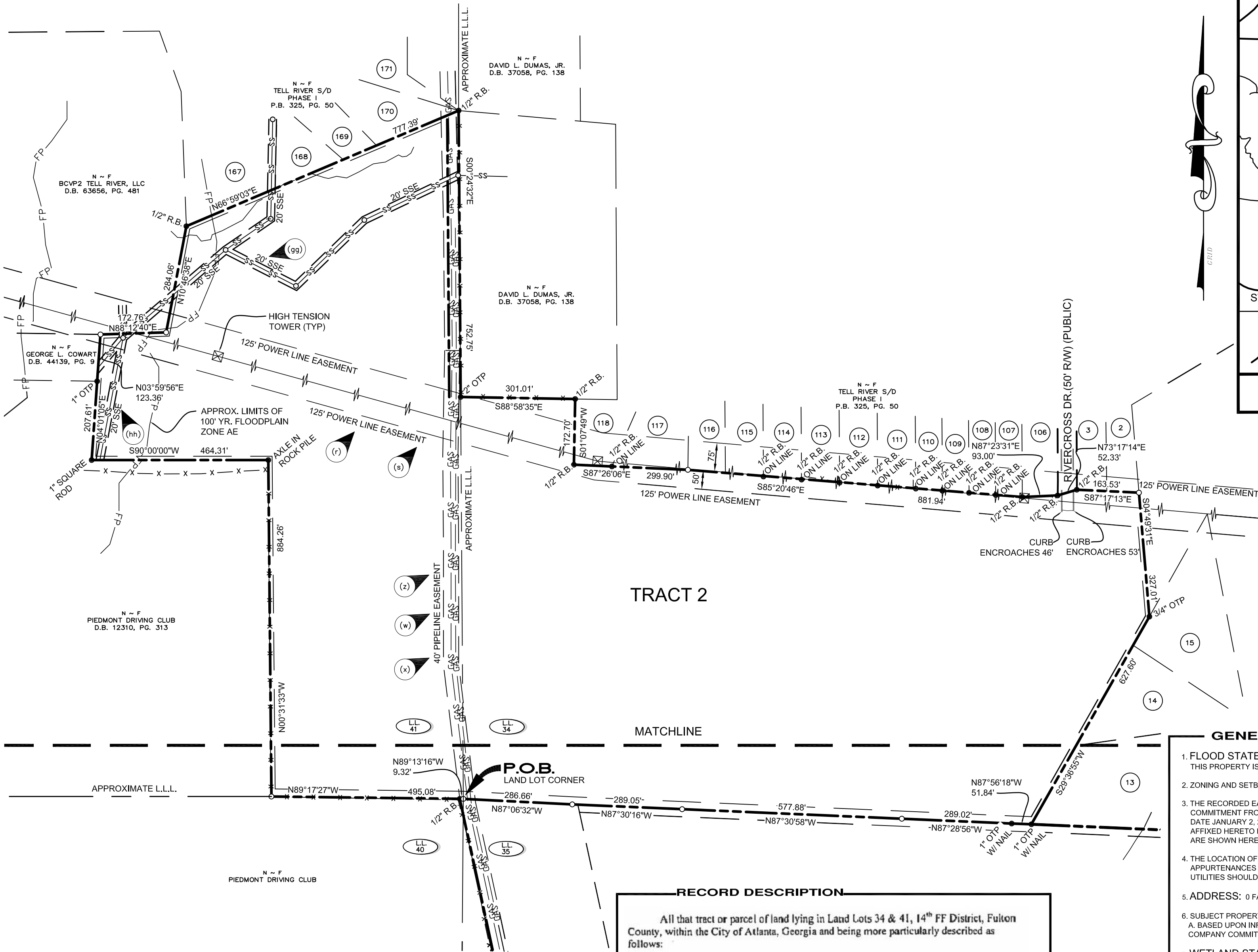
THENCE, NORTH 87 DEGREES 30 MINUTES 16 SECONDS WEST, 289.05 FEET TO A 1/2" REBAR;

THENCE, NORTH 07 DEGREES 08 MINUTES 32 SECONDS WEST, 286.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 60.56 ACRES.

## LEGEND

- ----- CALCULATED POINT
- ----- IRON PIN FOUND
- ----- IRON PIN SET (1/2" REBAR)
- ----- R/W MONUMENT
- P/L ----- PROPERTY LINE
- R/W ----- RIGHT OF WAY
- N/F ----- NOW OR FORMERLY
- B/L ----- BUILDING LINE
- OTP ----- OPEN TOP PIPE
- OTW ----- OPEN TOP WING CATCH BASIN
- H ----- HEADWALL
- J ----- JUNCTION BOX
- D ----- DROP INLET
- CM ----- CORRUGATED METAL PIPE
- RC ----- REINFORCED CONCRETE PIPE
- LP ----- LIGHT POLE (1 LAMP)
- LP ----- LIGHT POLE (2 LAMPS)
- LP ----- LIGHT POLE (3 LAMPS)
- LP ----- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X ----- FENCE
- GAS LINE
- UG ----- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SS ----- SANITARY SEWER LINE
- SD ----- STORM DRAIN LINE
- W ----- WATER LINE
- FL ----- FLARED END SECTION
- WM ----- WATER METER
- WV ----- WATER VALVE
- FD ----- FIRE HYDRANT
- SM ----- SANITARY SEWER MANHOLE
- CL ----- CLEANOUT
- GT ----- GREASE TRAP
- GM ----- GAS METER
- PM ----- POWER METER
- PB ----- POWER BOX
- GV ----- GAS VALVE
- PP ----- POWER POLE
- GA ----- GUY ANCHOR
- TS ----- TRAFFIC SIGNAL POLE
- B ----- BOLLARD
- ICV ----- IRRIGATION CONTROL VALVE
- FM ----- FIBER OPTIC MARKER
- FD ----- FIRE DEPT. CONNECTION
- CON ----- CONCRETE



## RECORD DESCRIPTION

All that tract or parcel of land lying in Land Lots 34 & 41, 14<sup>th</sup> FF District, Fulton County, within the City of Atlanta, Georgia and being more particularly described as follows:

BEGINNING AT an iron pin set at the corner common to Land Lots 34, 35, 40 & 41; Thence running along the southerly line of Land Lot 41, North 88 degrees 14 minutes 14 seconds West, a distance of 594.40 feet to an iron set; Thence leaving said land lot line and running North 08 degrees 08 minutes 08 seconds West, a distance of 884.26 feet to a 1 inch rod found; Thence running North 89 degrees 36 minutes 09 seconds West, a distance of 464.29 feet to a 1 inch square bar found; Thence running North 04 degrees 23 minutes 03 seconds East, a distance of 207.65 feet to a 3/4 inch crimp top pipe found; Thence running North 05 degrees 21 minutes 56 seconds East, a distance of 123.36 feet to an iron pin set; Thence running North 88 degrees 44 minutes 06 seconds East, a distance of 172.67 feet to a point; Thence running North 10 degrees 46 minutes 16 seconds East, a distance of 284.06 feet to an iron pin set; Thence running North 07 degrees 21 minutes 54 seconds East, a distance of 777.32 feet to a 1/2 inch reinforcing rod found; Thence running South 00 degrees 01 minutes 38 seconds East, a distance of 752.64 feet to a 1 inch open top pipe found; Thence running South 88 degrees 36 minutes 03 seconds East, a distance of 300.90 feet to a 1/2 inch reinforcing rod found; Thence running South 01 degrees 27 minutes 48 seconds West, a distance of 172.70 feet to a 1/2 inch reinforcing rod found; Thence running South 87 degrees 04 minutes 31 seconds East, a distance of 299.99 feet to a 1/2 inch reinforcing rod found; Thence running South 83 degrees 58 minutes 32 seconds East, a distance of 98.57 feet to a 1/2 inch reinforcing rod found; Thence running South 85 degrees 05 minutes 42 seconds East, a distance of 782.84 feet to a 1/2 inch reinforcing rod found; Thence running North 87 degrees 46 minutes 31 seconds East, a distance of 92.99 feet to a 1/2 inch reinforcing rod found; Thence running North 73 degrees 38 minutes 56 seconds East, a distance of 52.31 feet to a 1/2 inch reinforcing rod found; Thence running South 86 degrees 45 minutes 20 seconds East, a distance of 163.92 feet to a 1/2 inch reinforcing rod found; Thence running South 04 degrees 22 minutes 34 seconds East, a distance of 327.01 feet to a 1 inch crimp top pipe found; Thence running South 30 degrees 01 minutes 32 seconds West, a distance of 627.50 feet to a 1 1/2 inch open top pipe found on the southerly line of Land Lot 34; Thence running along the southerly line of Land Lot 34, North 87 degrees 34 minutes 08 seconds West, a distance of 51.85 feet to a 1 1/2 inch open top pipe found; Thence running North 87 degrees 06 minutes 07 seconds West, a distance of 288.89 feet to a 1 inch open top pipe found; Thence running North 87 degrees 08 minutes 09 seconds West, a distance of 577.88 feet to a 1 1/2 inch open top pipe found; Thence running North 87 degrees 07 minutes 27 seconds West, a distance of 289.05 feet to a 1 1/2 inch open top pipe found; Thence running North 86 degrees 43 minutes 47 seconds West, a distance of 286.66 feet to an iron pin set and the TRUE POINT OF BEGINNING;

Said tract or parcel of land containing 60.534 Acres

NOTE: THE TRACT DESCRIPTION AND THE RECORD DESCRIPTION DESCRIBE THE SAME PROPERTY

## SITE NARRATIVE

AREA SUMMARY:  
TRACT 2 AREA: 60.56 ACRES

## ZONING & SETBACKS:

CURRENT ZONING= R-3  
ZONING RESTRICTIONS ARE TAKEN FROM CITY OF ATLANTA ZONING CODE.  
MINIMUM LOT WIDTH: 100'  
MINIMUM LOT AREA: 18,000 Sq. Ft.  
SETBACKS = FRONT = 50'  
SIDE = 10'  
REAR = 20'

## BUILDING HEIGHT RESTRICTION:

MAXIMUM BUILDING HEIGHT: 2 STORY/35'

## GENERAL NOTES

- FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M 13121C0342F DATED SEPTEMBER 18, 2013 THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA ZONE AE.
- ZONING AND SETBACK INFORMATION IS TAKEN FROM CITY OF ATLANTA ZONING CODE.
- THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2-40978 EFFECTIVE DATE JANUARY 2, 2022. HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND APPURTENANCES AND THE DEVELOPMENT PLANS FOR THIS SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
- ADDRESS: 0 FAIRBURN ROAD, ATLANTA, GA
- SUBJECT PROPERTY REFERENCES  
A. BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2-40978, EFFECTIVE DATE JANUARY 2, 2022.
- WETLAND STATEMENT: BASED UPON AN INSPECTION BY HUGHES-RAY COMPANY, INC., ON DECEMBER 3, 2021 NO JURISDICTIONAL WETLANDS ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN.
- SANITARY SEWER SERVICE IS PROVIDED TO TRACT 2 VIA AN UNDERGROUND PIPELINE.

## PLEASE NOTE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

AARON M. MCCULLOUGH, L.S.  
GA. REGISTRATION NO. 2990  
6554 E. CHURCH STREET  
DOUGLASVILLE, GA. 30134

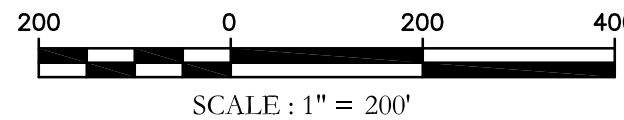
## ALTA CERTIFICATION

TO: THE CONSERVATION FUND; CHICAGO TITLE INSURANCE COMPANY; CALLAWAY TITLE AND ESCROW, LLC; HENDERSON, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) and (b), 7(a), (b) and (c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12/06/21.

DATE: 1/26/21

AARON M. MCCULLOUGH, L.S.  
GA. REG. NO. 2990  
HUGHES-RAY COMPANY, INC.  
6554 E. Church Street  
Douglasville, Georgia 30134



SHEET 2 OF 2

ALTA

PREPARED BY:

**HRC**

HRC ENGINEERS  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
p 770.942.0196  
f 770.942.0152  
www.hrcengineers.com

# THE CONSERVATION FUND; CHICAGO TITLE INSURANCE COMPANY; CALLAWAY TITLE AND ESCROW, LLC; HENDERSON, LLC

LOCATED IN LAND LOTS 34, 35, 36, 40 & 41  
14TH FF DISTRICT  
FULTON COUNTY, GEORGIA

DATE: 11 NOVEMBER 2015	DRAWING NO. H21273
NO.	DATE
	REVISION DESCRIPTION
	DRAWN BY: JAS
	CHECKED BY: PWR
	JOB NO.: H21273
	SCALE: 1"=200'
	THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THE FIRE INSURANCE COMPANY OF THE CITY OF ATLANTA. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

EXHIBIT B

Affidavits

**Affidavit Accompanying Ordinance to Procure Forested Property as Required by  
Atlanta City Code Sec. 158-66(b)(3)**

**Affidavit of Jahnee Prince**

Personally appeared before the undersigned officer duly authorized to administer oaths in the State of Georgia, Jahnee Prince, who under oath deposes and says:

1.

My name is Jahnee Prince. I am over 21 years of age and have personal knowledge of the facts set forth in this Affidavit. I voluntarily and freely make this Affidavit of my own personal knowledge for use in the ordinance authorizing the procurement of forested property pursuant to Atlanta City Code Sec. 158-66(b).

2.

I am currently the Commissioner for the City of Atlanta Department of City Planning.

3.

Pursuant to Sec. 158-66(b), the City Council may authorize the expenditure of Tree Trust Fund money for the procurement of forested property for the City of Atlanta and to preserve the forested property in perpetuity. To be eligible for purchase, the forested property must contain one or more of the following; (i) 80 percent or more canopy cover, (ii) minimum forestation standards of 1,000 DBH inches, and/or (iii) 50 mature trees per acre.

4.

Further, pursuant to Sec. 158-66(b)(3), the commissioners of the Department of City Planning and the Department of Parks and Recreation shall jointly develop a written list of factors and a process for evaluating parcels that may be suitable for acquisition as forested property, and each commissioner must prepare an affidavit affirming that these factors and process were



developed and followed, respectively, in the selection of the forested property which will be procured.

5.

After a review process, the Department of City Planning and the Department of Parks and Recreation recommends that the City purchase the forested property at 0 Fairburn Road, SW, Atlanta, Georgia, Fulton County tax parcel ID numbers; 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0 (the "Subject Property"). The Subject Property is in the Camp Creek Watershed near Deerwood Park.

6.

Before the Subject Property was selected, the Department of City Planning and the Department of Parks and Recreation, in conjunction with The Conservation Fund, the Georgia Conservancy, and The Nature Conservancy, Trees Atlanta, and the Georgia Institute of Technology, all came together as a working group to develop a list of factors and a process for the selection of potential sites and began the site selection process.

7.

The working group spent two years identifying and prioritizing the best site candidates for acquisition to achieve conservation of the highest quality tree canopy. The prioritization process included the following:

- A. Using the City of Atlanta Canopy Study, which came from a City of Atlanta contract with Georgia Tech Center for Spatial Planning Analytics and Visualization, the working group performed a GIS-based assessment of largest forested parcels in the City.

B. Additional qualitative factors were developed and applied to prioritize the potential site acquisitions. These qualitative factors include:

- i. Size;
- ii. Quality of Forest (native species, degree of disturbance, special features);
- iii. Ecological impact of preservation (wildlife corridor, priority streams, watershed protection);
- iv. Connectivity-current (connected to currently preserved forested land?);
- v. Connectivity-future (connected to forested land that could potentially be preserved too?);
- vi. Community benefit-present (proximity to residential population);
- vii. Community benefit-long-term (supported by long-term planning (e.g. City Design));
- viii. Adjacent or near a City Park (forested or not); and
- ix. Adjacent or near Department of Watershed Management Property.

C. The Conservation Fund, a long-time acquisition partner of the City of Atlanta, refined the site list further through discussion with landowners to determine pricing, availability, potential timing of acquisitions, as well as further discussions with City of Atlanta Departments which would be responsible for long-term management.

D. The process also involved site visits and evaluations of individual sites.

8.

The following factors made the Subject Property a high priority forest acquisition:

- A. Largest, intact, unprotected forest inside the City of Atlanta;
- B. 178.4 acres;
- C. 96 percent canopy coverage;
- D. Fair purchase price;
- E. High quality, older growth trees;
- F. Significant threat of development;
- G. Camp Creek Watershed protection;

9.

Based on the factors and process developed, and the fact the Subject Property exceeds these factors, the Department of City Planning and the Department of Parks and Recreation recommend that the Subject Property be procured with Tree Trust Fund money and be preserved as protected, forested land.

FURTHER AFFIANT SAYETH NOT.

DocuSigned by:

Jahnee Prince

A9D212F1F0C04D3...

Jahnee Prince

Commissioner Department of City Planning

Sworn to and subscribed before me

this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

**Affidavit Accompanying Ordinance to Procure Forested Property as Required by  
Atlanta City Code Sec. 158-66(b)(3)**

**Affidavit of Justin Cutler**

Personally appeared before the undersigned officer duly authorized to administer oaths in the State of Georgia, Justin Cutler, who under oath deposes and says:

1.

My name is Justin Cutler. I am over 21 years of age and have personal knowledge of the facts set forth in this Affidavit. I voluntarily and freely make this Affidavit of my own personal knowledge for use in the ordinance authorizing the procurement of forested property pursuant to Atlanta City Code Sec. 158-66(b).

2.

I am currently the Commissioner for the City of Atlanta Department of Parks and Recreation.

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D. The process also involved site visits and evaluations of individual sites.

8.

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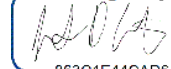
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- B. 178.4 acres;
- C. 96 percent canopy coverage;
- D. Fair purchase price;
- E. High quality, older growth trees;
- F. Significant threat of development;
- G. Camp Creek Watershed protection;

9.

Based on the factors and process developed, and the fact the Subject Property exceeds these factors, the Department of City Planning and the Department of Parks and Recreation recommend that the Subject Property be procured with Tree Trust Fund money and be preserved as protected, forested land.

FURTHER AFFIANT SAYETH NOT.

DocuSigned by:



863C1E44CAD64F7...

Justin Cutler  
Commissioner Department of Parks and  
Recreation

Sworn to and subscribed before me

this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

## EXHIBIT C

### Maintenance Plan

## **Southeastern Trust Legislation Exhibit C**

### **Table of Contents**

1. Sec. 158-66 Tree Trust Fund
2. Projected 3 Year Cost Spreadsheet
3. Safety
  - a. Clean and Green Cost Estimates
  - b. Public Access and Hazards Data
4. Operational
  - a. Signage Standards
  - b. Signage Estimate
5. Management
  - a. Southeastern Trust for Parks & Land Vegetation Analysis and Management Study

## 1. Sec. 158-66. Tree trust fund.

- (a) *Establishment and administration.* The tree conservation commission shall establish a tree trust fund for the protection, maintenance, and regeneration of the trees and other forest resources of Atlanta. During any given fiscal year, five percent of the funds received by the tree trust fund during the immediately preceding fiscal year or \$100,000.00, whichever is greater, shall be placed into a tree trust fund education outreach account ("education account"), and such monies shall be used for educational materials, educational programs, and educational outreach. Any amount not utilized in the given fiscal year shall remain in the account to be utilized in future years. A maximum of \$60,000.00 per year of the fund may be used to pay for the annual salary and benefits of a Tree Commission administrative analyst whose primary responsibility shall be education. In the event that the cost of the salary and benefits exceeds \$60,000.00, the remainder of the cost shall be paid for from the education account. A maximum of \$50,000.00 per year of the fund may be used for costs arising directly from administering and enforcing the tree protection ordinance that would not have arisen in the absence of the tree protection ordinance, including but not limited to the cost of posting trees to be removed, the cost of advertising tree commission hearings, and the cost of court reporter services at tree commission hearings. The honoraria for tree conservation commission members, as described in subsection 158-62(a), may also be paid from the fund.

A maximum of \$75,000.00 per year of the fund may be used to pay for the annual salary and benefits of an office of parks arborist senior position. The person in this position shall act as a project manager for the various projects on city-owned property being paid for by the tree fund, namely new tree plantings, tree maintenance work, removal of invasive species, and fulfillment of ongoing tree maintenance work orders. The position may also be utilized to prepare for future projects that are paid for by the Tree Fund, such as preparation of RFP's, evaluation of proposals, and performance of research regarding the same. The specific responsibilities of this position shall be determined by the Commissioner of the Department of Parks and Recreation or her/his designee, after consultation with the Tree Conservation Commission.

A maximum of \$110,000.00 per year of the fund may be used to fund the annual salary and benefits of the two arborist positions. In the event that the costs of the salary and benefits positions exceeds \$110,000.00, the remainder of the cost shall be assumed by the general fund budget in the department of city planning.

A maximum of \$200,000.00 per year of the fund may be used to pay for the annual salary and benefits of an office of parks tree trimming crew. The tree trimming crew shall be comprised of one forestry crew supervisor, one tree trimmer senior, and one tree trimmer. The members of this crew will be responsible for providing services that maintain and enhance the health of the city's tree canopy, including trimming, pruning, and limbing trees that are located in city-owned parks and rights-of-way.

- (b) *Procurement of forested property.* As set forth in subsection 158-66(a) above, "protection, maintenance, and regeneration of the trees and other forest resources of Atlanta" shall include procurement of privately-owned forested property. The tree trust fund may be utilized to purchase forested property provided that the following minimum criteria are satisfied:
- (1) The property must contain one or more of the following, as determined by or at the direction of the department of parks and recreation commissioner and the department of city planning commissioner:
    - i) 80 percent or more canopy cover; ii) minimum forestation standards of 1,000 DBH inches; and/or iii) 50 mature trees per acre.
  - (2) The purchase of the forested property must be authorized by a duly-enacted city ordinance, and said ordinance shall include the following:
    - a. The property must explicitly be dedicated and preserved in perpetuity as forested land;
    - b. The property must be available for public use without cost (subject to Atlanta's park rules and other applicable city ordinances);

- c. Use of the property must be restricted to passive recreational activities with minimal environmental impact, as determined and established in writing by the department of parks and recreation commissioner based on the characteristics of the property; and
- d. The department of parks and recreation commissioner shall provide a property restoration and maintenance plan as an attachment to the ordinance. The plan will describe the types of restoration and maintenance that may be needed at the property, will estimate the property's annual restoration and maintenance cost, and will identify the source(s) of funding for the estimated annual restoration and maintenance cost. To the extent that the commissioner identifies the tree trust fund as one of the sources of funding, any specific allocation of dollars from the tree trust fund shall only be used for initial, short-term tree restoration and stabilization related to the protection, preservation and regeneration of trees on the property. This includes the removal of dead, dying or hazardous trees or invasive species that present a significant threat to the health of the trees, and staff or contractors to administer such services. This initial stabilization, clean-up and maintenance period shall not exceed three years from the purchase date of the property. Any expenses beyond three years after the purchase date shall be considered long-term maintenance costs and shall not be funded from the tree trust fund but rather from the operations and maintenance budget of the department of parks and recreation or a source other than the tree trust fund. No funds from the tree trust fund may be used for permanent infrastructure, including but not limited to the development or maintenance of roads, parking lots, trails, buildings or similar infrastructure, on the property.

Any allocation of maintenance dollars from the tree trust fund for any of these specified uses must be authorized as a separate procurement or expenditure, in a manner consistent with applicable city ordinances.

- (3) The department of parks and recreation commissioner and the department of city planning commissioner shall jointly develop a written list of factors and a process for evaluating parcels that may be suitable for acquisition as forested property. An ordinance authorizing procurement of forested property, as described in subsection 158-66(b)(2) above, shall include as attachments an affidavit from each of the two commissioners providing her/his recommendation regarding the procurement based upon these factors.
- (4) The department of parks commissioner and the department of city planning commissioner shall jointly provide a report to the community development/human resources committee each time a privately-owned afforested property procured by the city, which shall include the amount appropriated from the tree recompense fund and the acreage of the property.
- (c) *Recompense for illegal removal or destruction.* Developers, builders, contractors, homeowners and others who violate the criteria for removal or destruction of section 158-102 shall contribute to the fund the replacement value of the trees illegally removed or destroyed according to the recompense formulas of section 158-34.
- (d) *Recompense for permitted removal or destruction.* Developers, builders, contractors, homeowners and others who are unable to meet the standards for tree replacement and afforestation of section 158-103 shall contribute to the fund the replacement value of the trees removed in excess of the trees replaced in the course of new construction, landscaping, or other permitted activities according to the recompense formulas of subsections 158-103(b) and (c).
- (e) *(Reserved.)*

(Ord. No. 2001-102, § 2, 12-11-01; Ord. No. 2003-03, §§ 1, 2, 1-13-03; Ord. No. 2003-113, § 2, 12-10-03; Ord. No. 2007-32(07-O-0362), § 8, 6-12-07; Ord. No. 2008-64(08-O-1260), § 1, 7-30-08; Ord. No. 2008-77(08-O-1716), § 12, 10-14-08; Ord. No. 2011-31(11-O-0901), § 1, 7-14-11; Ord. No. 2013-27(13-O-1088), § 4, 6-26-13; Ord. No. 2016-42(16-O-1353), §§ 1, 2, 11-30-16; Ord. No. 2017-14(17-O-1157), § 6, 4-26-17; Ord. No. 2020-45(20-O-1337), § 1, 8-26-20)

## **2. Projected 3 Year Cost Spreadsheet**

Soutwest Nature Preserve Safety, Operational, & Maintenance Cost Estimates							
			Due Diligence & Purchase Services	Three Year Maintenance & Management Cost			
	Item	Description		Year 1	Year 2	Year 3	3 Year Cost (LS)
	Closing Costs	Faciltiate closing with TCF	\$5,000.00				
SAFETY	Clean & Green	Stabilize public access areas (5280lf), Trash Removal (1500 tires, dumped vehicles, falling tree hazards), Impede vehicular access and prevent dumping	\$607,704.57				
OPERATIONAL	Signage	Entrance, Rules, Directional / Informational	\$89,676.00				
	Stabilization and Safety	Ensure public's safe access and continued site stabilization and erosion prevention		\$80,500.00	\$80,500.00	\$80,500.00	\$241,500.00
MANAGEMENT	Invasive Plant Control	Cut and treat method for wisteria, kudzu, Chinese privet, English ivy, eleagnus, etc.		\$484,903.60	\$234,163.13	\$119,944.29	\$839,011.02
Total Required for Acquisition and Estimate for 3 years, <u>subject to change</u>			\$702,380.57	\$565,403.60	\$314,663.13	\$200,444.29	\$1,080,511.02



### **3. Safety**

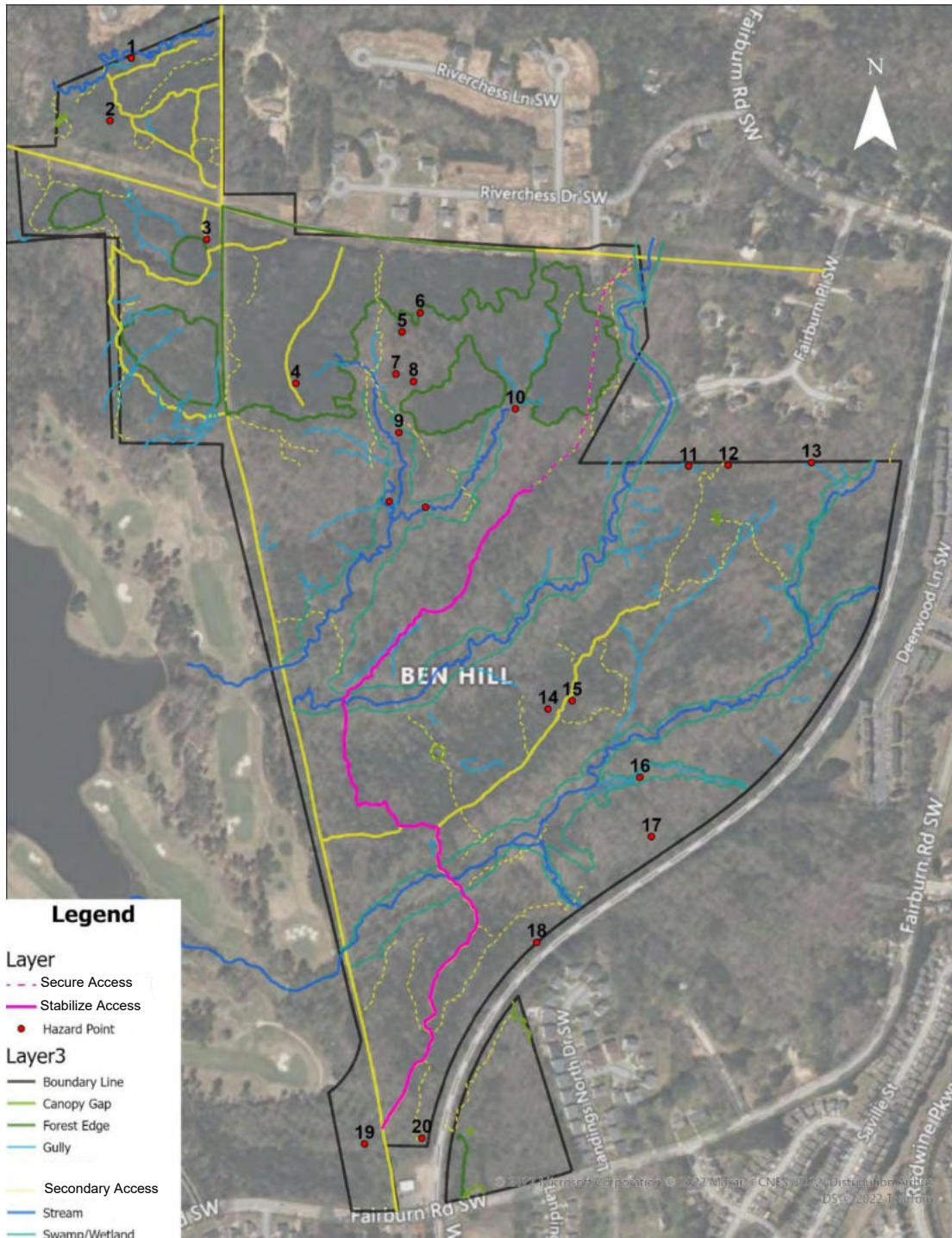
**a. Clean and Green Cost Estimates**

**b. ST PAL Property Access and Hazards Data**



## STPAL Property Access and Hazards Data

### Property Map





## STPAL Property Access and Hazards Data

### Hazards

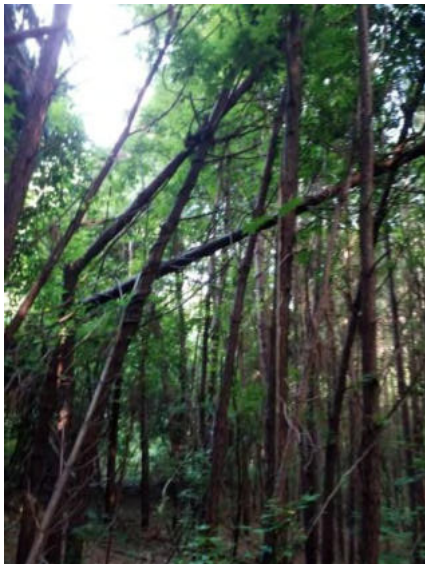
Point 1: Steel Cable

33.677685, -84.527165



Point 2: Falling Tree Hazard

33.67694, -84.527466





## STPAL Property Access and Hazards Data

Point 3: Tire Dump

33.675534, -84.52609



Point 4: Tire Dump

33.673831, -84.524823







## STPAL Property Access and Hazards Data

Point 5: Overturned Car Bodies

33.67444, -84.523312



Point 6: Car door, Tires, Metal Pieces

33.674669, -84.523055

No Photo Available





## STPAL Property Access and Hazards Data

Point 7: Crater

33.673945, -84.523398

No Photo Available

Point 8: Crater

33.673857, -84.523149





## STPAL Property Access and Hazards Data

Point 9: Hole

33.673251, -84.523351

No photo Available

Point 10: Hole

33.673533, -84.521702







## STPAL Property Access and Hazards Data

Point 11: Trash Dump with Rusty Nails 33.672858,  
-84.519239



Point 12: Hole

33.672867, -84.519677





## STPAL Property Access and Hazards Data

Point 13: Electronics Dump

33.672898, -84.517495



Point 14: Rusted Tractor

33.669984, -84.521237





## STPAL Property Access and Hazards Data

Point 15: Rusted Refrigerator and Tires 33.670085,  
-84.520895



Point 16: Falling Trees

33.669181, -84.51993







## STPAL Property Access and Hazards Data

Point 17: Hole

33.668576, -84.519765



Point 18: Refrigerator

33.667231, -84.521401

No Photo Available



## STPAL Property Access and Hazards Data

Point 19: Dump Site and Possible Encampment 33.664849,  
-84.523844



Point 20: Trash Dump and Tires

33.66492, -84.523026



#### **4. Operational**

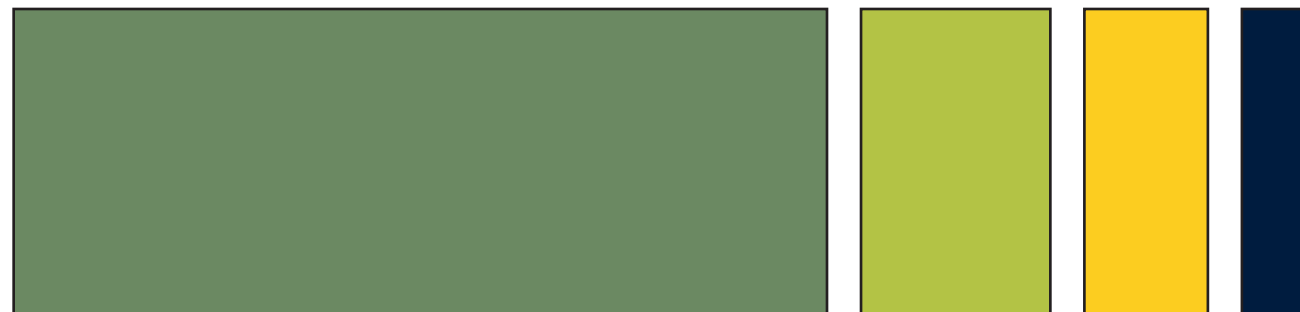
- a. Signage Standards**
- b. Signage Estimate**



# SIGNAGE STANDARDS

## CITY OF ATLANTA DEPARTMENT OF PARKS AND RECREATION

REVISED: 2018





# CONTENTS

<b>Executive Summary</b>	iii	<b>Signage Program</b>	
<b>Introduction</b>		Primary Identification Sign	8
Application of Signage Program	1	Secondary Identification Sign	9
Design Requirements	1	Tertiary Identification Sign	10
<b>Graphic Standards</b>		Facility Identification Sign - Large	11
City of Atlanta Seal	2	Facility Identification Sign - Small	12
Typography	2	Directional Sign	13
Directional Arrows	3	Park Rules Flag	14
Activity Icons	3	Bulletin Board Cabinets	16
Colors	4	Orientation Kiosk	17
Materials & Installation	5	Temporary Construction Sign	18
Procurement Codes	6	Temporary Community Sign	19
		Memorial Plaques	20
		Little Signs	21
		Tree Identification Sign	22
		Building Dedication Plaque	23
		Single Pedestal Exhibit	24
		T Exhibit Base	25
		A-Frame Sign	27
		Temporary Signage	28
		Semi-Permanent Signage	29

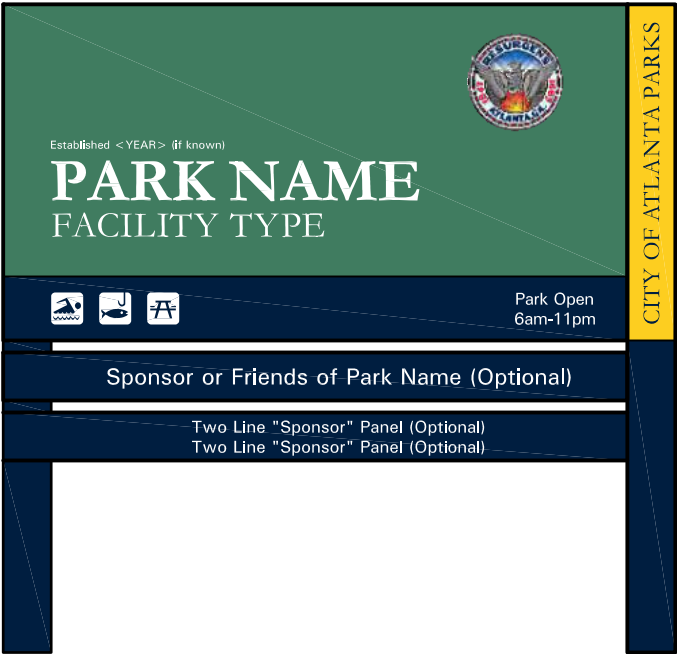


# IDENTITY + SIGNAGE DESIGN

## CITY OF ATLANTA PARKS

In January of 2012, Pond & Company was retained under contract with Park Pride to develop an identity and signage program for the City of Atlanta Parks. The work was completed in consultation with a steering committee which included the following members.

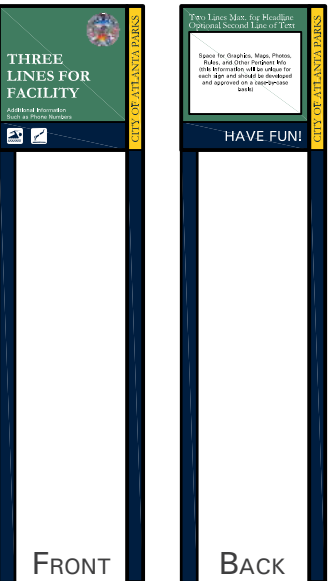
Alissa Chambers	Grant Park Conservancy
Becky Katz	Park Pride
Pat Katz	Office of Park Design
Amanda Martin	Park Pride
Martha Porter-Hall	Historic 4th Ward Park
Walt Ray	Park Pride
Christine Rollins	Park Pride
Sally Sears	South Park Conservancy
LaTonya Stocks	Office of Parks
Paul Taylor	Office of Park Design
Doug Voss	Director of Parks
Andrew White	Pond & Company
Jack White	Blue Heron Nature Preserve
Matthew Wilder	Pond & Company
Lauren Wilkes-Fralick	Virginia Highland Neighborhood Association Parks Committee
Eric Williamson	East Side Park



Primary Identification Sign



Secondary Identification Sign



Facility Identification Sign - Large

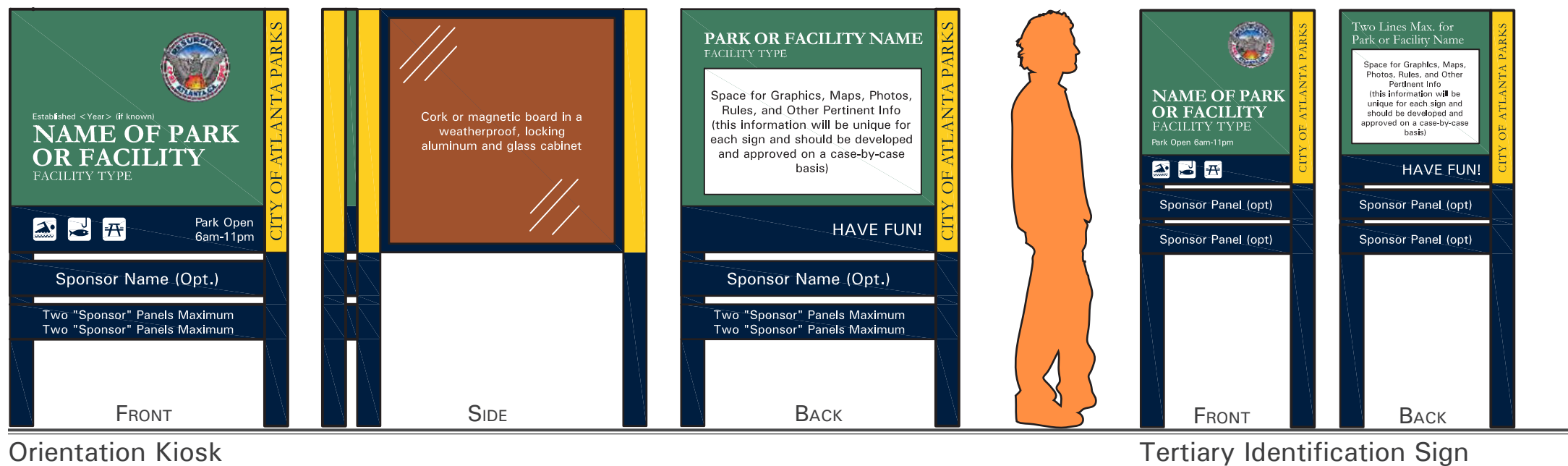


Facility Identification Sign - Small



Directional Sign

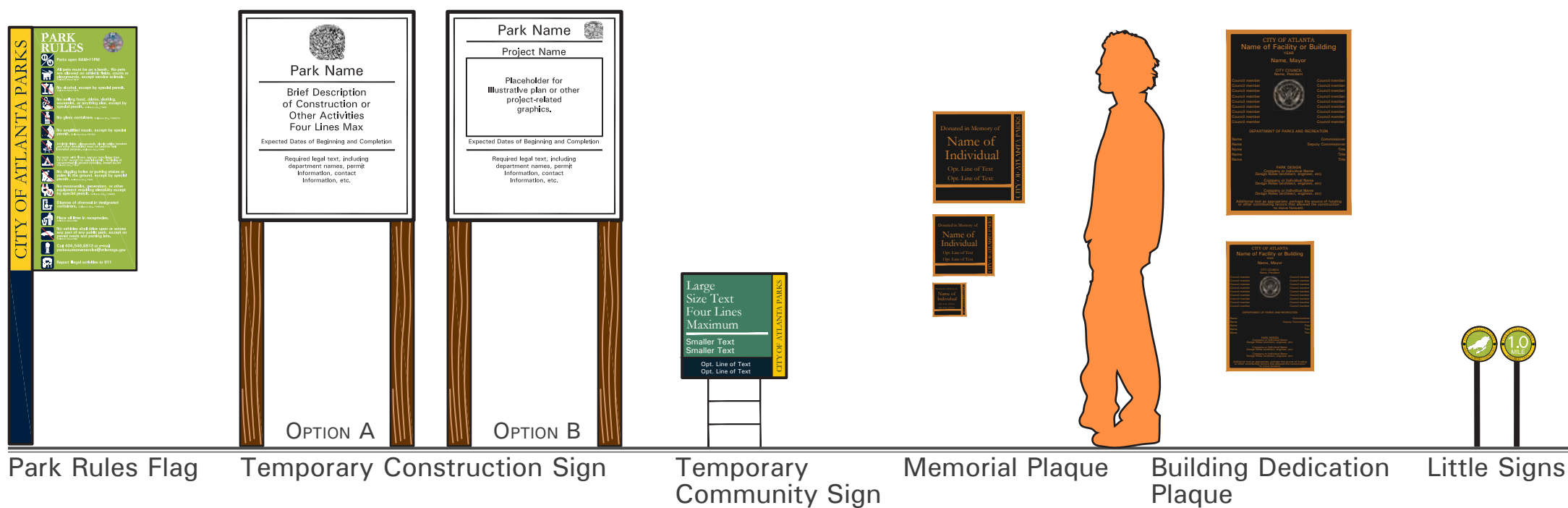
# EXECUTIVE SUMMARY



This guidebook has been developed in response to the need for consistency, uniformity, and a larger palette of informational and wayfinding signage in City of Atlanta Parks signage. It defines graphic standards that apply to the entire program, including font, spacing, and color. It also provides scale design drawings of different signage types within the program.

The signage program described in this book is the result of a design process which included a steering committee, public comments, and several iterations. It is intended to guide the creation of a network of exterior signage which will apply across the entire City of Atlanta Parks system. The signage program was developed with the following goals in mind:

- Clearly convey information to park users through a consistent identity
- Be easily identifiable due to visual concordance
- Be economical to fabricate and install
- Be easy to repair
- Enhance accessibility/wayfinding
- Provide flexibility in supplying the right size sign for the intended use
- Regulate formal and informal signage throughout the system







**Application of Signage Program**

The standards set forth in this guidebook apply to all City of Atlanta parks. Being a complex and multi-faceted system, the park network will have many needs and situations, making it impractical to attempt to be exhaustive in describing every possible permutation. Although the standards address many of the most prevalent signage situations encountered in the parks, many conditions will inevitably occur that do not fit into the applications described in this document. In those cases, these standards should

represent an approach to extend the program to those variations while maintaining a consistent look. Any proposed variations should be approved through the Park Design Permitting & Review process.

In some cases, certain flagship parks may have monument-scale or historic signage. In no way is this document intended to act as a justification for the removal or replacement of those iconic or otherwise significant signs that are already in place. This document seeks to guide the direction of future signage installations in an effort to “brand” City of Atlanta Parks so that they are easily recognizable and distinct from parks that fall outside Department of Parks and Recreation jurisdiction.

In other cases, certain Park Conservancies or Friends groups may have their own approved Donor & Sponsor Recognition Plan that differs from the standards outlined in this book. Park Conservancies or other DPR Partners seek to provide Donor & Sponsor recognition as a fund-raising tactic for a designated park or park amenity. Guidelines for the fundraising process, design, and installation is outlined in the Donor & Sponsor Signage Guidelines, and throughout this document. These **Guideliens** should be referred to for inquiries regarding the fundraising design process for all donor and sponsorship signage such as banners, pole banners, unit pavers, benches, and plaques.

If needs arise for signage outside the individual park’s approved recognition plan, the standards inside this document will take effect.

**Design Requirements**

The Signage Standards are designed to meet the following requirements set forth by The Department of Parks and Recreation and the Steering Committee.

- Provide visual consistency and branding across the entire park system
- Be durable in Atlanta’s climate and be vandal-resistant
- Have a simple timeless look
- Have ability to incorporate “Friends of” groups, Conservancy groups, and other sponsors.
- Be legible for a variety of users, including motorists and those with vision impairments.
- Be flexible as a system to allow for the appropriate selection of sign size and type of information in any given park
- Provide the ability to regulate all signage types within the City of Atlanta Parks, including permanent, temporary, and user-generated
- Provide flexibility in installation. All signs will have the ability to be double-sided with same or different information if post-mounted. Signs may also be single-sided and mounted to a wall or like surface without changing the overall aesthetic

### City of Atlanta Seal

The City of Atlanta Seal is a recognizable and distinctive symbol of the city. It is used throughout the Signage Standards so as to bring the City of Atlanta parks into coordination with city-wide branding efforts. It should be applied to all signs in full-color as shown in the design drawings, unless otherwise noted. The City Seal must NOT be generated and can only be supplied by the City of Atlanta Office of Communications upon request. All clear space guidelines accompanying the City Seal must be followed.

City of Atlanta Office of Communication:  
404.330.6004



### Typography

This signage system pairs Garamond, a traditional serif font with a warm approachable look, with Univers, a Swiss style sans-serif font widely known for its legibility. The combination of these fonts gives the Signage Standards a nice balance of fluidity and clarity in letter forms without sacrificing legibility.

In cases where cast metal is used, such as in Memorial Plaques, Bookman Old Style may be substituted for Garamond so that letters may be cast at the specified height and still have an adequate thickness.

Cap heights are typically specified in the design drawings contained in this document. Should another sign type be needed, cap heights should be sized according to the viewing distance from which it is intended to be read. In those cases, every 50 feet of viewing distance will require 1 inch of cap height.

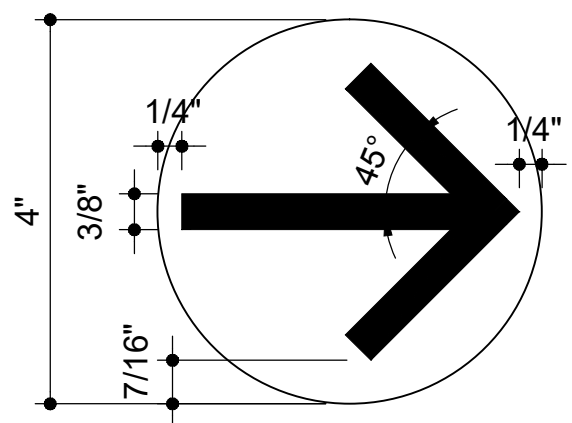
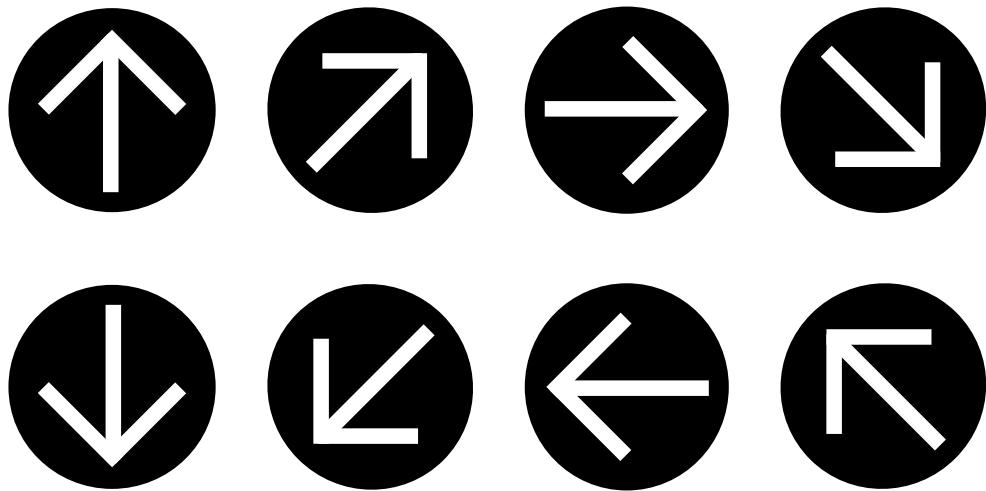
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

Garamond

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

Univers

# GRAPHIC STANDARDS



### Directional Arrows

The arrow shown here will be the standard arrow to be used on directional signage. It complements the Univers font style and should be sized in accordance with adjacent text. Arrows should only rotate in 45 degree increments to retain consistency. No orientation other than what is shown shall be allowed. Dimensioned example shown on this page is a scale version of the arrow that is applied to the Directional Sign. If the arrow icon needs to be resized for another application, the proportions shall remain the same.

Operating Hours*	Alcohol Prohibited*	Vendors Prohibited*	No Glass Containers*	No Amplified Music*	Use Equipment as Intended*	No Digging or Staking*	Generators Prohibited*	Dispose of Charcoal	No Motor Vehicles*	Information*
Picnic Area	Restrooms	Parking	Interpretive Trail	ADA Accessible	Hiking	Boat Launch	Swimming	Fishing	Canoeing	Ice Skating
Equestrian	Cycling	Amphitheater	Golfing	Pets on Leash	Waste in Receptacles	Picnic Shelter	Beltline Access*	Community Room	Baseball	Rock Climbing
Playground	Skateboarding	In-Line Skating	Tennis	Wildlife Viewing	No Camping	Bird Watching	Dog Park	Water Facility	No Entry	Call 911*

### Activity Icons

Activity icons will illustrate, through graphic means, facilities, activities, and elements found within each park. They are primarily modeled after National Park Service standard map symbols, which are easily recognizable nationally and internationally. We have chosen to incorporate the symbols shown to the left in this document. Others may follow as needed, but should be created to be visually consistent with the other symbols presented in this document.

Many of the symbols can be found in the ESRI US Forestry 1 font, which is a widely available font for purchase and download.

Symbols should be in the colors shown in the design drawings and should be represented inside solid squares with round corners.

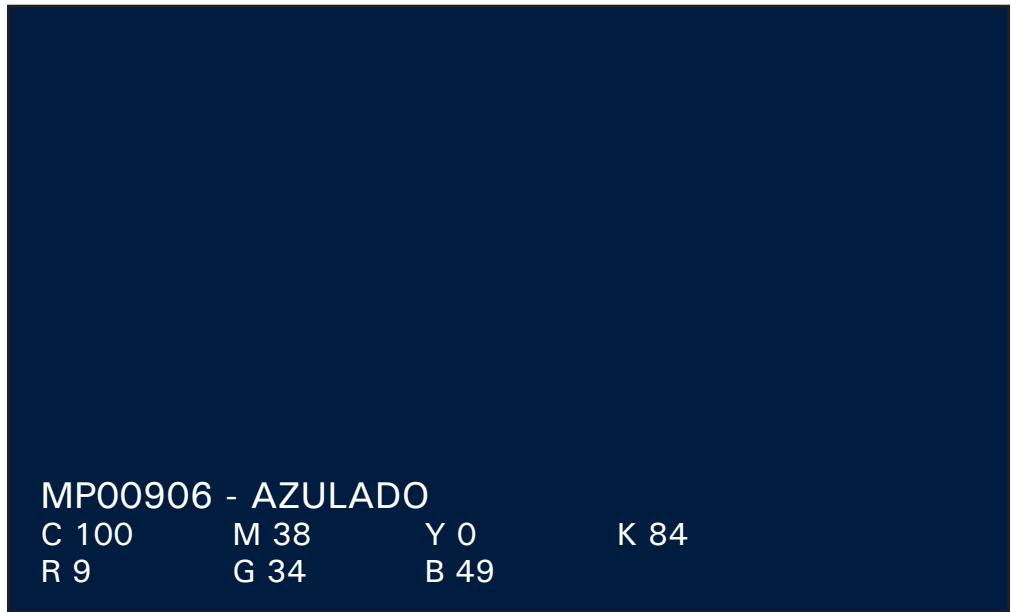
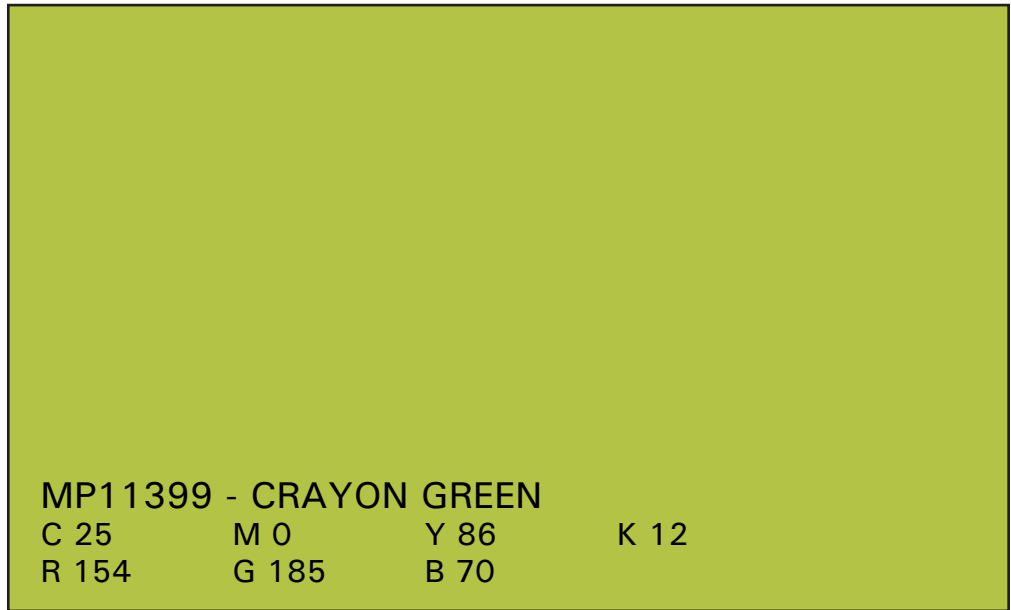
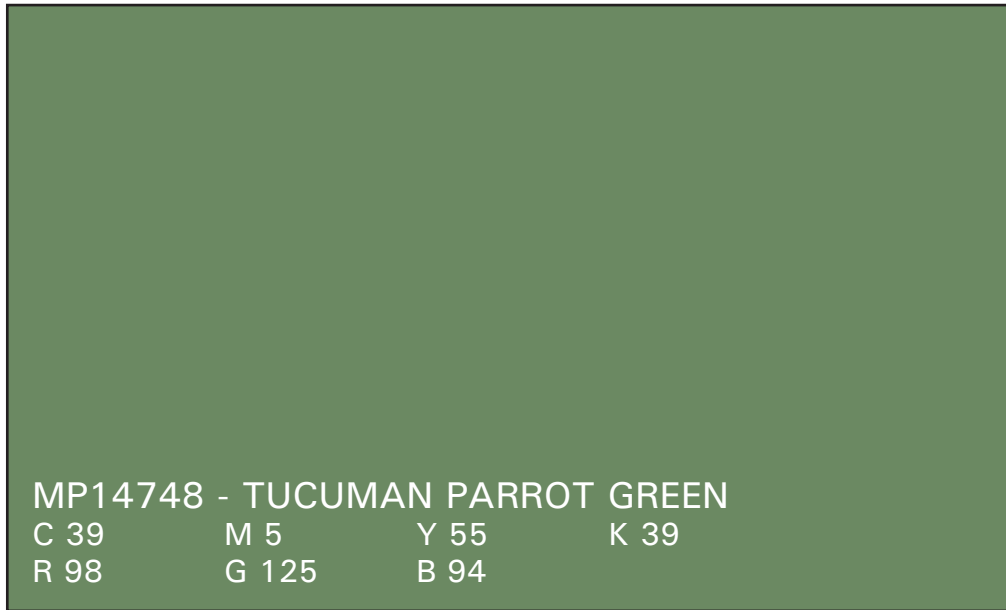
\*Unique icon created with graphic software

Color

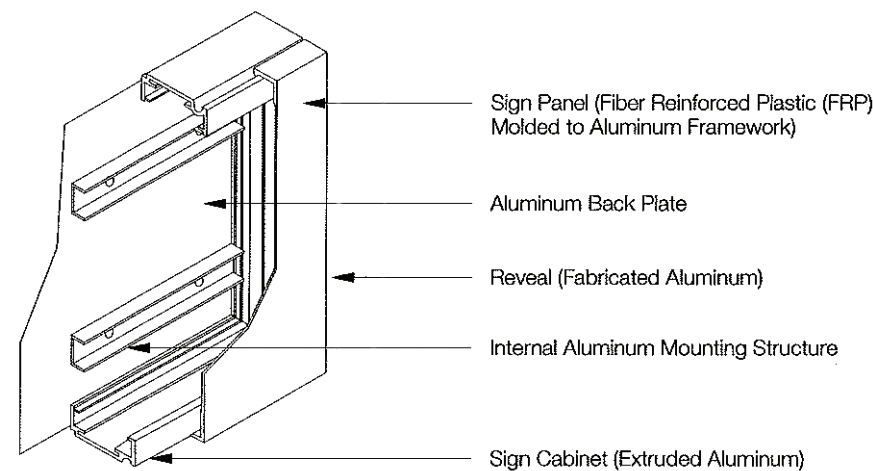
The palette of the new City of Atlanta Department of Parks and Recreation Signage consists of a medium green, a yellow-green, a golden yellow, a deep navy blue, and white. Consistency in color is critical when producing signs over a period of several years and over a large park system. Color guidelines shown here shall be followed exactly to guarantee a readily-identifiable brand and look across the entire system.

All colors specified are based on standard Matthews Paint colors.

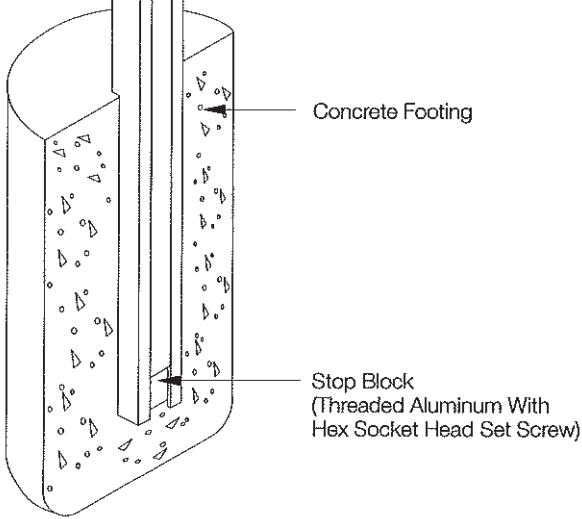
The colors depicted are a general representation of the color specified. Samples may be requested for approval if needed.



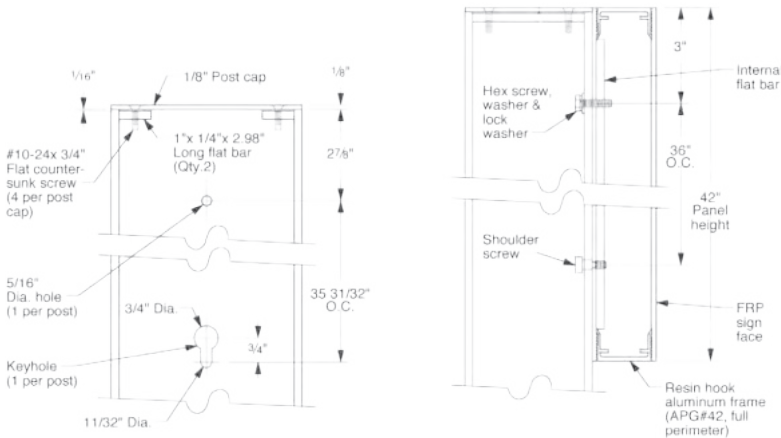




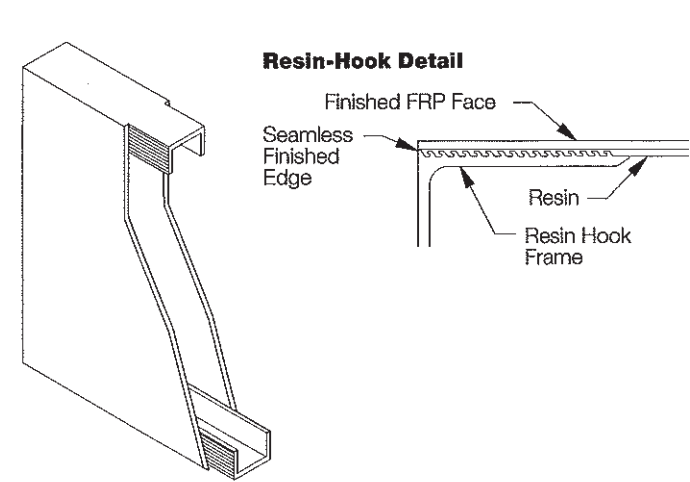
Wall Mounted Panel Detail



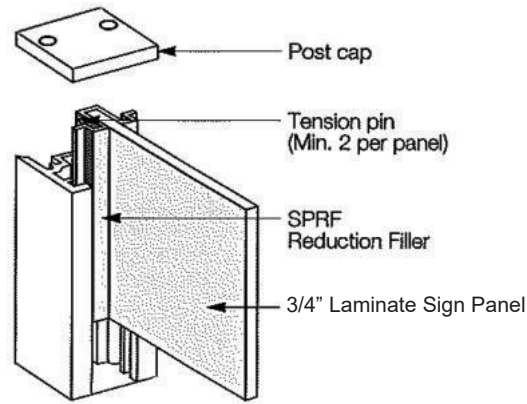
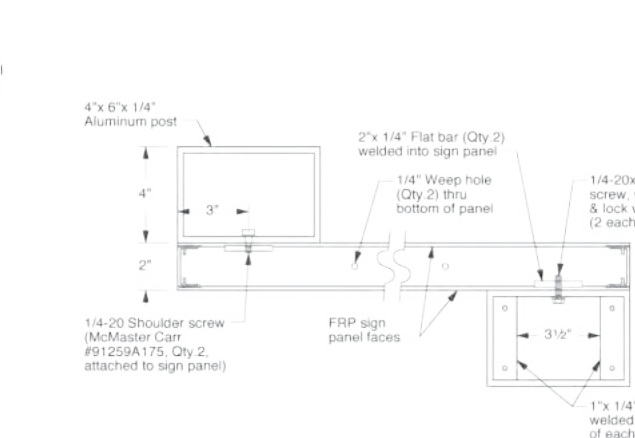
Post Mounted Panel Detail



6" x 4" Support Posts



2" Fiberglass Sign Panel



3/4" Laminate Sign Panel

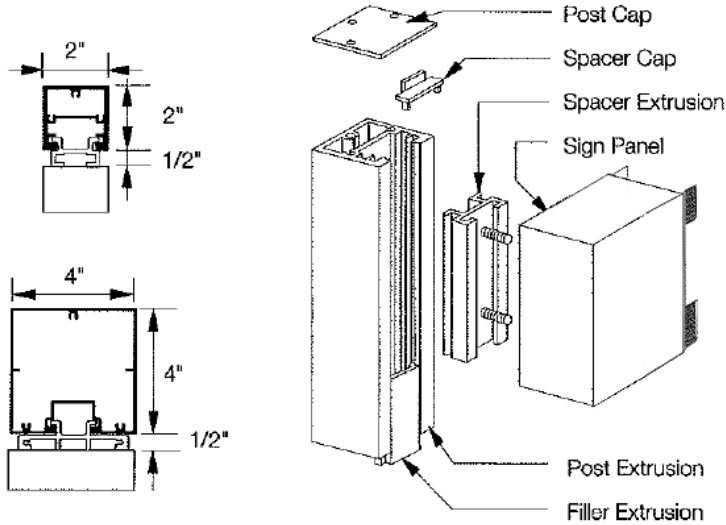
Materials & Installation

This signage system is designed to be modular, and as such is composed of specific manufactured pieces that can be interchanged easily if needed. With the exception of the smaller auxiliary and temporary signs in this program, all signs are post-and panel construction with extruded aluminum posts and fiber-reinforced plastic panels, as shown on this page. All materials and components should come with a minimum 5-year warranty.

In cases where fabrication and materials are not specified in this document, the contractor shall supply shop drawings to the City of Atlanta Department of Parks and Recreation for approval of materials and methods prior to fabrication.

**2" Fiberglass Sign Panel** – Sign panels are molded of opaque fiber-reinforced plastic, permanently bonded to an aluminum frame which interfaces with structural aluminum posts and spacers.

**3/4" Laminate Sign Panel** – Sign panels may also be high-pressure laminate integrally printed with the necessary graphics. They should be impervious to moisture, thermally stable, and scratch, fade, and graffiti resistant. They should be fabricated with a custom profile along one vertical side



2" and 4" Support Posts

which engages into a pocket extrusion, that interfaces with the post.

**2" and 4" Support Posts** – Structurally engineered post extrusions are 6063-T6 aluminum alloy, which are square in cross-section. A 3/16" thick aluminum post cap is mechanically fastened to the top of each post. Another structural component is the spacer extrusion. It is mechanically fastened to the sign panel, providing a slip-type fit between post and panel. A filler extrusion fills the post gap below the spacer, and a spacer cap fills the space above.

**6" x 4" Support Posts** – Structurally engineered post extrusions are 6063-T6 aluminum alloy, which are rectangular in cross-section. The 2" panels for the Primary Park ID will have an internal 1/4" thick x 2" wide piece of aluminum bar stock, placed vertically and welded to the structural aluminum channel that makes the perimeter of the Fiberglass Panel. This bar stock will be threaded where needed for the 3/8"-16 bolts used to attach the post.

Machined into the post, there will be a "keyhole" slot (a 5/8" hole for clearance, and a 7/16" slot to hold the shoulder of the 3/8" bolt), to receive the head of a 3/8" bolt, (2" up for the bottom of the panel), and a 7/16" x 5/8" slot 2" down from the top of the panel. The Post Caps will have four tamper resistant screws in the top and be removable. To attach the post, the bottom 3/8"-16 bolt will be threaded into the panel. The post will be placed over the head of the bottom bolt, and slid down allowing the shoulder of the bolt to rest into the 7/16" wide slot. With the cap removed, the top 3/8" bolt is inserted through the top slot in the post and clearance hole in the panel face, and threaded into the bar stock.

**Mounting Techniques** – Support posts are implanted a minimum of 24" into a concrete footer below finished grade, as shown. Panels mounted to a wall are supplied with structural members welded horizontally within backside of panel interior, as shown.

Procurement Codes

The modularity of the parks signage system allows for multiple options for each sign type. To aid with the procurement process, a system of numbers and letters has been developed in concert with the graphic standards to specify options for each sign that is ordered.

For the purposes of procurement, there are three main families of signs in this program:

- 1) Principle signs – These signs comprise the main signage program of the parks system, and share similar construction and material options. Most signs will fit into this category. These signs are specified with a five-digit number and no prefix.
- 2) Accessory signs – These signs may be free-standing on their own, or may be attached to one of the Principle signs. They integrate with the modular system of the principle signs. These signs are specified with a three digit number with the prefix “A.”
- 3) Supporting signs – These signs fall outside of the standard modular system due to their special nature and materials. They cannot be incorporated into any other sign. These signs are specified with a three digit number with the prefix “S.”

For all signs, each digit shall represent a different option, as defined on this page. Because supporting signs differ widely, options will change based on sign type. Refer to individual supportive sign pages to understand what each digit refers to as relates to each sign.

1

SERIES NUMBER

- 1 = Primary ID Sign
- 2 = Secondary ID Sign
- 3 = Tertiary ID Sign
- 4 = Facility ID Sign - Large
- 5 = Facility ID Sign - Small
- 6 = Directional Sign

0

INSTALLATION

- 0 = Post Mounted
- 1 = Wall Mounted

0

SIGN PANEL MATERIAL

- 0 = Fiberglass on 2" aluminum frame
- 1 = 3/4" Laminate
- 2 = Fiberglass Embedded Panel
- 3 = .060mil Aluminium

0

SIDE OPTIONS

- 0 = One-sided -second side blank
- 1 = Two-sided - second side identical to first
- 2 = Two-sided - second side different from first (additional artwork may be required)

0

SECONDARY PANELS

- 0 = No secondary panels
- 1 = One secondary panel
- 2 = Two secondary panels
- 3 = Three secondary panels
- Etc

Principle Signs

A

0

SERIES NUMBER

- 1 = Rules Flag
- 2 = Cork Bulletin Board Cabinet
- 3 = Magnetic Bulletin Board Cabinet

0

INSTALLATION

- 0 = Post Mounted and free standing
- 1 = Wall Mounted
- 2 = Post Mounted and attached to a Principle sign

0

SIGN-SPECIFIC

SEE INDIVIDUAL A-SERIES SIGN SECTIONS FOR OPTIONS

0

SIGN-SPECIFIC

SEE INDIVIDUAL A-SERIES SIGN SECTIONS FOR OPTIONS

Accessory Signs

S

0

SERIES NUMBER

- 1 = Temporary Construction Sign
- 2 = Temporary Community Sign
- 3 = Memorial Plaques
- 4 = Little Signs
- 5 = Building Dedication Plaque

0

SIGN-SPECIFIC

SEE INDIVIDUAL S-SERIES SIGN SECTIONS FOR OPTIONS

0

SIGN-SPECIFIC

SEE INDIVIDUAL S-SERIES SIGN SECTIONS FOR OPTIONS

Supportive Signs



E

0

SERIES NUMBER

- 1 = Single Pedestal
- 2 = Traditional T
- 3 = A Frame

0

SIGN-SPECIFIC

SEE INDIVIDUAL S-SERIES  
SIGN SECTIONS FOR OPTIONS

0

SIGN-SPECIFIC

SEE INDIVIDUAL S-SERIES  
SIGN SECTIONS FOR OPTIONS

Layout and Specifications

The arrow shown here will be the standard arrow to be used on directional signage. It complements the Univers font style and should be sized in accordance with adjacent text. Arrows should only rotate in 45 degree increments to retain consistency. No orientation other than what is shown shall be allowed. Dimensioned example shown on this page is a scale version of the arrow that is applied to the Directional Sign. If the arrow icon needs to be resized for another application, the proportions shall remain the same.

Exhibit Signs

T

0

SERIES NUMBER

- 1 = Aluminum Tree Sign

0

SIGN-SPECIFIC

SEE INDIVIDUAL S-SERIES  
SIGN SECTIONS FOR OPTIONS

0

SIGN-SPECIFIC

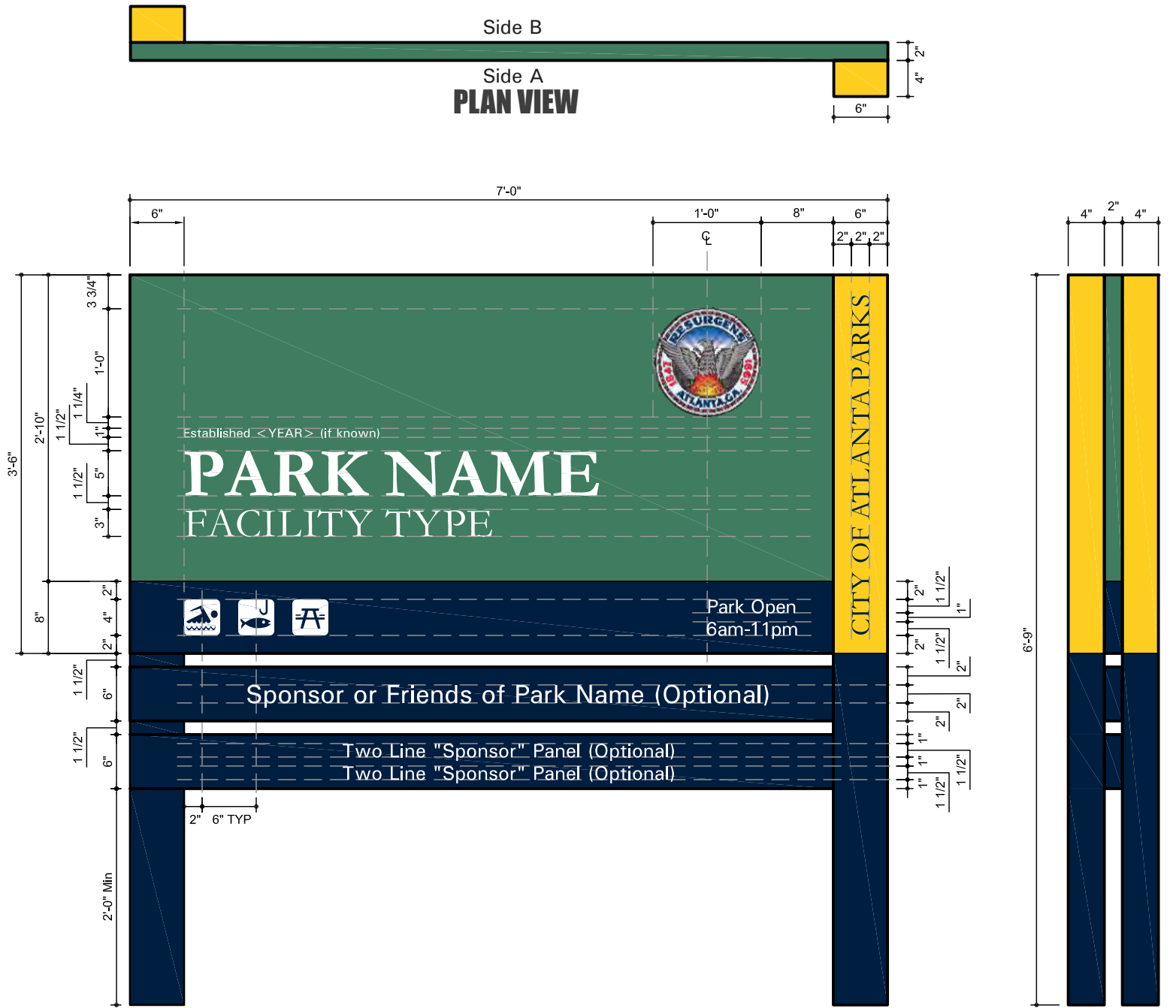
SEE INDIVIDUAL S-SERIES  
SIGN SECTIONS FOR OPTIONS

Tree Signs

# 10000 SERIES - PRIMARY IDENTIFICATION SIGN

This large sign is designed to welcome pedestrians and motorists to a City of Atlanta Park. It is the largest park identification sign available. Typically, these signs should be placed at or near vehicular entrances and major pedestrian entrances to Regional and Community parks, as well as vehicular entrances to Nature Preserves and Conservation Parks. These signs should be positioned perpendicular to an adjacent road so as to be legible to passing motorists with identical information on both sides.

The large panel identifies the park name, hours of operation, and, should it be known, the year the park was established. Through the use of the Activity Icons, it illustrates the types of activities or facilities found within the park. Below the main panel, space is available for secondary panels to honor volunteer groups or other sponsors.



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 6" x 4" x 1/4" wall rectangular aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### FIBERGLASS PANEL

- 42" (h) x 84" (w) x 2" (d)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 42" (h) x 84" (w) x 2" (d)
- .060mil Aluminium

#### SECONDARY FIBERGLASS PANEL (OPTIONAL)

- 6" (h) x 84" (w) x 2" (d)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter
- Background color: Azulado

### TYPE SPECIFICATIONS

#### ESTABLISHED YEAR

- Univers, mixed case, 1" cap height
- Text should communicate the year the park was founded, if this information is known
- This line may be omitted if the year the park was established is not known
- Color: White

#### PARK NAME

- Garamond Bold, all caps, 5" cap height
- Park name not to exceed 2 lines
- If park name does not fit in the two lines provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than

4 1/2", and spacing between lines of text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if name still does not fit.

- Color: White

#### FACILITY TYPE

- Garamond, all caps, 3" cap height
- Color: White

#### PARK OPEN

- Univers, mixed case, 1 1/2" cap height
- This text is standardized across the park system, unless otherwise specified

- Color: White

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 2" cap height
- Color: Azulado

#### OPTIONAL FRIENDS OR SPONSOR

- Univers, mixed case, 2" cap height, or 1 1/2" cap height if two lines are used
- Sponsor or "Friends of" name not to exceed one line, including any logos if using the 2" cap height. May increase to two lines if cap height is reduced to 1 1/2"

- Color: White (including any logos)

#### ACTION ICONS

- Icons based on US National Parks Iconography, many of which can be found in the ESRI US Forestry 1 font
- 4" square symbols with rounded corners placed 6" apart on center
- Color: Azulado and White, as shown

# 20000 SERIES - SECONDARY IDENTIFICATION SIGN

This sign is designed to welcome pedestrians to a City of Atlanta Park or major facility inside a park. Typically, these signs should be placed at or near pedestrian entrances of Regional and Community parks, and vehicular or pedestrian entrances of Nature Preserves, Conservation Parks, and Neighborhood Parks. These signs should be positioned perpendicular to the pedestrian access route so as to be legible to park users with different or identical information on each side.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### FIBERGLASS PANEL

- 42" (h) x 48" (w) x 2" (d)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 42" (h) x 84" (w) x 2" (d)
- .060mil Aluminium

#### SECONDARY FIBERGLASS PANELS

- 6" (h) x 48" (w) x 2" (d)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter
- Background color: Azulado

#### ALUMINUM PANEL

- 6" (h) x 48" (w) x 2" (d)
- .060mil Aluminium

### LAYOUT SPECIFICATIONS (SIDE A)

#### ESTABLISHED YEAR

- Univers, mixed case, 1" cap height
- Text should communicate the year the park was founded, if this information is known
- This line may be omitted if the year the park was established is not known
- Color: White

#### PARK NAME

- Garamond Bold, all caps, 3" cap height
- Park name not to exceed 2 lines
- If park name does not fit in the two lines provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than 2 1/2", and spacing between lines of text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if

name still does not fit.

- Color: White

#### FACILITY TYPE

- Garamond, all caps, 1 1/2" cap height
- Color: White

#### PARK OPEN

- Univers, mixed case, 1 1/2" cap height
- This text is standardized across the park system, unless otherwise specified
- Color: White

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 2" cap height
- Color: Azulado

#### OPTIONAL FRIENDS OR SPONSOR PANEL

- Univers, mixed case, 2" cap height, or 1 1/2" cap height if two lines are used
- Sponsor or "Friends of" name not to exceed one line, including any logos if using the 2" cap height. May increase to two lines if cap height is reduced to 1 1/2"
- Color: White (including any logos)

#### ACTION ICONS

- Icons based on US National Parks Iconography, many of which can be found in the ESRI US Forestry 1 font
- 4" square symbols with rounded corners placed 6" apart on center
- Color: Azulado and White, as shown

### LAYOUT SPECIFICATIONS (SIDE B)

#### PARK NAME

- Garamond Bold, all caps, 2" cap height
- Color: White

#### FACILITY TYPE

- Garamond, all caps, 1 1/4" cap height
- Color: White

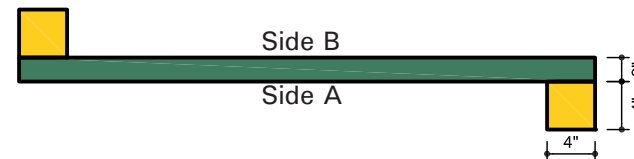
#### POSITIVE MESSAGE

- Univers, all caps, 2" cap height
- These playful and positive messages are intended to communicate an open and relaxed environment. Examples of positive messages include, but are not limited to: "Have Fun!" "Be Kind" "Relax!" or "Enjoy!"
- Color: White

- Color: White

#### CITY OF ATLANTA PARKS

- Same as front
- OPTIONAL FRIENDS OR SPONSOR PANEL
- Same as front



PLAN VIEW



SIDE A

SIDE VIEW

SIDE B

(MAY ALSO BE SAME AS SIDE A OR BLANK)

Drawing Scale: 3/4" = 1'-0"

City of Atlanta Department of Parks and Recreation | 2018

# 30000 SERIES - TERTIARY IDENTIFICATION SIGN

This sign is designed to welcome pedestrians to a City of Atlanta Park or facility, and includes many of the same features as the other two, larger identification signs. This sign is scaled down to be more appropriate for smaller park types and individual facilities within parks. Typically, these signs should be placed at or near minor pedestrian entrances to Regional and Community parks, Nature Preserves, Conservation Parks, Neighborhood Parks, and Block Parks, as well as any point at which a greenway, or the Atlanta Beltline crosses into a City of Atlanta park. It may also be used as the Primary Identification Sign for small parks where the larger Primary and Secondary signs are too large and/or out-of scale for the space. These signs should be positioned perpendicular

to the pedestrian access route so as to be legible to park users with identical or different information on each side. Optionally, they may also be mounted to a wall, fence, or other structure.

The signs welcome the user in a number of ways. The panel identifies the park name and hours of operation. Through the use of the Activity Icons, it illustrates the types of activities or facilities found within the park. On the reverse side the visitor finds a map of the park, interpretive information, park rules, or information identical to what is shown on the front.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### FIBERGLASS OR LAMINATE PANEL

- 30" (h) x 30" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 30" (h) x 30" (w) x 2" or 3/4" (d)
- .060mil Aluminium

#### SECONDARY FIBERGLASS OR LAMINATE PANEL (OPTIONAL)

- 5" (h) x 30" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Azulado

### TYPE SPECIFICATIONS (SIDE A)

#### PARK NAME

- Garamond Bold, all caps, 2" cap height
- Park name not to exceed 2 lines
- If park name does not fit in the two lines provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than 1 1/2", and spacing between lines of text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if name still does not fit.
- Color: White

#### FACILITY TYPE

- Garamond, all caps, 3" cap height
- Color: White

#### PARK OPEN

- Univers, mixed case, 1" cap height
- This text is standardized across the park system, unless otherwise specified

- Color: White

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 1 1/4" cap height
- Color: Azulado

#### ACTION ICONS

- Icons based on US National Parks Iconography, many of which can be found in the ESRI US Forestry 1 font
- 3" square symbols with rounded corners placed 4 1/2" apart on center
- Color: Azulado and White in color

### TYPE SPECIFICATIONS (SIDE B)

#### PARK NAME

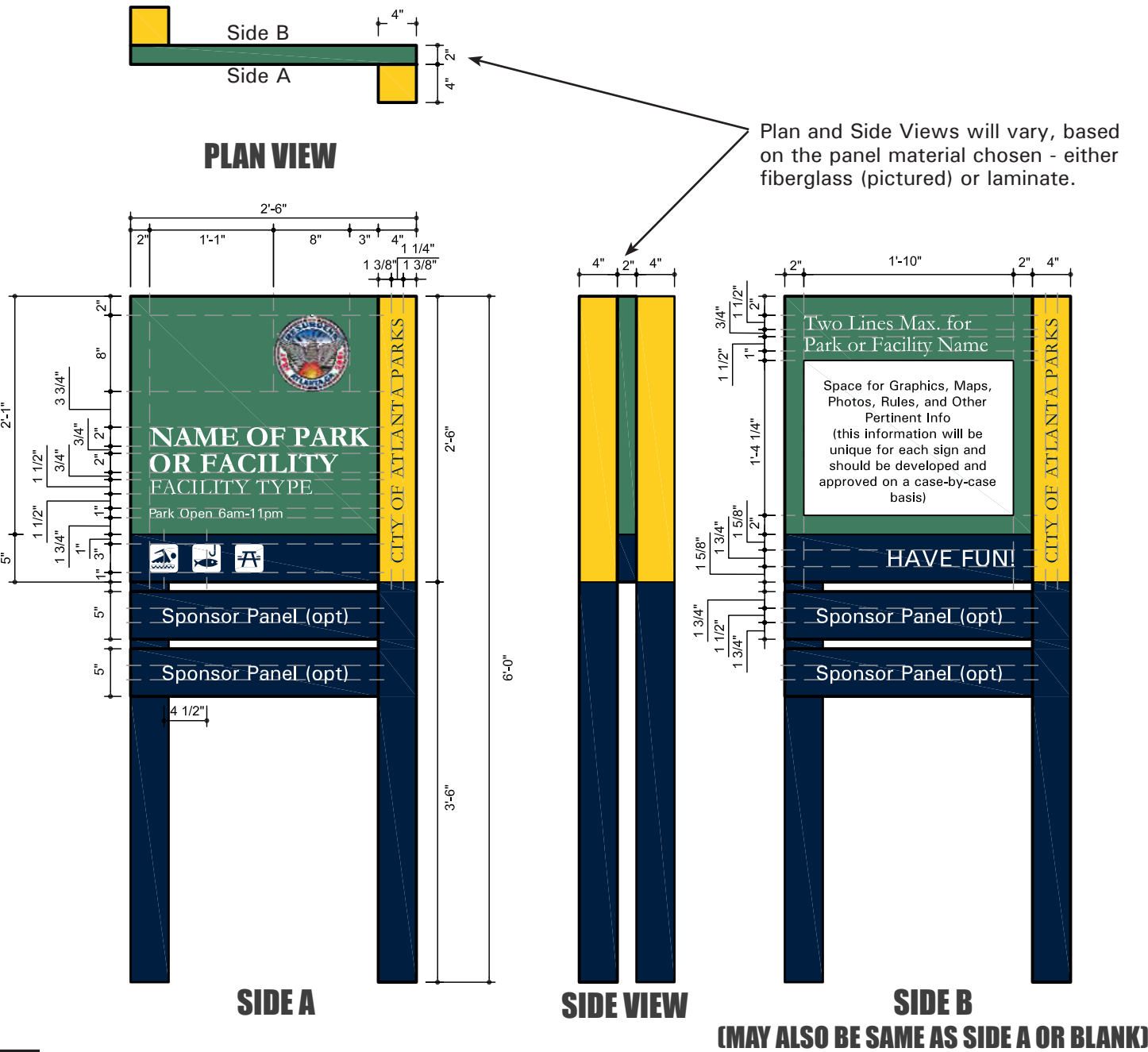
- Garamond Bold, mixed case, 1 1/2" cap height
- Park or facility name are not to exceed 2 lines
- If park or facility name does not fit on two lines, cap height may be reduced in 1/8" increments, however cap height shall not be less than 1 1/2", and spacing between lines of text shall remain as specified in this document. Name must be abbreviated and kerning adjusted if it still does not fit.
- Color: White

#### CITY OF ATLANTA PARKS

- Same as Side A

#### POSITIVE MESSAGE

- Univers, all caps, 1 3/4" cap height
- These playful, positive messages are intended to communicate an open and relaxed environment. Examples of positive messages include, but are not limited to: "Have Fun!" "Be Kind" "Relax!" or "Enjoy!"
- Color: White





# 40000 SERIES - FACILITY IDENTIFICATION SIGN - LARGE

This sign is designed to welcome pedestrians to a small City of Atlanta Park or minor internal park facility, such as a pool, recreation center, pavilion, etc. This sign should be positioned perpendicular to pedestrian access routes so as to be legible to park users, with identical or different information on each side. Optionally, they may also be mounted to a wall, fence, or other structure. In the case of a wall-mounted panel, the Mango Tango side bar (usually a part of the post) should be incorporated into the panel so as to maintain uniformity of style.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 2" x 2" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### FIBERGLASS OR LAMINATE PANEL

- 18" (h) x 18" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 18" (h) x 18" (w) x 2" or 3/4" (d)
- .060mil Aluminium

### TYPE SPECIFICATIONS (SIDE A)

#### PARK/FACILITY NAME

- Garamond Bold, all caps, 2" cap height
- Not to exceed 3 lines
- If park name does not fit in the three lines provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than 1 1/2", and spacing between lines of text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if name still does not fit.

- Color: White

#### ADDITIONAL INFORMATION

- Univers, mixed case, 1/2" cap height

- This text should be customized for the facility and provide supplemental information pertinent to the facility or park
- Color: White

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 7/8" cap height
- Color: Azulado

#### ACTION ICONS

- Icons based on US National Parks Iconography, many of which can be found in the ESRI US Forestry 1 font
- 2" square symbols with rounded corners placed 3" apart on center
- Color: Azulado and White, as shown

### TYPE SPECIFICATIONS (SIDE B)

#### HEADLINE TEXT

- Garamond, mixed case, 3/4" cap height
- Headline not to exceed 2 lines
- Headline should be edited to fit in the space provided.
- Color: White

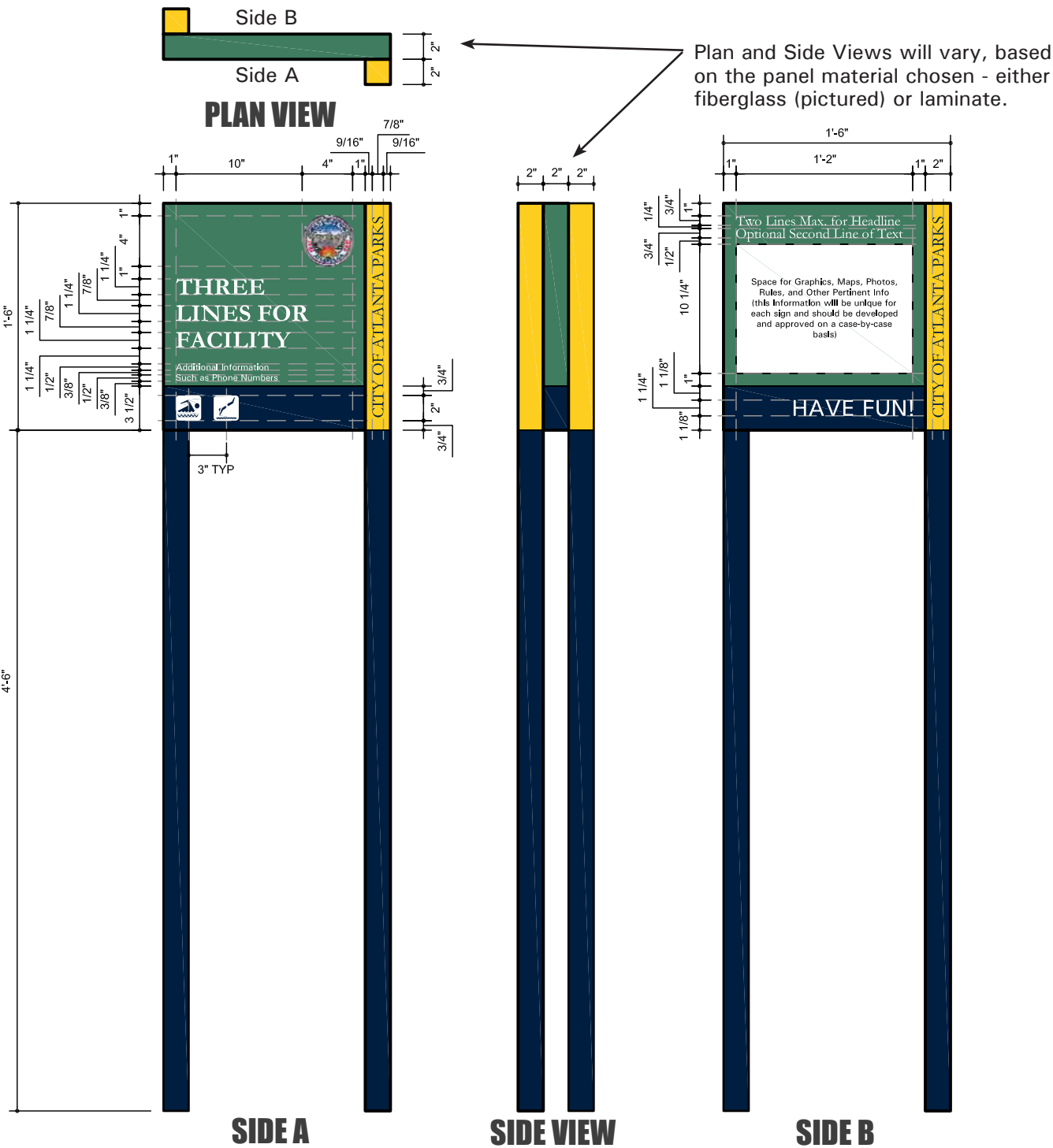
#### CITY OF ATLANTA PARKS

- Same as Side A

#### POSITIVE MESSAGE

- Univers, all caps, 1 1/4" cap height
- These playful and positive messages are intended to communicate an open and relaxed environment. Examples of positive messages may include, but are not limited to: "Have Fun!" "Be Kind" "Relax!" or "Enjoy!"
- Color: White

The main panel identifies the park or facility name, along with other information as appropriate (reservation/maintenance number, hours of operation, etc). Through the use of the Activity Icons, it illustrates the types of activities or facilities found within the park or facility. On the reverse side the visitor may find a map of the park or facility, interpretive information, or the same information as appears on the front. Side B may also be blank.



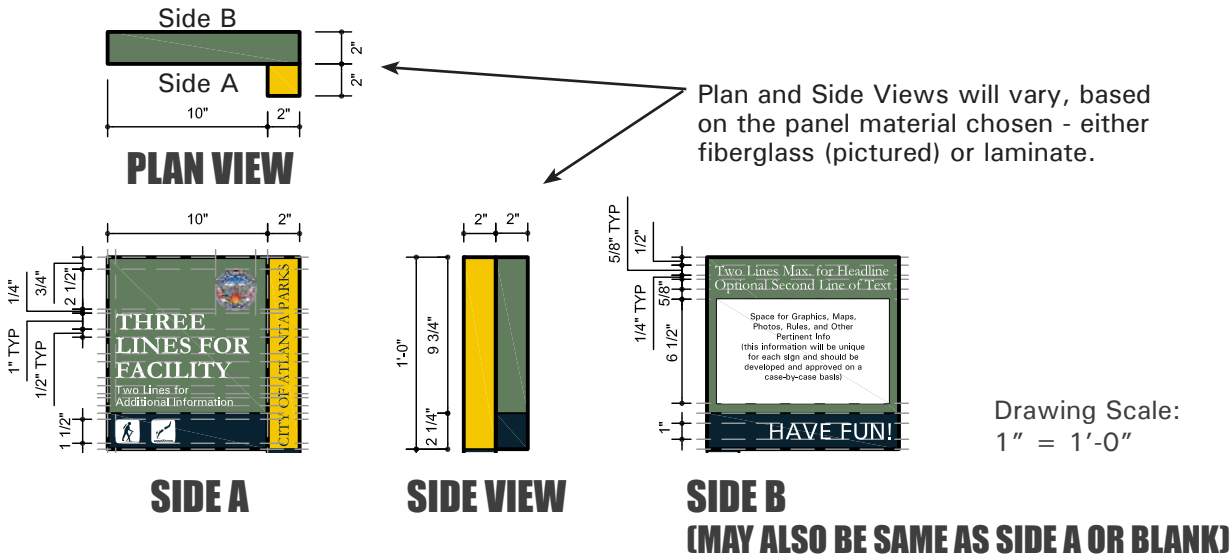
Drawing Scale: 1" = 1'-0"

City of Atlanta Department of Parks and Recreation | 2018

# 50000 SERIES - FACILITY IDENTIFICATION SIGN - SMALL

This sign is designed to welcome pedestrians to a small City of Atlanta Park or minor internal park facility, such as a playground, picnic shelter, garden, etc. This sign should be positioned perpendicular to pedestrian access routes so as to be legible to park users, with identical or different information on each side. Optionally, they may also be mounted to a wall, fence, or other structure. In the case of a wall-mounted panel, the Mango Tango side bar (usually a part of the post) should be incorporated into the panel so as to maintain uniformity of style.

The main panel identifies the park or facility name, along with other information as appropriate (reservation/ maintenance number, hours of operation, etc). Through the use of the Activity Icons, it illustrates the types of activities or facilities found within the park or facility. On the reverse side the visitor may find a map of the park or facility, interpretive information, or the same information as appears on the front. Side B may also be blank.



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### FIBERGLASS OR LAMINATE PANEL

- 12" (h) x 12" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 12" (h) x 12" (w) x 2" (d)
- .060mil Aluminium

### TYPE SPECIFICATIONS (SIDE A)

#### PARK/FACILITY NAME

- Garamond Bold, all caps, 1" cap height
- Not to exceed 3 lines
- Park or facility name must be abbreviated and kerning adjusted if name does not fit.
- Color: White

#### ADDITIONAL INFORMATION

- Univers, mixed case, 1/2" cap height
- This text should be customized for the facility and provide supplemental information pertinent to the facility or park
- Color: White

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 5/8" cap height
- Color: Azulado

#### ACTION ICONS

- Icons based on US National Parks Iconography, many of which can be found in the ESRI US Forestry 1 font
- 1 1/2" square symbols with rounded corners placed 2 1/4" apart on center
- Color: Azulado and White, as shown

### TYPE SPECIFICATIONS (SIDE B)

#### HEADLINE TEXT

- Garamond, mixed case, 5/8" cap

height

- Headline not to exceed 2 lines
- Headline should be edited to fit in the space provided.
- Color: White

#### POSITIVE MESSAGE

- Univers, all caps, 1" cap height
- These playful and positive messages are intended to communicate an open and relaxed environment. Examples of positive messages may include, but are not limited to: "Have Fun!" "Be Kind" "Relax!" or "Enjoy!"
- Color: White



# 60000 SERIES - DIRECTIONAL SIGN

This sign was designed to direct pedestrians or vehicles to major features within City of Atlanta parks or greenways. They should be placed at intersections where the pedestrian or driver is presented with a choice of which way to turn to reach his destination. The sign is designed to accommodate multiple panels, the topmost of which identifies the park name and displays the City Seal. Beneath that panel, destination panels are added with Directional Arrows to assist the park user in finding the best route to his destination of choice.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### TOP FIBERGLASS OR LAMINATE PANEL

- 14" (h) x 48" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Tucuman Parrot Green

#### DIRECTIONAL FIBERGLASS OR LAMINATE PANELS

- 5" (h) x 48" (w) x 2" or 3/4" (d) (depending on material)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter or solid laminate with text and graphics printed on the surface
- Background color: Mango Tango

#### TOP ALUMINUM PANEL

- 14" (h) x 48" (w) x 2" (d)
- .060mil Aluminium

#### DIRECTIONAL ALUMINUM PANELS

- 5" (h) x 48" (w) x 2" (d)
- .060mil Aluminium

### LAYOUT SPECIFICATIONS (SIDE A & B)

#### PARK OR FACILITY NAME

- Garamond Bold, all caps, 2 1/2" cap height
- Park name not to exceed 2 lines
- If park name does not fit in the two lines provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than 2", and spacing between lines of

text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if name still does not fit.

- Color: White

#### FACILITY TYPE

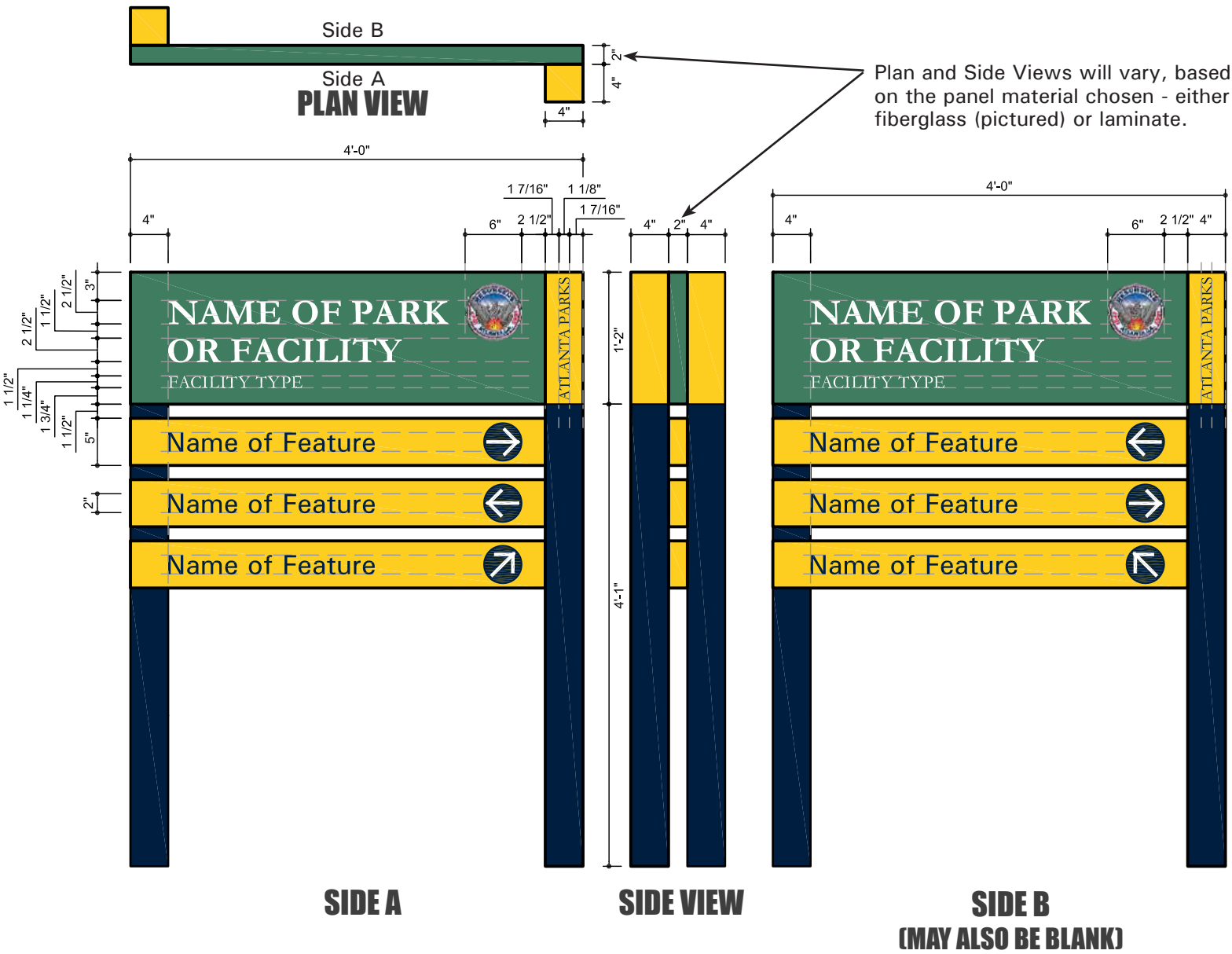
- Garamond, all caps, 1 1/4" cap height
- Color: White

#### ATLANTA PARKS

- Garamond, all caps, 1 1/8" cap height
- Azulado in color
- NAME OF FEATURE
- Univers, mixed case, 2" cap height
- Feature name not to exceed one line
- Color: Azulado

#### DIRECTIONAL ARROWS

- Icons based on US National Parks Iconography, some of which can be found in the ESRI US Forestry 1 and ESRI US Forestry 2 fonts
- 4" dia. circular symbols with simple arrow that matches the proportions detailed in the graphic standards in the first part of this document
- Color: Azulado and White as shown



Drawing Scale: 3/4" = 1'-0"

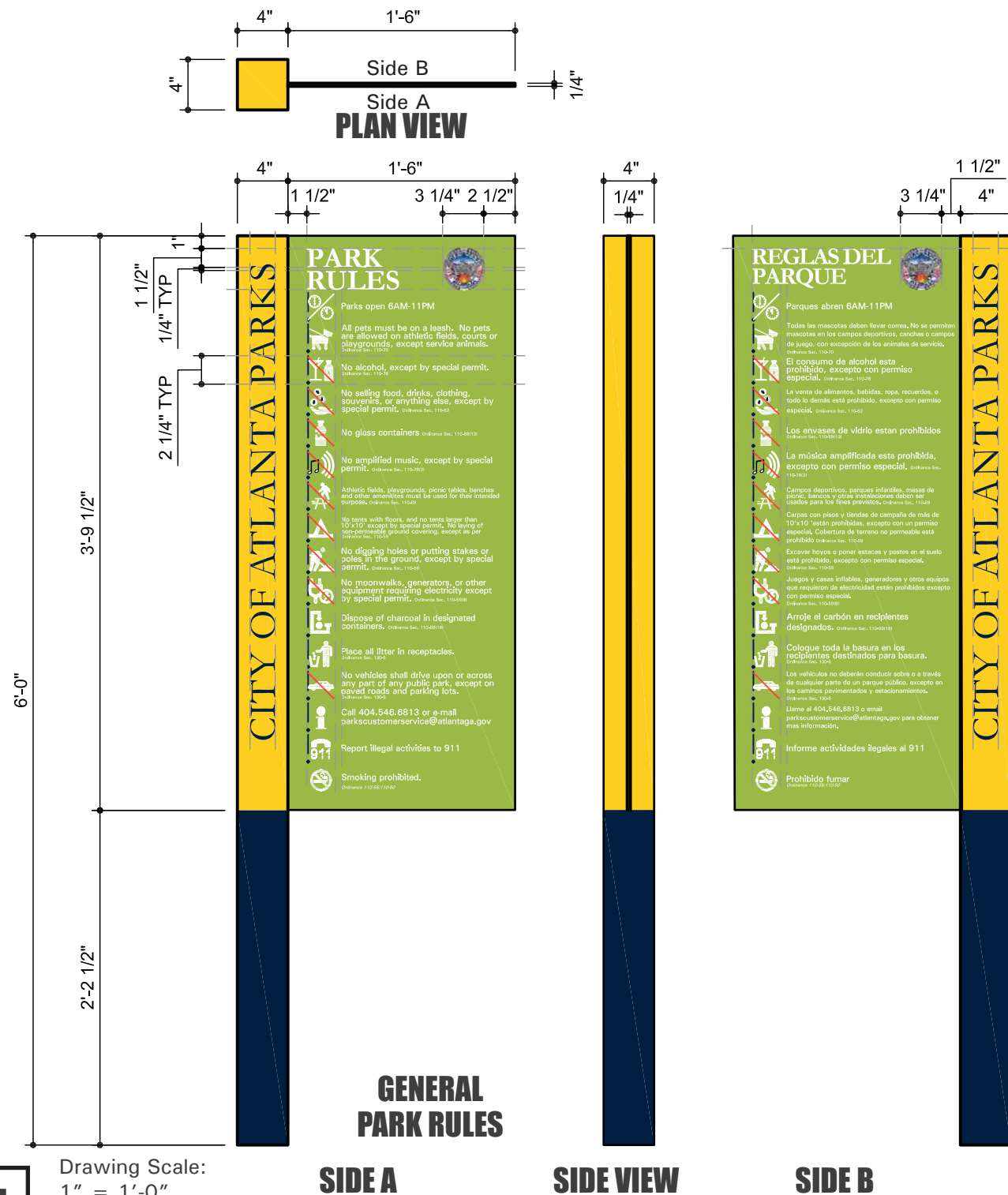
City of Atlanta Department of Parks and Recreation | 2018

# A1000 SERIES - PARK RULES FLAG

This sign is designed to communicate park rules to visitors. It may be used either on its own, or in combination with Primary Identification, Secondary Identification, or Orientation Kiosk sign types. If used in combination with another sign type, and a conflict exists in the treatment of the support posts, the graphic standards for the other

sign type shall rule. For example, if the Park Rules Flag is attached to an Primary Identification Sign, the post treatment specified for the Primary Identification Sign shall override the post treatment shown on this page.

It should be located at entrances to parks, where it can be readily seen by pedestrians. Please note that park rules are subject to change, and the most recent park rules text should be obtained from the City of Atlanta Department of Parks and Recreation before producing the signs. Rules may be printed in English and Spanish on opposite sides of the panel, and icons should accompany each rule.



If used in combination with a Principle sign type, support post shall follow graphic guidelines for that sign type.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion (NOTE: if used in combination with another sign type, the post specifications for that sign type shall rule)

#### LAMINATE PANEL

- 42" (h) x 18" (w) x 1/4" (d)
- Panel shall be laminate with rules text and graphics integrally printed on the surface
- Background color: Crayon Green

#### ALUMINUM PANEL

- 42" (h) x 18" (w) x 1/4" (d)
- .060mil Aluminium

#### TYPE SPECIFICATIONS (SIDE A)

##### PARK RULES

- Garamond Bold, all caps, 1 1/2" cap

height

- Color: White

#### RULES TEXT

- Universe, mixed case, 1/2"-3/8" cap height. Rules should be written with 3/8" cap height only if text exceeds space allowed.
- This text should be verified with the City of Atlanta Department of Parks and Recreation to ensure most up-to-date rules are being used
- Color: White

#### ORDINANCE NUMBERS

- Universe, mixed case, 1/4" cap height
- The ordinance numbers assist Atlanta Law Enforcement to police the parks and should be included after the rules text.

- Color: White

#### ACTION ICONS

- Icons based on US National Parks Iconography, some of which can be found in the ESRI US Forestry 1 and ESRI US Forestry 2 fonts, but most of which have been custom-created for the Park Rules Flag
- 2 1/2" square symbols with rounded corners placed 2 1/2" apart on center
- Color: White and Azulado as shown

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 2" cap height
- Color: Azulado
- NOTE: if used in combination with another sign type, the post specifications for that sign type shall rule

#### TYPE SPECIFICATIONS (SIDE B)

IDENTICAL TO SIDE A

OPTIONALLY MAY BE PRINTED IN SPANISH

# A1000 SERIES - PARK RULES FLAG

## SIGN-SPECIFIC PROCUREMENT CODES

The last digit of all A-Series sign procurement codes relate to information specific to each sign type, as described below.

# A1000

### SIDE OPTIONS - A1000

- 0 = Single-sided English
- 1 = Single-sided Spanish
- 2 = Double-sided English/English
- 3 = Double-sided English/Spanish

### SIGN INFO OPTIONS - A1000


- 0 = General Park Rules
- 1 = Sprayground Rules
- 2 = Playground Rules
- 3 = Field Rules
- 4 = Pavilion Rules
- 5 = Court Rules
- 6 = Dog Park Rules
- 7 = Skate Park Rules

Pavilion Rules  
Dog Park Rules  
Skate Park Rules  
Court Rules

### ALSO AVAILABLE

CITY OF ATLANTA PARKS

### Sprayground Rules



Open 10am - 8pm Daily  
May through September

- This interactive fountain play area is open to the public and is wheelchair accessible.
- This fountain is unsupervised. All children must be accompanied by an adult.
- Do not spit, spout, or use fountain for bathing.
- Infants and toddlers must wear swim diapers. Non-swim diapers are prohibited.
- Appropriate dress must be worn at all times. Children may not change into or out of swimwear in or around the fountain.
- Skates, skateboards, scooters, and bicycles are prohibited.
- Report fecal accidents immediately to DPR, as it requires the closure of the fountain.
- Supervise children to prevent horseplay, including but not limited to chasing and shoving.
- No glass, food, balloons, foam cups, plastic bags, sharp objects, or cigarettes are permitted in the fountain area.
- Pets are prohibited.
- Soft-soled water shoes are recommended.

The Sprayground may be closed for maintenance, health conditions, weather, or any other reasons deemed necessary. Dial 9-1-1 for serious incidents. For all other issues contact DPR at 404-546-6813.

### SPRAYGROUND RULES

CITY OF ATLANTA PARKS

### Playground Rules




- No pushing, running, or shoving.
- Bicycles, roller skates, and skateboards are prohibited.
- No pets allowed in playground area, except service animals.
- No bare feet in playground area.
- No throwing sand or any other objects within playground area.
- Hold on to swings with both hands
- No standing on swings.
- Stand clear of moving swings to avoid contact and possible injury.
- Slide down slides feet first only.
- No running or walking up slides.
- Playing on equipment when wet may cause injury.
- Parents should check for hot surfaces before allowing children to play on equipment.
- Children should remove bike helmets before using playground.
- Children should not wear loose or stringed clothing.
- Children should play on age appropriate equipment.
- Play safely and be courteous of others.
- Smoking Prohibited

If you notice broken equipment or anything that requires immediate attention, please contact DPR at 404-546-6813 or email [parkscustomerservice@atlantaga.gov](mailto:parkscustomerservice@atlantaga.gov). Dial 9-1-1 for serious incidents.

### PLAYGROUND RULES

CITY OF ATLANTA PARKS

### Field Rules



- Fields are closed when wet.
- No pets are allowed on athletic fields.
- No equipment may be left on field or at park overnight.
- Metal cleats are not permitted on the fields.
- Smoking is prohibited in all City of Atlanta Parks. *Ordinance Sec. 110-59 (4)*
- All vehicles must stay on paved roads. *Ordinance Sec. 110-86, 110-87*
- Sale of goods, articles and services are prohibited. *Ordinance Sec. 110-62*
- No alcoholic beverages. *Ordinance Sec. 106-81(6)*

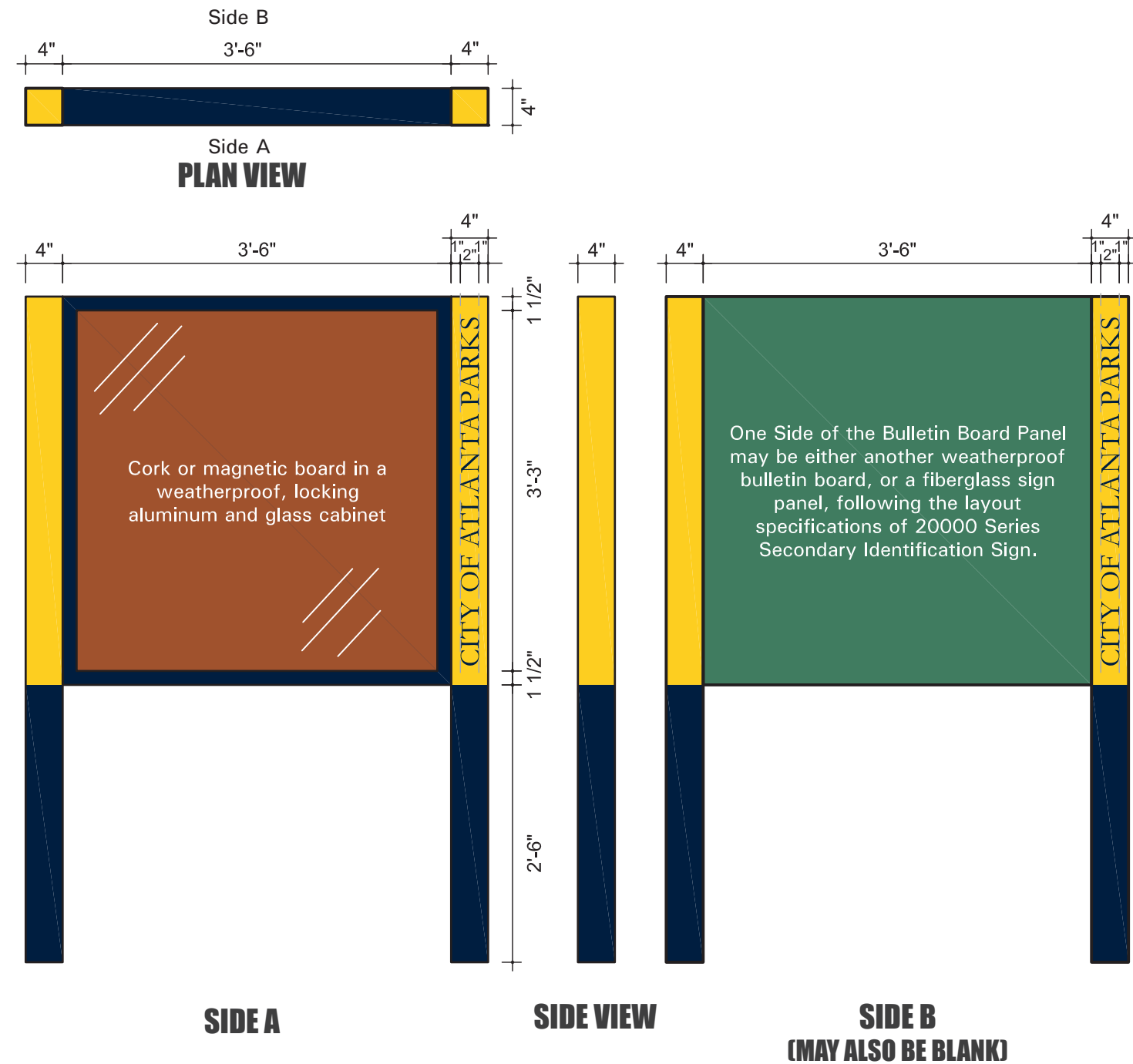
Fields may be reserved by visiting [www.atlantaga.gov/iparcs](http://www.atlantaga.gov/iparcs) or calling 404-546-6757 Ext. 0

Report illegal activities to 9-1-1. For questions please contact DPR at 404-546-6813 or [parkscustomerservice@atlantaga.gov](mailto:parkscustomerservice@atlantaga.gov).

### FIELD RULES

# A200/A300 SERIES - BULLETIN BOARD CABINETS

The bulletin board sign type consists primarily of a weatherproof, locking aluminum and glass cabinet to allow temporary information to be posted. The board material may be either cork (A200 Series) or magnetic (A300 Series). The cabinet may have bulletin boards on both sides, may be blank on the second side, or may show additional information in compliance with the layout rules of 20000 Series - Secondary Identification Sign. Bulletin board cabinets may be either post mounted or wall-mounted.



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### BULLETIN BOARD CABINET

- 42" (h) x 42" (w)
- Corkboard shall be natural cork (A200 Series) or magnetic surface (A300 Series).
- Cabinet shall be designed with a rain gutter and weep holes to prevent water from pooling within the case, and to allow condensation to evaporate
- Bulletin board cabinet must be able to be locked

### LAYOUT SPECIFICATIONS (SIDE A)

#### CITY OF ATLANTA PARKS

- Garamond, all caps, 2" cap height
- Color: Azulado

### LAYOUT SPECIFICATIONS (SIDE B)

IDENTICAL TO 20000 SERIES - SECONDARY IDENTIFICATION SIGN, SIDE A OR B. MAY ALSO BE BLANK.

## SIGN-SPECIFIC PROCUREMENT CODES

The last digit of all A-Series sign procurement codes relate to information specific to each sign type, as described below.

# A200

### SIDE OPTIONS - A200

- 0 = Single-sided bulletin board, second side blank
- 1 = Single-sided bulletin board, second side graphic sign layout (additional graphic design may be required)
- 2 = Double-sided bulletin board

# 20000 SERIES + A220/A320 - ORIENTATION KIOSK

This kiosk station is designed to offer information to pedestrians entering a large park or park facility. While based on the Secondary Identification Sign, the Orientation Kiosk includes a third post and a weatherproof, locking aluminum cabinet to allow temporary information to be posted. This bulletin board extension may have bulletin boards on both sides, or may have a fiberglass panel on one side, showing interpretive information, maps, photographs, or other relevant information.

The main panel identifies the park name, hours of operation and, should it be known, the year the park was established. Through the use of the Activity Icons, it illustrates the types of activities or facilities found within the park. On the reverse side the visitor may find a map of the park or facility, interpretive information, or the same information as appears on the front. Below the main panel, secondary panels may be added to honor volunteer groups or other sponsors.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" x 1/4" wall rectangular extruded aluminum
- Color: Azulado on lower portion, Mango Tango on upper portion

#### FIBERGLASS PANEL

- 42" (h) x 48" (w) x 2" (d)
- Panel shall be fiberglass with rigid 2" structural aluminum channel around the perimeter
- Background color: Tucuman Parrot Green

#### ALUMINUM PANEL

- 42" (h) x 48" (w) x 2" (d)
- .060mil Aluminium

#### BULLETIN BOARD CABINET

- 42" (h) x 42" (w)
- Corkboard shall be natural cork or magnetic surface.
- Cabinet shall be designed with a rain gutter and weep holes to prevent water from pooling within the case, and to allow condensation to evaporate

### LAYOUT SPECIFICATIONS (SIDE A)

IDENTICAL TO SECONDARY IDENTIFICATION SIGN SIDE A

### LAYOUT SPECIFICATIONS (SIDE B)

IDENTICAL TO SECONDARY IDENTIFICATION SIGN SIDE B



Drawing Scale: 1/2" = 1'-0"

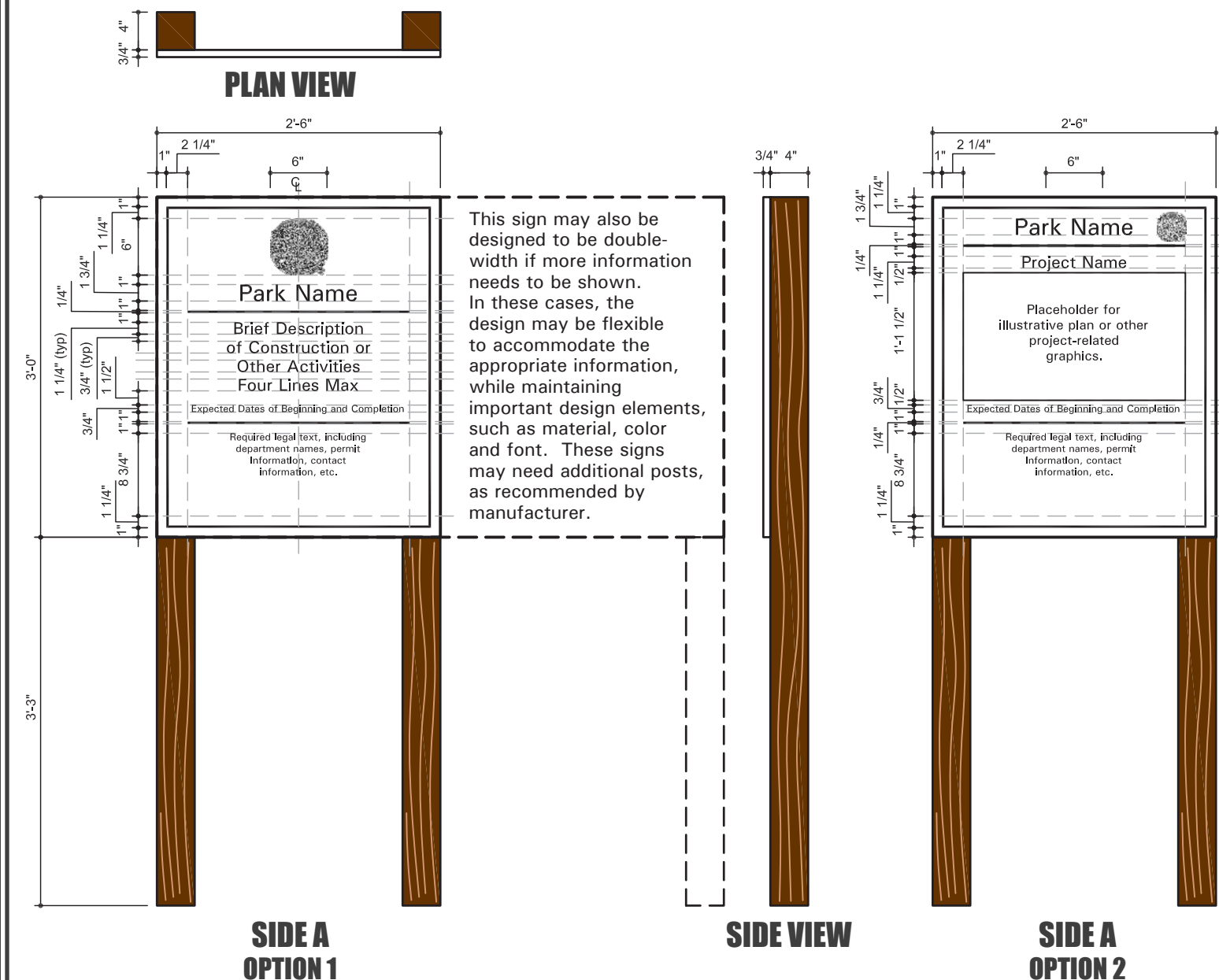
City of Atlanta Department of Parks and Recreation | 2018



# S100 SERIES - TEMPORARY CONSTRUCTION SIGN

This sign was designed to inform the public on construction projects that occur in a City of Atlanta park. It communicates the park name, project name, and either a written description or illustrative image of the project. It also lists expected dates of beginning and completion, and provides space for legal documentation to be posted. It should be placed parallel to pedestrian paths that adjoin or approach active construction sites. The back of the sign remains blank, as an ideal location for the site construction box for permits and plans to be mounted.

Due to its temporary nature, this post-and-panel sign is constructed from lumber. The sign panel is painted white and printed with the necessary information. The City of Atlanta Seal may be black-and-white or full color.



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 4" x 4" pressure treated lumber post
- Color: Natural

#### SIGN PANEL

- 36" (h) x 30" (w) x 3/4" (d)
- Panel shall be medium density overlay (MDO) plywood covered with crezon (stiff paper product in bonded layers), or a bonded aluminum surface
- Smooth front surface, with moisture resistant backer sheet for weather resistance on unfinished side
- Primed and painted or printed to display appropriate text or graphics for the duration of the construction activity
- Background color: White

#### ATTACHMENT

- The plywood panel should be securely attached to the posts with a minimum of four (4) galvanized lag bolts per post.

### LAYOUT SPECIFICATIONS (OPTION 1)

#### PARK OR FACILITY NAME

- Univers, mixed case, 1 3/4" cap height
- Park name not to exceed 1 line
- If park name does not fit in the line provided, cap height may be reduced in 1/8" increments, however cap height shall not be less than 1 1/2", and spacing between lines of text shall remain as specified in this document. Park name must be abbreviated and kerning adjusted if name still does not fit.

- Color: Black

#### BRIEF DESCRIPTION OF PROJECT

- Universe, mixed case, 1 1/4" cap height
- Four lines maximum
- Color: Black

#### EXPECTED DATES OF CONSTRUCTION

- Univers, mixed case, 3/4" cap height
- Color: Black

#### REQUIRED TEXT

- This space should be utilized as-needed to post pertinent information related to permitting, department information, contact numbers, etc.

### LAYOUT SPECIFICATIONS (OPTION 2)

#### PARK OR FACILITY NAME

IDENTICAL TO OPTION 1

#### PROJECT NAME

- Universe, mixed case, 1 1/4" cap height
- Four lines maximum
- Color: Black

#### ILLUSTRATIVE PLAN

- This space should be utilized to show a proposed finished condition of the project being constructed, in the form of architectural renderings and/or rendered site plans. It should be printed directly on the painted plywood.

#### EXPECTED DATES OF CONSTRUCTION

IDENTICAL TO OPTION 1

#### REQUIRED TEXT

IDENTICAL TO OPTION 1

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

# S100

### SIZE OPTIONS - S100

0 = 2'-6" Sign panel width

1 = 5'-0" Sign panel width (double-width)

### LAYOUT OPTIONS - S100

0 = Option 1, as described on this page

1 = Option 2, as described on this page



# S200 SERIES - TEMPORARY COMMUNITY SIGN

This sign type is designed to be small and temporary. The idea of this sign is to give Friends groups and Conservancies a template to use to distribute pertinent information to park users about meetings, clean-up days, fund raisers, and other information, while remaining in the style of the larger signage program. It is intended to be affordable to manufacture and to be durable in outdoor conditions for a short period of time.

It consists of a corrugated plastic panel with the information printed directly on the surface. It may be mounted to an existing structure, such as a fence or wall, or staked in the ground on a wire frame.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### LAMINATE PANEL

- 18" (h) x 18" (w) x 1/4" (d)
- Panel shall be lightweight corrugated plastic, or similar material that is both rigid and weather resistant
- Background color: Tucuman Parrot Green, Mango Tango, and Azulado, as shown

#### SUPPORT POSTS

- Thick gauge wire support, or other staked support as recommended by manufacturer

#### ALUMINUM PANEL

- 18" (h) x 18" (w) x 1/4" (d)
- .060mil Aluminium

#### SUPPORT POSTS

- Metal post & frame

#### ATTACHMENT

- As recommended by manufacturer

### TYPE SPECIFICATIONS (SIDE A)

#### LARGE TEXT

- Garamond, mixed case, 1 1/2" cap height
- Four lines maximum
- White in color

#### SMALLER TEXT

- Univers, mixed case, 1" cap height
- Two lines maximum
- White in color

#### SMALLEST TEXT (OPTIONAL)

- Universe, mixed case, 3/4" cap height
- Two lines maximum
- White in color

### TYPE SPECIFICATIONS (SIDE B)

IDENTICAL TO SIDE A

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

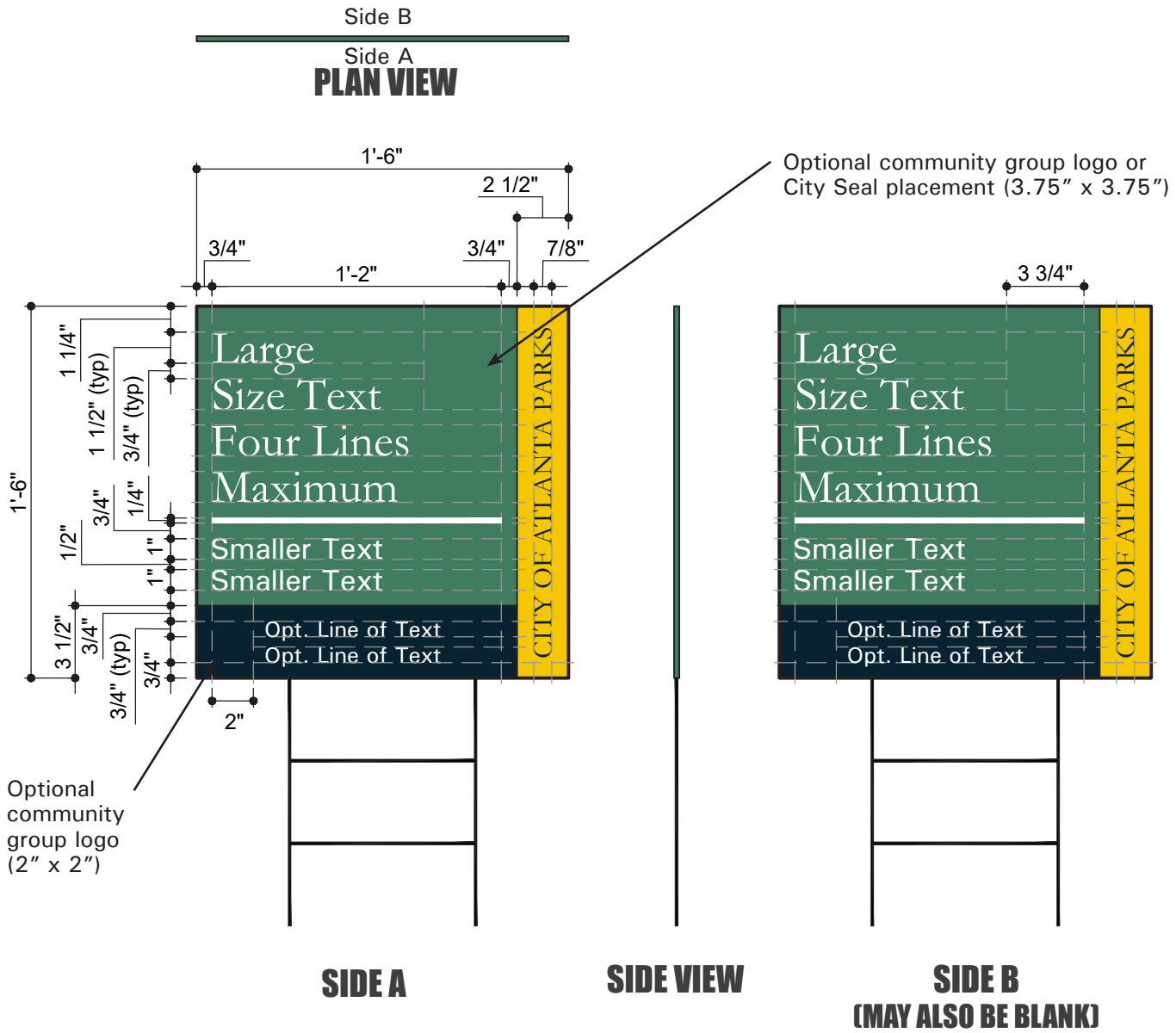
# S200

### INSTALLATION - S200

0 = Mounted to existing wall or other structure  
1 = Staked in ground

### SIDE OPTIONS - S200

0 = Single-sided (second side blank)  
1 = Double-sided



Drawing Scale: 1 1/2" = 1'-0"

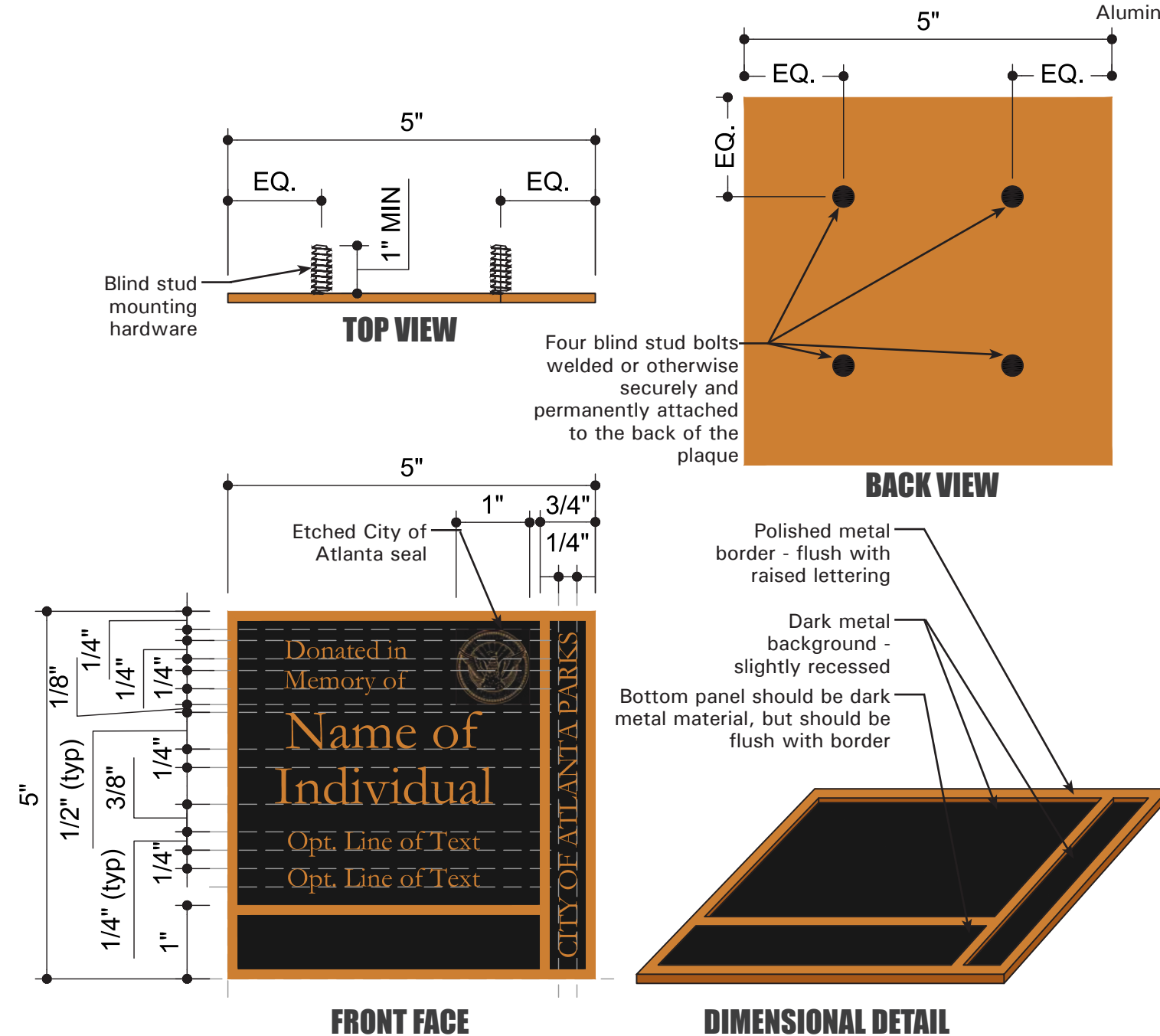
City of Atlanta Department of Parks and Recreation | 2018

# S300 - MEMORIAL PLAQUES

From time to time, it may be desirable to accept donations of money, site furniture, or other equipment in the memory of an individual who has significantly contributed, though actions or donations, to a particular park. These memorial plaques are intended to acknowledge the donation while staying in the style of the signage guidelines. Other "monument style" memorial stones or large plaques will no longer be accepted. Additionally, memorial plaques will no longer be accepted for donations of trees or other plant material.

These one-sided plaques should be machine-manufactured from plate metal, such as etched zinc, stainless steel, brass, or other non-corrosive, non-reactive metal. The plaques should be mounted directly to the item that has been donated with corrosion-free fasteners, or, in the case that the panel cannot be mounted directly to the item, shall be mounted to a tubular steel stake with black finish, or other simple single-post stake as approved by the Department of Parks and Recreation.

Aluminum is NOT an acceptable material for any portion of this construct.



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SIGN PANEL

- 5" (h) x 5" (w) x 1/4" (d)
- 12" (h) x 12" (w) x 1/4" (d)
- 18" (h) x 18" (w) x 1/4" (d)
- The plaque may be scaled-up in rare cases to 12"x12" or 18"x18" for larger donations. In these cases, more lines of text and/or graphics may be incorporated into the design, but must meet with the approval of the Department of Parks and Recreation.
- Panel shall be non-reactive, non-corrosive metal, such as bronze.
- Aluminum, copper, and other reactive metals are not acceptable.
- Background color: Dark oxidized metal, texture optional

#### ATTACHMENT

- The panel should be securely attached to the donated item with strong, mechanical hardware that is not visible from the front, such as a blind stud mount
- Installation shall be achieved by one of three methods:
  - by insertion into pre-drilled holes in permanent structures and secured by means of strong epoxy
  - by insertion into wet cement
  - through means of inserting the hardware through the donated item, and using a backing plate or washer and locking nuts

### LAYOUT SPECIFICATIONS

#### DONATED IN MEMORY OF

- Bookman Old Style, mixed case, 1/4"

- cap height
- Polished metal, flush with border
- NAME OF INDIVIDUAL
- Bookman Old Style, mixed case, 1/2" cap height
- Two lines allotted for the name of the individual
- Polished metal, flush with border
- OPTIONAL LINES OF TEXT
- Bookman Old Style, mixed case, 1/4" cap height
- Two lines allotted for additional text, such as a quote, dates, or a brief thought or memory
- Polished metal, flush with border

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

# S300

### SIZE - S300

- 0 = 5" (h) x 5" (w)
- 1 = 12" (h) x 12" (w)
- 2 = 18" (h) x 18" (w)

### MATERIAL - S300

- 0 = Cast Bronze
- 1 = Cast Brass
- 2 = Etched Stainless Steel
- 3 = Etched Bronze
- 4 = Etched Brass
- 5 = Etched Zinc

Drawing Scale:  
6" = 1'-0"

City of Atlanta Department of Parks and Recreation | 2018

# S400 - LITTLE SIGNS

This sign type is designed to be small but more permanent and durable than the Community Signs. These small innocuous signs communicate through images or text, special projects, sensitive areas, or site-specific restrictions (such as “No Mowing”). The color palette will be consistent with the rest of the signage program.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SUPPORT POSTS

- 2" HSS with 1/4" thick walls
- Holes machined into two opposing walls to receive non-reactive, tamper resistant hardware
- 6' and 8' (h) options
- Color: Azulado

#### PANEL

- 6" ø x 1/4" (d)
- Panel shall be etched zinc, steel, or other non-reactive metal, powder coated with pigment as specified
- Background color: Crayon Green and Mango Tango

#### ATTACHMENT

- Panels shall be welded to non-reactive bracket sleeves that slide over support posts and are secured with non-corrosive, tamper resistant hardware

### TYPE SPECIFICATIONS (SIDE A)

#### CITY OF ATLANTA PARKS

- Bookman Old Style, all caps, 0.35" cap height
- Color: Azulado

#### BOTTOM TEXT

- Univers, all caps, 0.30" cap height
- Brief description of icon or rule
- Color: Azulado

#### ICONS

- Large enough to fill green center space, may be crossed out with a 1/4" wide red circle and line if the depicted activity is prohibited
- Color: White

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

# S400

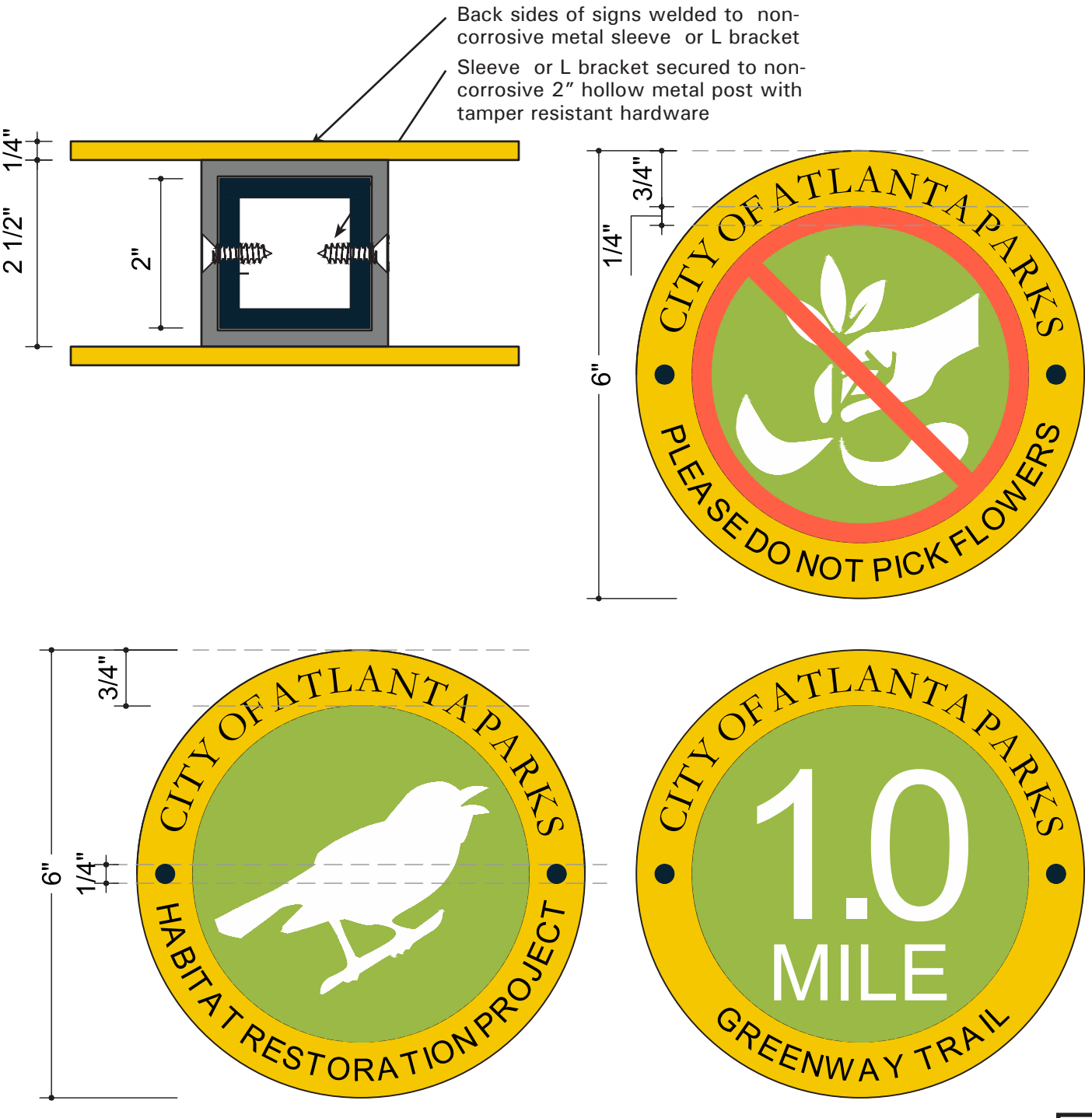
### SIDE OPTIONS - S400

- 0 = One sign
- 1 = Two signs mounted back-to-back

### MATERIAL - S400

- 0 = Etched Stainless Steel
- 1 = Etched Zinc
- 2 = Etched Aluminum

They are made from colored and etched zinc or other non-reactive metal and should be installed on HSS posts with sufficiently deep footers to discourage theft. The examples shown below are only possibilities of what may go on these little signs, and the signs may be customized within the depicted framework.



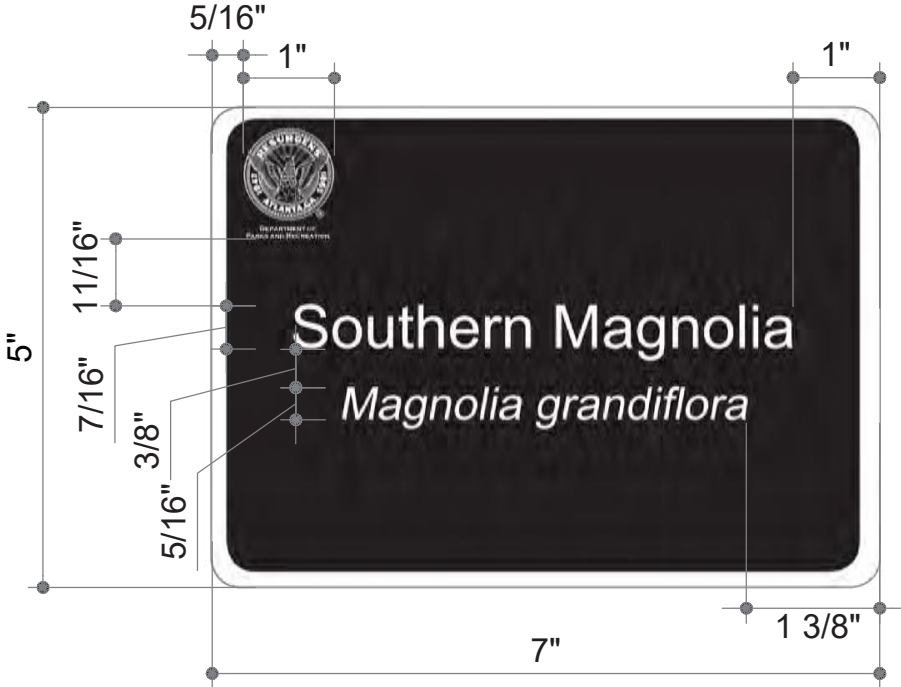
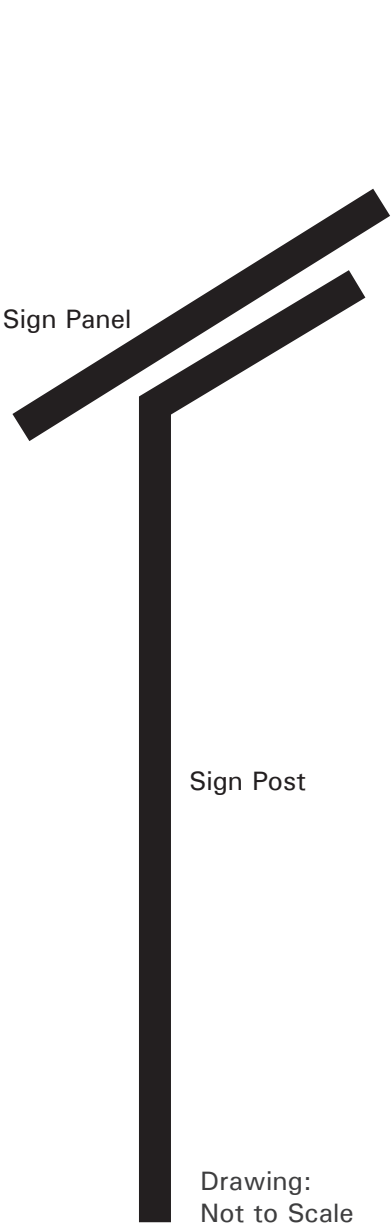
Drawing Scale: 6" = 1'-0"

City of Atlanta Department of Parks and Recreation | 2018

# T100 - TREE IDENTIFICATION SIGNS

Tree identification signs are useful in the bio-diverse areas that many City of Atlanta Parks are home to. These tree identification signs are designed to blend in with surrounding plantings so as not to cause visual distractions in natural areas. The Tree identification signs should not be used for acknowledgement of any person, group, donor or sponsor. Tree Identification signs should only be used for identifying the botanical and common name of trees in City of Atlanta Parks. This document does not provide jurisdiction for tree signage outside of City of

Atlanta property. The sign panel should be manufactured from aluminum and be attached to an aluminum stake with 3m double-sided adhesive upon installation.



- SPECIFICATIONS**
- MATERIAL SPECIFICATIONS**
- SIGN PANEL**
- 3" (h) x 5" (w)
  - 5" (h) x 7" (w)
  - .032" or .063" (d)
  - Panel Material: Aluminum

- Background color: Black
- ATTACHMENT**
- The panel should be attached to a stake in the ground at the foot of the tree in question.
  - The panel should be affixed with industrial 3m double-sided adhesive to the aluminum stake.
  - Stake specifications: .75" (w) x 18" (h)
  - Stake color: Black/metal

- LAYOUT SPECIFICATIONS**
- PANEL TEXT**
- Common Name: Univers, mixed case, 7/16" cap height
  - Botanical Name: Univers, mixed case, italicized 5/16" cap height
- CITY OF ATLANTA SEAL**
- 1" (w) x 1" (h) in top left hand corner of panel
  - Seal color: white

**SIGN-SPECIFIC PROCUREMENT CODES**

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

**T100**

- SIGN PANEL SIZE - T100**
- 0 = 3" (h) x 5" (w)
- 1 = 5" (h) x 7" (w)
- SIGN PANEL THICKNESS - T100**
- 0 = .32" (d)
- 1 = .063" (d)

# S500 - BUILDING DEDICATION PLAQUE

These large, building dedication plaques are intended to commemorate the contributions of elected leadership, design professionals, and others involved with a large construction project. These one-sided plaques should be machine-manufactured from plate metal, such as etched bronze, brass, or other non-corrosive, non-reactive metal. The plaques should be mounted directly to the wall on the interior of a newly constructed or renovated building.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### SIGN PANEL

- 36" (h) x 24" (w) x 1/4" (d)
- OR 24" (h) x 18" (w) x 1/4" (d)
- Panel shall be non-reactive, non-corrosive metal, such as bronze.
- Aluminum, copper, and other reactive metals are not acceptable.
- Background color: Dark oxidized metal, texture optional

#### ATTACHMENT

- The panel should be securely attached to an interior or exterior wall of the building with strong, mechanical hardware
- Installation hardware should not be visible from the front, and should be secured by insertion into pre-drilled holes and fixed by means of strong epoxy

### LAYOUT SPECIFICATIONS

#### CITY OF ATLANTA

- Bookman Old Style, upper case, 3/4" cap height
- Polished metal, flush with border

#### NAME OF FACILITY OR BUILDING

- Univers Bold, mixed case, 1" cap height
- Polished metal, flush with border

#### YEAR

- Univers Bold, numerals, 1/2" cap height
- Polished metal, flush with border

#### CITY COUNCIL

- Univers Bold, upper case, 1/2" cap height
- Polished metal, flush with border

#### CITY COUNCIL MEMBERS

- Univers Bold, mixed case, 1/2" cap height
- Polished metal, flush with border

#### CITY SEAL

- 6" diameter
- Polished metal, flush with border,

centered horizontally on panel  
DEPARTMENT OF PARKS AND RECREATION

- Univers Bold, upper case, 1/2" cap height
- Polished metal, flush with border

#### PARKS STAFF

- Univers Bold, mixed case, 1/2" cap height
- Polished metal, flush with border

#### PARK DESIGN

- Univers Bold, upper case, 1/2" cap height
- Polished metal, flush with border

#### COMPANY AND DESIGN ROLES

- Univers Bold, mixed case, 1/2" cap height
- Polished metal, flush with border

#### ADDITIONAL TEXT

- Univers Bold, mixed case, 1/2" cap height
- Polished metal, flush with border

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all S-Series sign procurement codes relate to information specific to each sign type, as described below.

# S500

### NOT USED - S500

0 = N/A

### MATERIAL - S500

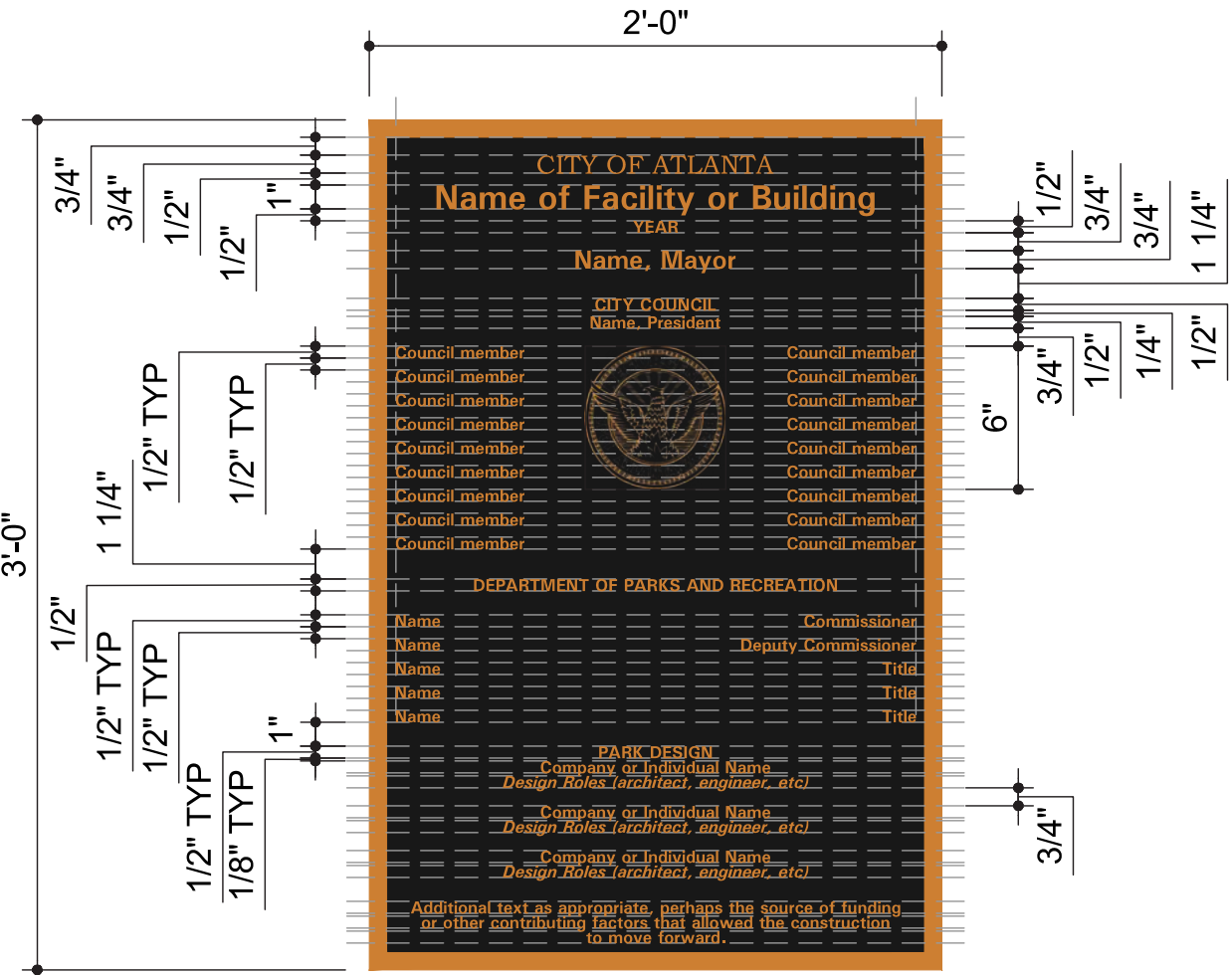
0 = Cast Bronze

1 = Cast Brass

2 = Etched Bronze

3 = Etched Brass

This template is meant to depict a representative sample of the information typically found on these types of plaques. It may be that adjustments to the layout will need to be made to accommodate alternate information. In that case, all changes to the layout, or the information contained on the plaque must be approved by the Department of Parks and Recreation.



Drawing Scale: 1 1/2" = 1'-0"

City of Atlanta Department of Parks and Recreation | 2018



## E100 - SINGLE PEDESTAL EXHIBIT

## SPECIFICATIONS

## MATERIAL SPECIFICATIONS

## FRAME

- 24"w x 18"h x .090 Fiberglass-Embedded Panel
- Frame Size = 24.5"w x 18.5"h
- Trim Size = 23.875"w x 17.875"h
- Visual Area = 23"w x 17"h
- Frame Color = MP00906 - AZULADO, C:100 M:38 Y:0 K:84

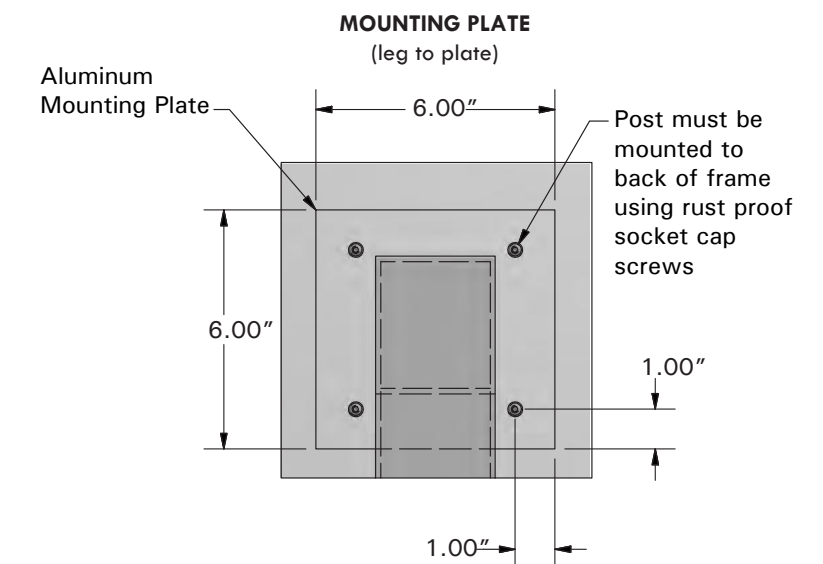
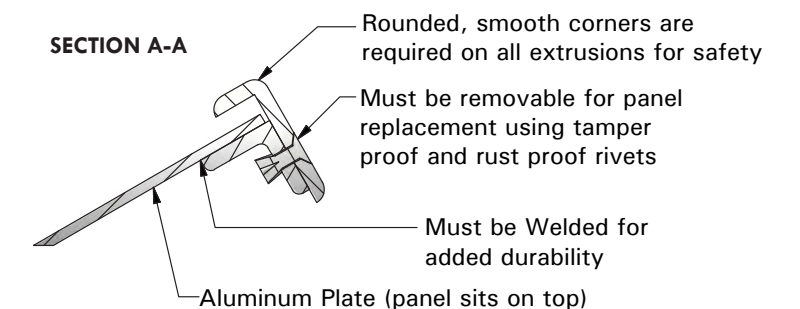
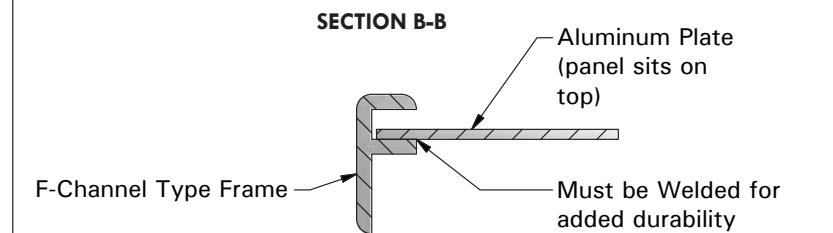
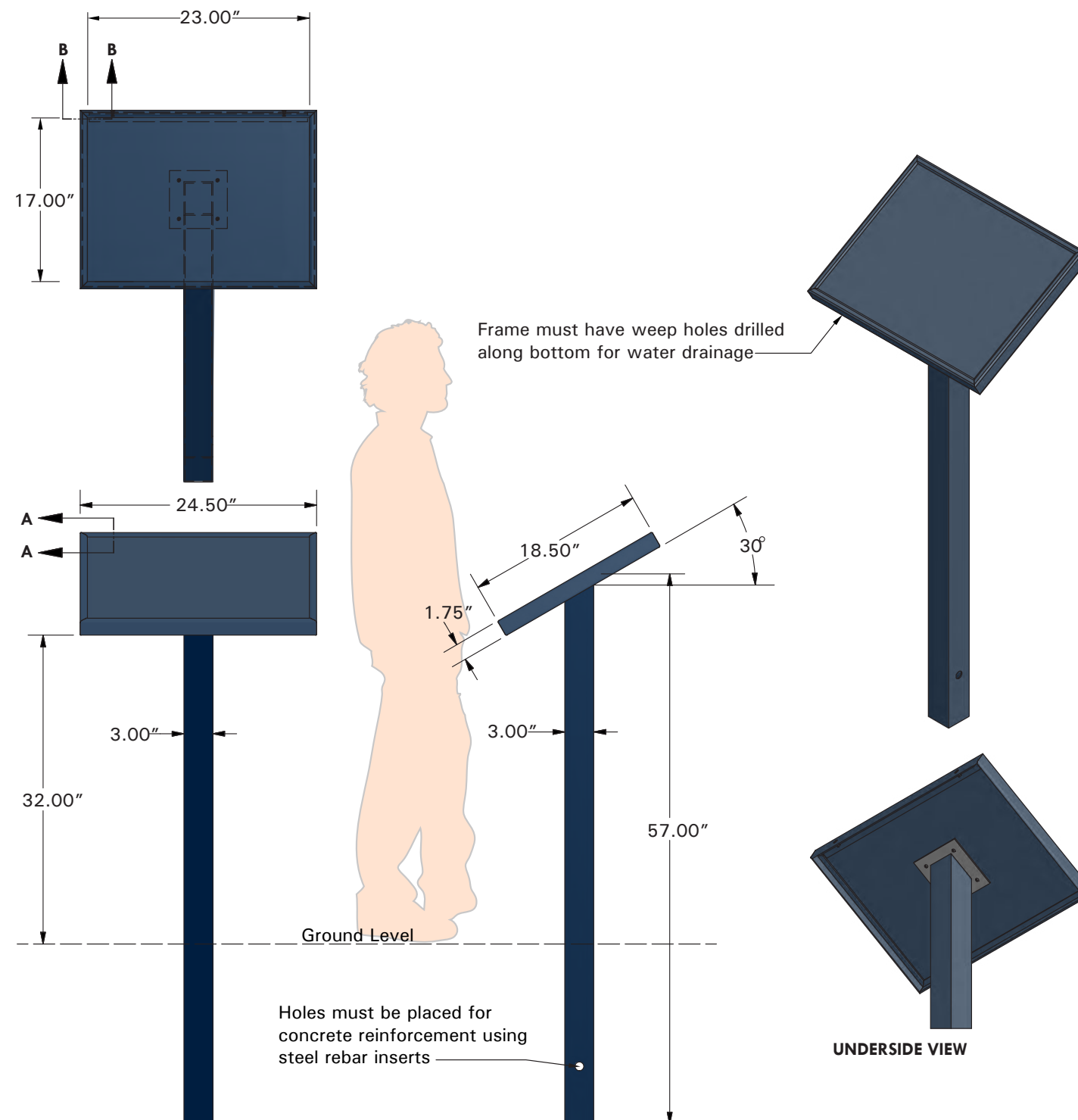
## BASE

- Post holes should be dug below the minimum 12" frost line depth, with 32" height from ground to bottom of frame
- Post Color = MP00906 - AZULADO, C:100 M:38 Y:0 K:84
- Direct Embedment Preferred
- Extruded Aluminum

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all E-Series sign procurement codes relate to information specific to each sign type, as described below.

# E100



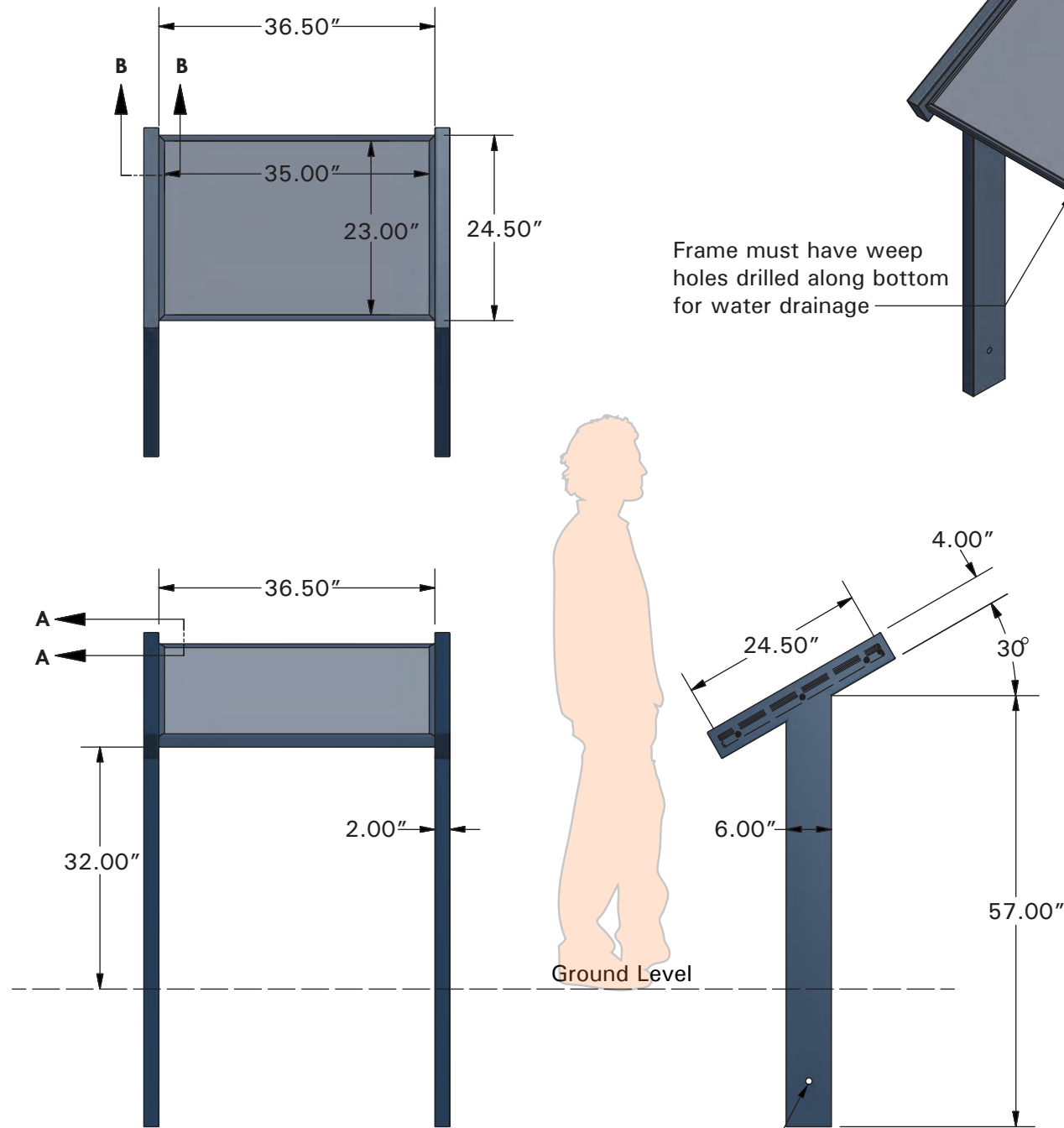


# E200 - T EXHIBIT BASE

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all E-Series sign procurement codes relate to information specific to each sign type, as described below.

# E200



## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### FRAME

- Frame Size = 36.5"w x 24.5"h
- Trim Size = 35.875"w x 23.875"h
- Visual Area = 35"w x 23"h
- Frame Color = MP00906 - AZULADO, C:100 M:38 Y:0 K:84

#### BASE

- Post holes should be dug below the minimum 12" frost line depth, with 32" height from ground to bottom of frame
- Post Color = MP00906 - AZULADO, C:100 M:38 Y:0 K:84
- Direct Embedment Preferred
- Extruded Aluminum

#### SECTION A-A

Aluminum Back Plate  
(Panel Sits in Front)

Must be removable  
for panel replacement using tamper proof and rust proof rivets

Must be Welded for added durability

Must be attached using tamper proof and rust proof rivets

#### SECTION B-B

Aluminum Back Plate  
(Panel Sits in Front)

Must be Welded for added durability

F-Channel

Rounded, smooth corners are required on all extrusions for safety

# E100 & E200 INSET SPECIFICATIONS

## SPECIFICATIONS

### VISUAL AREA SPECIFICATIONS

- Visual Area = 21 1/2" w x 17" h
- The visual area is the space that an organizations proposed map, text, or graphic should fit within.
- Background Color = The background color of the inset visual area should be either of the green colors specified on page 2: Canyon Green or Tucuman Parrot Green

### SIDEBAR SPECIFICATIONS

- Garamond, all caps, 5/8" cap height
- Font Color: Azulado
- Sidebar Background Color: Mango Tango

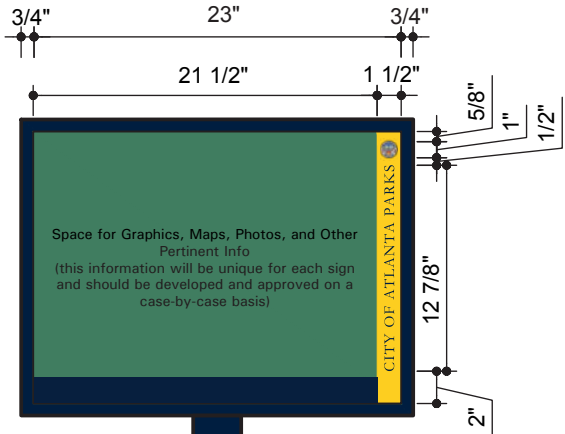
### TEXT SPECIFICATIONS

- Must use C.O.A approved fonts, Garamond or Univers, specified on page 2.

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all E-Series sign procurement codes relate to information specific to each sign type, as described below.

E100



## SPECIFICATIONS

### VISUAL AREA SPECIFICATIONS

- Visual Area = 33" w x 23" h
- The visual area is the space that an organizations proposed map, text, or graphic should fit within.
- Background Color = The background color of the inset visual area should be either of the green colors specified on page 2: Canyon Green or Tucuman Parrot Green

### SIDEBAR SPECIFICATIONS

- Garamond, all caps, 7/8" cap height
- Font Color: Azulado
- Sidebar Background Color: Mango Tango

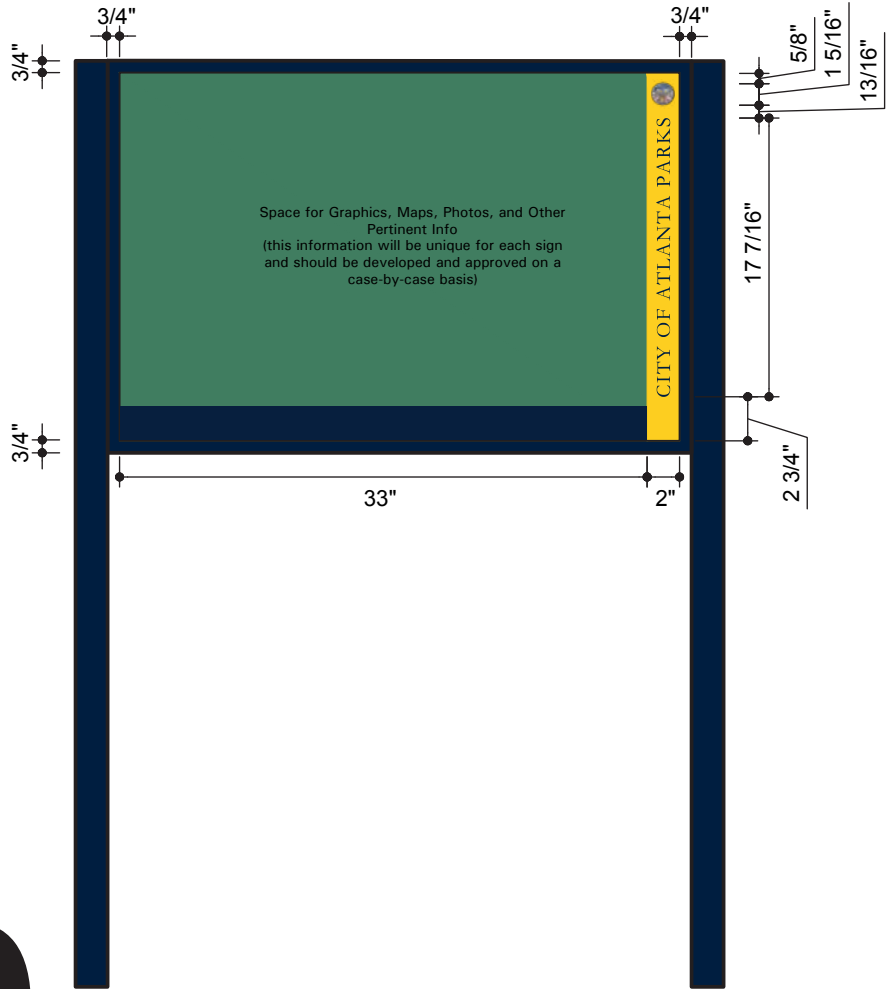
### TEXT SPECIFICATIONS

- Must use C.O.A approved fonts, Garamond or Univers, specified on page 2.

## SIGN-SPECIFIC PROCUREMENT CODES

The last two digits of all E-Series sign procurement codes relate to information specific to each sign type, as described below.

E200



# E300 - A FRAME SIGN

These A-Frame Signs are designed to alert park users to events happening in the park within a week's time. These are not meant for longterm signage, but rather to serve as reminders to park users as events grow closer. These are typically found near main park pedestrian entrances, outside park buildings such as community or recreation centers, restaurants or gathering spaces in parks, or near a designated park area where an event will

occur. This template is meant to represent the amount of space that information can take up on an A-Frame Sign. It may be that adjustments to the layout will need to be made to accommodate alternate information. In that case, all changes to the layout, or the information contained on the plaque must be approved by the Department of Parks and Recreation.

## SPECIFICATIONS

### MATERIAL SPECIFICATIONS

#### A-FRAME SIGN

- 45" (h) x 25" (w)
- A-Frame sign should be constructed of sturdy, weather proof material such as durable plastic, wood, or non-corosive metal such as aluminum or steel.
- Aluminum, copper, and other reactive metals are not acceptable.

#### PANEL INSERT

- 24" (h) x 36" (w)

## SIGN-SPECIFIC PROCUREMENT CODES

# E300

### SERIES NUMBER - E300

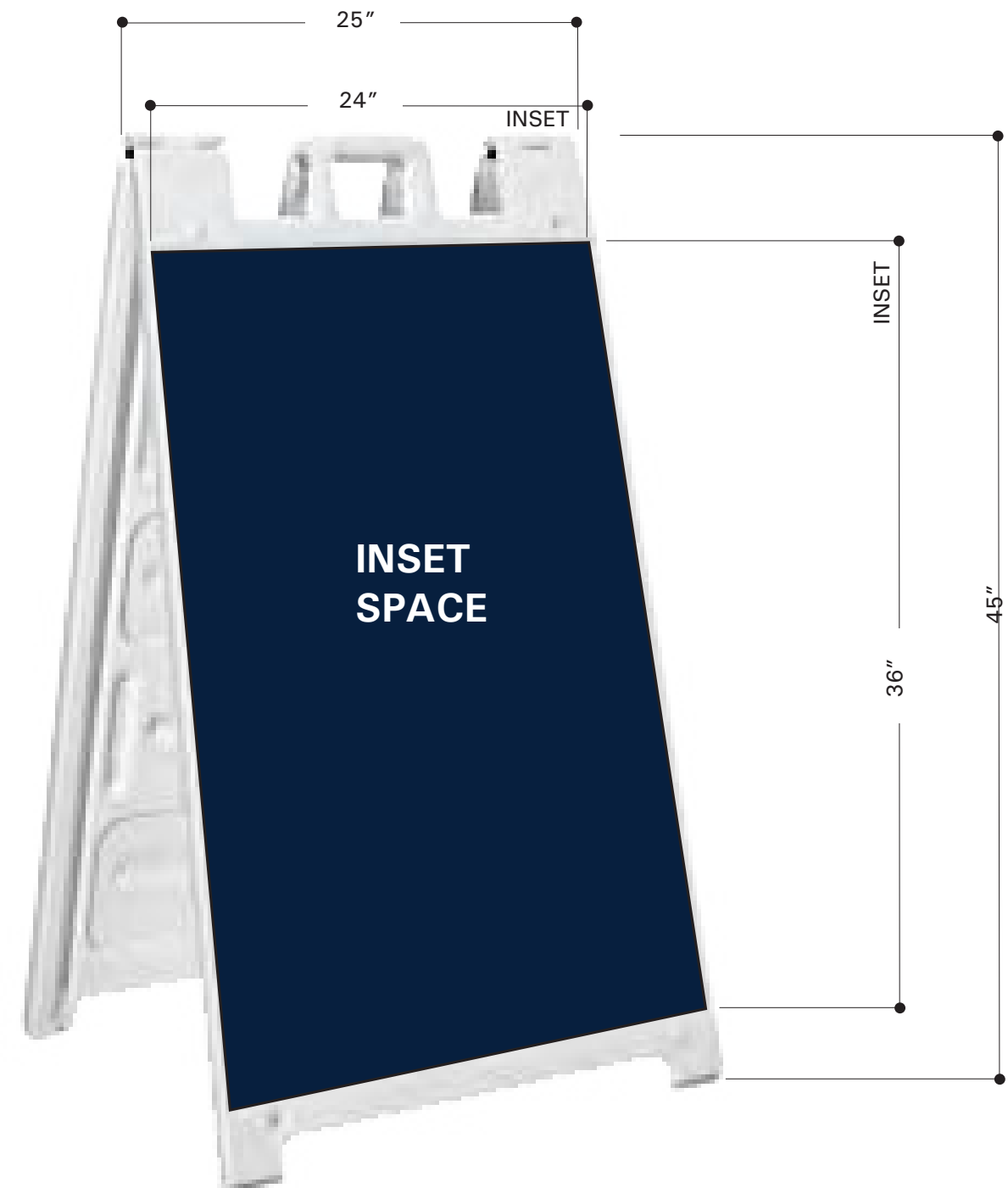
3 = A-Frame

### SIGN SPECIFIC - E300

0 = Plastic

1 = Aluminum

2 = Wood



Drawing Not to Scale

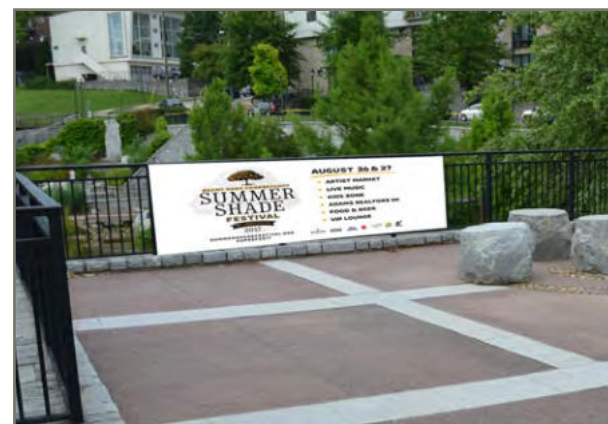
City of Atlanta Department of Parks and Recreation | 2018

# TEMPORARY SIGNAGE DESIGN GUIDELINES

## BANNERS & POLE BANNER DESIGN GUIDELINES

### BANNER DESIGN & CONTENT

- **Banners** should follow the following specifications:
  - Size: 8'x3' or 8'x5'
  - Material: Mesh banner
- **Pole Banners** should meet the size and material specifications approved through the Park Design and Review process.
- Each banner should have a uniform design except for sponsor logos.
- All proposed content for banners and pole banners must follow the guidelines set forth in the Donor & Sponsor Signage Guidelines.





# SEMI-PERMANENT SIGNAGE DESIGN GUIDELINES - BENCHES & UNIT PAVERS

## BENCH SPECIFICATIONS

- A detailed site plan and photographs showing the proposed bench placement must be presented at the Park Design Permitting and Review meeting as well as a detailed installation plan showing the professional installation of the bench on a concrete pad.
- Approved City of Atlanta bench models and vendors are as follows:
  - Victor Stanley: RB-28 Steelsites RB Series, RB-12 Steelsites RB Series, CBF-10 Classic Series, CR-96 Classic Series, CR-298 Classic Series, CBF-12 City Sites Collection, or other City approved equal.
  - Landscape Forms: Neoromantico Bench, Neoliviano Bench or other City approved equal.
  - Robinson iron: Expo Bench (Metal or Wood)
- For bench materials, metal is preferred to wood, but all specifications will undergo review at the Park Permitting and Design Review Meeting.

### BENCH PLAQUE SPECIFICATIONS

- All donor or sponsor recognition will be limited to plaques attached to the proposed bench and will not be placed directly on a bench (existing or proposed).
- All bench plaques must meet the following size and material specifications (or City approved equal):
  - 2"x5" stainless steel,

bronze, aluminum, or powder-steel plates

- All text on donor plaques must be in City approved font specified on Page 2 of this document. No more than three (3) lines of text is allowed per bench plaque. There is a minimum font size of 1/4 inch and a maximum font size of 1/2 inch.
- All proposed content for bench plaques must follow the guidelines set forth in the Donor & Sponsor Signage Guidelines.



## UNIT PAVER SPECIFICATIONS

### UNIT PAVER SIZE, MATERIAL & CONTENT

- Unit Paver size and material should be in keeping with the existing design and integrity of the park in question and must be approved through the Park Permitting and Design Review process.
- Approved materials for unit pavers are clay, granite, and marble. Concrete pavers are NOT approved.
- Each line of text engraved on a standard paver can fit up to fifteen (15) characters per line. Blank spaces and punctuation marks count as characters. Different unit paver sizes can fit a different amount of text as follows:
  - 4x8" unit paver: 1-3 lines of text
  - 8x8" unit paver: 1-6 lines of text
- All text on unit pavers must be in City approved font specified on

Page 2 of this document.

- All proposed content for unit pavers must follow the guidelines set forth in the Donor & Sponsor Signage Guidelines.



# SIGNAGE STANDARDS

## CITY OF ATLANTA DEPARTMENT OF PARKS AND RECREATION

REVISED: 2017





**APCO USA**

388 Grant Street SE  
Atlanta GA 30312  
Phone: 404-688-9000  
Cell: 404-583-0751  
vwalker@apcosigns.com  
www.apcosigns.com

Manufacturers of Sign Systems Since 1984

**APCO**

Page 1 of 4

**SOLD TO:**

City of Atlanta Parks  
Aaron Wiener

**SHIP TO:****\*\*APCO INSTALL\*\*****PROJECT NAME:**

City of Atlanta  
New Park- BUDGET

Phone 404-546-7919  
Email ALWiener@AtlantaGa.Gov

Phone  
Email

**QUOTATION NUMBER:**

VUNRQ2648

**ACCOUNT NUMBER:****ESTIMATED PRODUCTION TIME:**

Approx. 6-8 weeks, after FINAL submittals are  
approved

**TERMS:**

35% Deposit / Net TBD

**FOB:**

Install

**CTR:****SALES PERSON:**

Valerie Walker

**DESCRIPTION****QTY UNIT PRICE EXT. PRICE**

Sign Type 10011- Primary Park ID  
Double-sided, identical, Qty 1 secondary panel

2 \$4,878.00 \$9,756.00

Sign Type A103 Park Rules Sign  
Signle-post Mounted, double-sided, English/ Spanish

5 \$1,700.00 \$8,500.00

Sign Type A200 Bulletin Board  
Double-post mounted, single-sided

1 \$3,960.00 \$3,960.00

Sign Type A222 Orientation Kiosk  
Cork Bulletin Board Cabinet, post mounted and attached to a principle sign, double-sided bulletin  
board

1 \$7,992.00 \$7,992.00

Sign Type E200 Exhibit- BUDGET NUMBER  
Price can vary depending on graphics needed and process to make those graphics. APCO will quote  
with more information.

4 \$12,000.00 \$48,000.00

Sign Type 60023 Directional Sign  
Post mounted, double-sided , Qty 3 secondary panels

1 \$3,647.00 \$3,647.00

Sign Type 30011 Tertiary ID  
Double-sided with Qty 1 secondary panel

3 \$2,607.00 \$7,821.00

**SubTotal****\$89,676.00**

By: APCO Graphics, Inc.

vWalker

1/16/2020

QUOTATION EXPIRES IN 30 DAYS

Customer's Initial &amp; Date

1 of 4

**APCO USA**

388 Grant Street SE  
Atlanta GA 30312

vwalker@apcosigns.com

www.apcosigns.com

Manufacturers of Sign Systems Since 1956

**APCO**

Page 3 of 4

**NOTES:**

1. Pricing assumes delivery (and / or installation) can be completed before the end of the 1st quarter 2020.
2. This proposal is based on the information as presented. More detailed information is required for firm quotation.
3. Our proposal includes providing shop drawings, product samples, material samples, color/finish samples and catalog data as specified.
4. The cost of Payment and Performance Bonds, if required, is not included in the price quoted.
5. Unless noted otherwise, this proposal is based on providing standard APCO products and finishes.
6. Sign fabrication cannot begin until owner/ contractor provides any necessary permits.
7. Removal of existing signs, their disposal and preparation of mounting surfaces are not included in price.
8. Specification, design, and engineering of concrete footings or other supporting structures are not included unless specifically stated otherwise in our proposal.
9. Installation price assumes that project will be in a stage of completion to allow all work to be accomplished in one trip. The cost for additional installation trips, if required, is \_\_\_\_\_.
10. Although every precaution will be taken when drilling mounting holes in stone, granite, marble or similar materials, APCO Graphics, Inc. is not responsible for chips, cracks or other damage resulting from natural imperfections in the material.
11. Installation price assumes that exterior signs are located in virgin earth (core drilling is not included). It is the responsibility of the owner or owner's representative to identify underground or concealed obstacles such as, but not limited to, water lines, electrical lines, gas lines, telephone lines, fiber optic lines, fuel lines, waste lines, irrigation lines, and the like, in such a way that excavating by APCO Graphics, Inc. will not result in damage to underground utilities, or other concealed obstacles. APCO takes no responsibility for any damage or injury that may result from excavation for the purpose of sign installation.
12. Client shall designate each location where holes or footings are to be placed, either by staking or by direct communication with marking in such a manner that specific excavation locations are clearly and unmistakably identified.
13. It is the responsibility of the Client to identify underground or concealed obstacles on their private property such as, but not limited to, water lines, electrical lines, gas lines, telephone lines, fiber optic lines, fuel lines, waste lines, irrigations lines, and the like, in such a way that excavating by APCO Graphics, Inc. will not result in damage either to the underground utilities themselves or any damage or injury that may result from such damage to underground utilities.
14. Client shall and hereby does indemnify and hold harmless APCO Graphics, Inc. in respect to all cost, losses, demands or other liabilities, contingent or otherwise, that may arise as a result of damage to underground utilities or any unforeseen circumstances, accidents or occurrences which do not result from the negligence of APCO Graphics, Inc., its employees or agents performing the work required for sign installation, either during or after such work is completed.
15. A private property utility search can be requested by the Client to assist in the identification of underground utilities. The cost of the private property utility search will be added to the quoted cost indicated.
16. A public property utility search can be requested and is typically provided free of charge through the utility companies.

By: APCO Graphics, Inc.

vWalker

1/16/2020

QUOTATION EXPIRES IN 30 DAYS

Customer's Initial & Date

3 of 4

**5. Management**

**a. Southeastern Trust for Parks & Land Vegetation Analysis and Management Study**

# **SOUTHEASTERN TRUST FOR PARKS & LAND VEGETATION ANALYSIS AND MANAGEMENT STUDY**



**Prepared for The Conservation Fund  
By Trees Atlanta, September 2022**

**Taryn Heidel  
Forest Restoration Manager**

**Contributing Researchers: Jarred Forman, David Long, Emily Roth,  
Joseph Streets, Brian Williams, Michael Winks, and Hayden Wyatt**

— THE —  
**CONSERVATION FUND**



## TABLE OF CONTENTS

<b>Vegetation Management Overview.....</b>	<b>3</b>
<b>Analysis of Native Forest Communities .....</b>	<b>3</b>
<b>Native Plants Found Onsite.....</b>	<b>6</b>
<b>Invasive Plants Found Onsite.....</b>	<b>7</b>
<b>Management Zones .....</b>	<b>8</b>
<b>ZONE 1: Mixed Pine-Hardwood Forest.....</b>	<b>10</b>
<b>ZONE 2: Mixed Pine-Hardwood Forest.....</b>	<b>11</b>
<b>ZONE 3: Mixed Pine-Hardwood Forest.....</b>	<b>12</b>
<b>ZONE 4: Mesic Forest.....</b>	<b>13</b>
<b>ZONE 5: Oak-Pine-Hickory Forest .....</b>	<b>14</b>
<b>ZONE 6: Oak-Pine-Hickory Forest.....</b>	<b>15</b>
<b>ZONE 7: Riparian Forest.....</b>	<b>16</b>
<b>ZONE 8A: Mixed Pine-Hardwood Forest.....</b>	<b>17</b>
<b>ZONE 8B: Mesic Forest.....</b>	<b>18</b>
<b>ZONE 8C: Mixed Pine-Hardwood Forest.....</b>	<b>19</b>
<b>ZONE 8D: Mixed Pine-Hardwood Forest.....</b>	<b>20</b>
<b>ZONE 8E: Oak-Pine-Hickory Forest.....</b>	<b>21</b>
<b>ZONE 9A: Riparian Forest .....</b>	<b>22</b>
<b>ZONE 9B: Riparian Forest.....</b>	<b>23</b>
<b>ZONE 10: Riparian Forest.....</b>	<b>24</b>
<b>ZONE 11: Oak-Pine-Hickory Forest.....</b>	<b>26</b>
<b>ZONE 12: Oak-Pine-Hickory Forest.....</b>	<b>27</b>
<b>ZONE 13: Oak-Pine-Hickory Forest.....</b>	<b>28</b>
<b>ZONE 14: Early Successional Pine Stand.....</b>	<b>29</b>
<b>ZONE 15: Mixed Pine-Hardwood Forest.....</b>	<b>30</b>
<b>ZONE 16: Mixed and Novel Plant Communities.....</b>	<b>31</b>
<b>ZONE 17: Mixed and Novel Plant Communities.....</b>	<b>32</b>
<b>Recommended Invasive Removal Methodologies .....</b>	<b>33</b>
<b>PHASE I: Tree &amp; Shrub Layer Mitigation.....</b>	<b>34</b>
<b>PHASE II: Climbing Vine Mitigation.....</b>	<b>37</b>
<b>PHASE III: Growing Season Control of Kudzu and Wisteria.....</b>	<b>39</b>
<b>PHASE IV: Deciduous Groundlayer Mitigation.....</b>	<b>41</b>
<b>PHASE V: Annual Grass Control.....</b>	<b>43</b>
<b>PHASE VI: Bramble Control.....</b>	<b>45</b>
<b>PHASE VII: Evergreen Groundlayer Mitigation.....</b>	<b>47</b>
<b>PHASE VIII: Long Term Management and Replanting.....</b>	<b>48</b>
<b>Appendix A: Estimated Vegetation Management Costs .....</b>	<b>50</b>
<b>Appendix B: Photo Monitoring Points.....</b>	<b>53</b>

## VEGETATION MANAGEMENT OVERVIEW

A common misconception about urban and suburban greenspaces is that these natural areas are completely self-sustaining. In actuality, the degraded condition of many of these areas and the ongoing pressures from outside impacts result in landscapes that require some human management in order to sustain a healthy and functional ecosystem. The management of invasive vegetation can be one of the most labor-intensive, time-consuming, and technically challenging aspects of greenspace management. Most of the restoration or rehabilitation of urban and suburban greenspaces will be accomplished through the management of onsite vegetation.

A complete analysis of the vegetation communities present at the Southeastern Trust for Parks & Land greenspace (hereafter also referred to as “STPAL”) provides (A) a snapshot of the invasive vegetation community’s current composition, density, and coverage and (B) a classification of the extant native vegetation communities, the protection and regeneration of which are the desired outcome of any restoration effort.

---

### ANALYSIS OF NATIVE FOREST COMMUNITIES AT STPAL

The STPAL Greenspace is drained by multiple headwater tributaries of Camp Creek, flowing into the Lake Cowart impoundment first, and ultimately into the Chattahoochee River basin. This array of northeast-southwest trending streams creates a rich topography of bottomlands and ridges within the greenspace, leading to a variety of potential forest communities.

Many of the forests onsite are secondary regrowth, following historical logging or agricultural use of the land. These secondary forests are characterized by mixed pines and hardwoods and are no older than 50-75 years old. Typical tree species encountered throughout the greenspace include white oak, tulip poplar, sweetgum, loblolly pine, black cherry, water oak, and red maple.

Pockets of richer mesic hardwood forests exist in the upper, more ravine-like reaches of the tributaries, which feature American beech, pawpaw, sourwood, tulip poplar, sugar maple, and white oak communities. Similarly, the northern portion of the greenspace contains less disturbed oak-hickory forest along the ridges between streams, with a healthy herb layer of pipsissewa, Solomon’s seal, Christmas fern, and wild ginger.

The riparian and wetland areas showcase some surprising native diversity, including Virginia sweetspire, jack-in-the-pulpit, five species of ferns, and climbing hydrangea. While not an old forest, the STPAL greenspace provides good habitat for wildlife, adequate biodiversity of plant species, and excellent potential for passive-use recreation.

**The following native plant communities, outlined and described by “The Natural Communities of Georgia” were identified onsite:**

#### OAK-PINE-HICKORY FOREST

Forests that occur on xeric to submesic sites. Common species include white oak, southern red oak, pignut hickory, mockernut hickory, shortleaf pine, and loblolly pine.



## RIPARIAN FOREST

Forests and areas of patchy vegetation that occur in low-lying areas along creeks and rivers. They are at least occasionally flooded and are characterized by trees that can grow to maturity on soils that are saturated for limited periods of time. Indicator species include river birch, sycamore, cherrybark oak, swamp chestnut oak, and overcup oak. Other common species include Green ash, red maple, sweetgum, and box elder.

## MESIC FOREST

Deciduous hardwood forests that occur on mesic sites, such as lower slopes, steep, north-facing slopes, ravines, well-drained small stream bottoms, and some high stream terraces. American beech is typically an indicator species. Basswood, northern-red oak, and tulip-tree are other common species. These forests are small-patch to large-patch.

**The following native plant communities that do not align with the forest communities above were also present:**

## PINE STAND

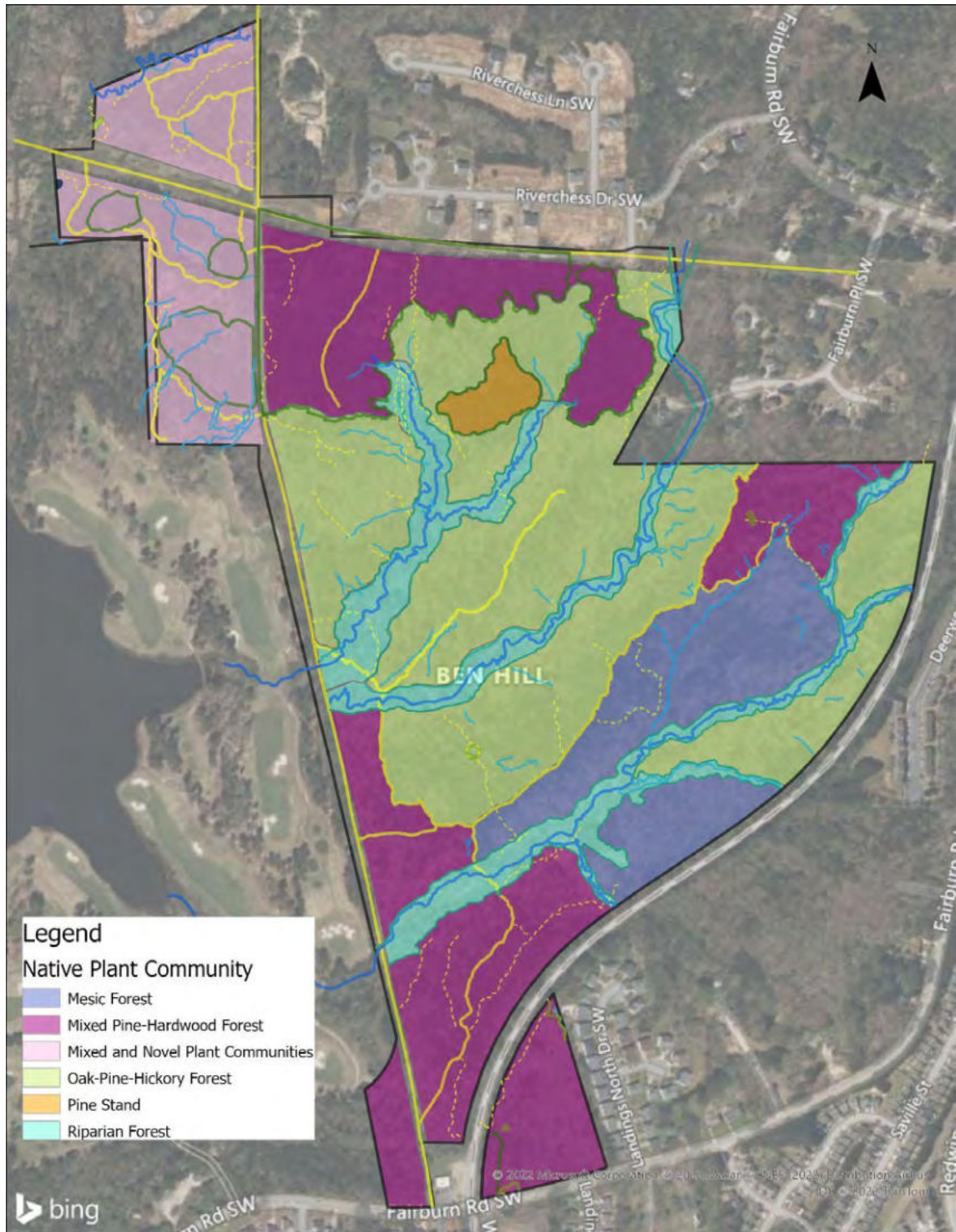
Forests dominated by a thick stand of young, densely packed pines and the occasional early successional hardwood such as sweetgum. These stands grow after recent clearing from logging or development. There is little room for much else and little to no shrub layer.

## MIXED PINE-HARDWOOD FOREST

Younger forests or those that have experienced disturbance that cannot yet be placed in a traditional Piedmont forest community due to a lack of indicator species. These forests, if disturbance is not continued, will transition into either mesic forests or oak-pine-hickory forests.

## MIXED AND NOVEL PLANT COMMUNITIES

Forests that have undergone recent disturbance with the disturbance exacerbated by high densities of invasive plants present, especially aggressive vines. These invasive plants are preventing the forest from recovering from the disturbance, allowing mostly early successional species to prevail with few indicator species. Based on the hydrology and surrounding forests, these will likely become riparian or oak-pine-hickory forests.



## NATIVE PLANTS FOUND ONSITE

### CANOPY LAYER

*Acer rubrum*, red maple  
*Carya glabra*, pignut hickory  
*Carya tomentosa*, mockernut hickory  
*Fagus grandifolia*, American beech  
*Liquidambar styraciflua*, sweetgum  
*Liriodendron tulipifera*, tulip tree

*Nyssa sylvatica*, blackgum  
*Pinus taeda*, loblolly pine  
*Platanus occidentalis*, American Sycamore  
*Quercus alba*, white oak  
*Quercus nigra*, water oak  
*Ulmus americana*, American elm

### UNDERSTORY LAYER

*Acer floridanum*, southern sugar maple  
*Acer negundo*, box elder  
*Aralia spinosa*, Devil's walking stick  
*Carpinus caroliniana*, American hornbeam  
*Cornus florida*, flowering dogwood  
*Crataegus sp.*, hawthorn

*Diospyros virginiana*, common persimmon  
*Ilex opaca*, American holly  
*Oxydendron arboreum*, sourwood  
*Prunus serotina*, black cherry  
*Salix nigra*, black willow  
*Sassafras albidum*, sassafras

### SHRUB LAYER

*Aesculus sp.*, buckeye  
*Alnus serrulata*, hazel alder  
*Arundinaria sp.*, rivercane  
*Asimina parviflora*, small-flower pawpaw  
*Baccharis halimifolia*, groundsel tree

*Callicarpa americana*, American beautyberry  
*Itea virginica*, Virginia sweetspire  
*Rhododendron canescens*, Piedmont azalea  
*Vaccinium sp.*, blueberry

### VINE LAYER

*Apios americana*, American groundnut  
*Bignonia capreolata*, crossvine  
*Hydrangea barbara*, woodvamp  
*Parthenocissus quinquefolia*, Virginia creeper

*Smilax spp.*, greenbriars  
*Toxicodendron radicans*, Eastern poison ivy  
*Vitis rotundifolia*, muscadine

### GROUND LAYER

*Arisaema triphyllum*, jack-in-the-pulpit  
*Athyrium asplenoides*, southern lady fern  
*Chimaphila maculata*, pipsissewa  
*Cicuta maculata*, water hemlock  
*Cypripedium acaule*, pink lady's slipper  
*Dioscorea villosa*, wild yam  
*Diphasiastrum digitatum*, fan clubmoss  
*Goodyera pubescens*, downy rattlesnake plantain  
*Elephantopus tomentosus*, common elephant's foot  
*Geranium maculatum*, wild geranium

*Gnaphalium sp.*, cudweed  
*Hepatica americana*, round-lobed hepatica  
*Hexastylis arifolia*, little brown jug  
*Juncus effusus*, common rush  
*Lespedeza procumbens*, trailing lespedeza  
*Mitchella repens*, partridgeberry  
*Onoclea sensibilis*, sensitive fern  
*Osmunda spectabilis*, American royal fern  
*Persicaria virginiana*, Virginia jumpseed  
*Polygonatum sp.*, solomon's seal  
*Polystichum acrostichoides*, Christmas fern

*Pycnanthemum sp.*, mountain mint  
*Rubus spp.*, native blackberries  
*Sabatia angularis*, Rosepink  
*Sanicula canadensis*, black snakeroot  
*Thalictrum thalictroides*, Rue anemone

*Tradescantia sp.*, spiderwort  
*Urtica dioica*, stinging nettle  
*Viola hirsutula*, southern wood violet  
*Woodwardia areolata*, netted chain fern

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## INVASIVE PLANTS FOUND ONSITE

### CANOPY LAYER

*Ailanthus altissima*, Tree of Heaven

*Magnolia grandiflora*, Southern magnolia

### UNDERSTORY LAYER

*Albizia julibrissin*, Mimosa Tree  
*Ilex cornuta*, Chinese holly  
*Ligustrum lucidum*, glossy privet

*Prunus caroliniana*, Carolina cherry laurel  
*Pyrus calleryana*, Callery pear

### SHRUB LAYER

*Elaeagnus pungens*, silverthorn  
*Elaeagnus umbellata*, autumn olive  
*Euonymus alatus*, winged burning bush

*Ligustrum sinense*, Chinese privet  
*Nandina domestica*, heavenly bamboo  
*Rosa multiflora*, multiflora rose

### VINE LAYER

*Celastrus orbiculatus*, Oriental bittersweet  
*Hedera helix*, English ivy  
*Lonicera japonica*, Japanese honeysuckle

*Pueraria montana*, kudzu  
*Vinca minor*, periwinkle  
*Wisteria sinensis*, Chinese wisteria

### GROUND LAYER

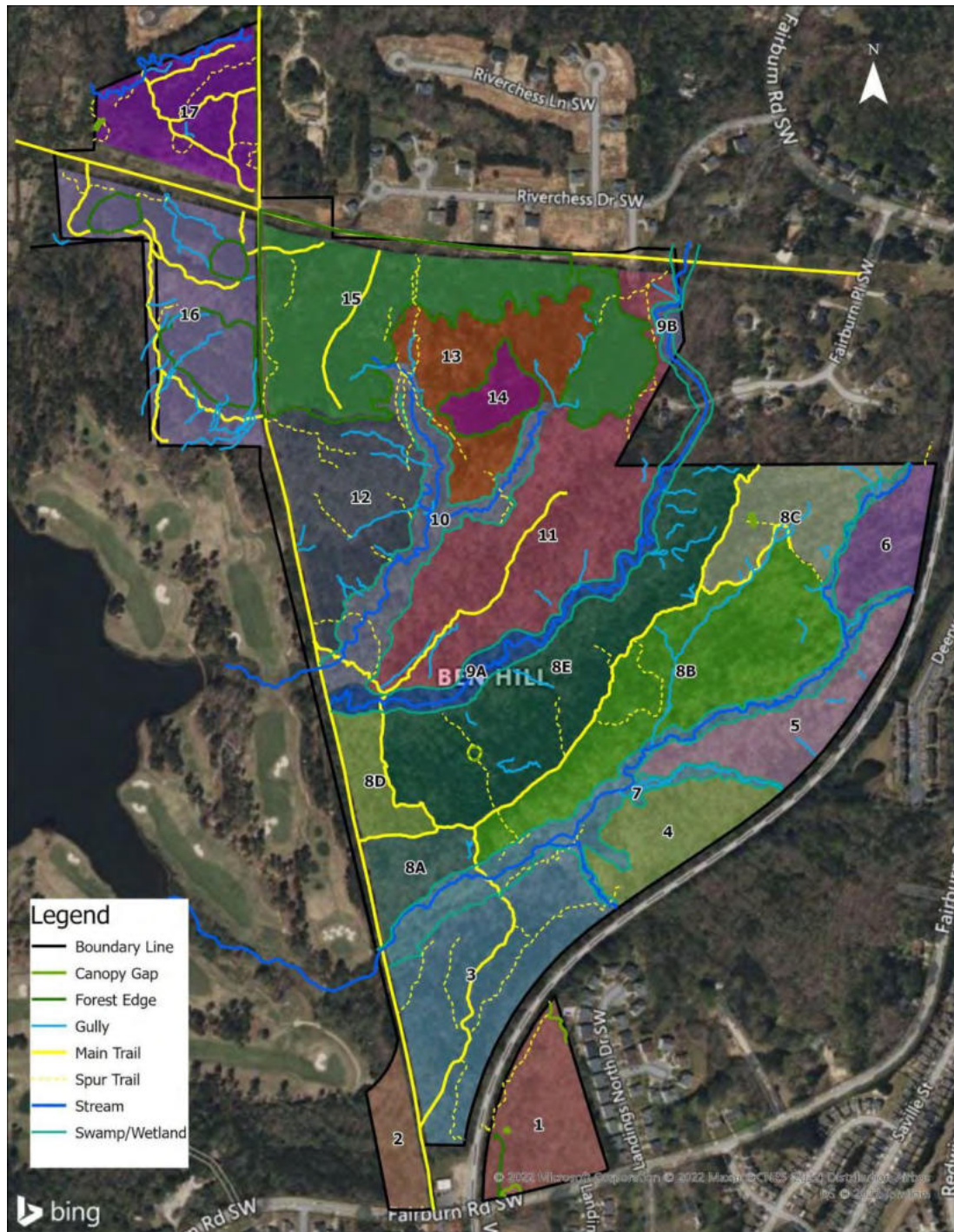
*Fallopia japonica*, Japanese knotweed  
*Rubus armeniacus*, Himalayan blackberry

*Microstegium vimineum*, Japanese stiltgrass



## MANAGEMENT ZONES

The site was divided into 17 management zones based on topography, forest community type, and hydrology.



The management zones are characterized as follows:

ZONE 1 – Satellite parcel east of railroad tracks, southern boundary fronts on Fairburn Rd.

ZONE 2 – West of utility ROW, southern boundary fronts on Fairburn Rd.

ZONE 3 – North of convenience store; railroad tracks are E boundary; utility ROW is W boundary.

ZONE 4 – Midway along eastern boundary of greenspace; railroad tracks are SE boundary, stream corridor is NW boundary.

ZONE 5 – Midway along eastern boundary of greenspace; railroad tracks are E boundary, stream corridor is NW boundary.

ZONE 6 – At NE corner of greenspace, across railroad tracks from Deerwood Lane; railroad tracks are E boundary, stream is W and S boundaries.

ZONE 7 – Riparian corridor of southernmost stream; runs SW-NE from southern end of greenspace to NE corner.

ZONE 8 – Long ridge trending SW-NE between southernmost and central stream corridors. Zone is further subdivided into 5 sub-zones by existing trails.

ZONE 9 – Riparian corridor of central stream; runs SW-NE from mid-western boundary of greenspace to NE corner. Subdivided into 2 sub-zones, separated by off-property section of stream.

ZONE 10 – Riparian corridor of northernmost stream; originates on northern end of greenspace and flows SW to mid-western boundary of greenspace along utility ROW.

ZONE 11 – Ridge trending SW-NE between central and northernmost stream corridors.

ZONE 12 – Northernmost extent of mature forest on eastern edge of greenspace; utility ROW is W boundary; northernmost stream is S and E boundary.

ZONE 13 – Northernmost extent of mature forest; tucked between tributary forks of northernmost stream; no borders along exterior edge of greenspace.

ZONE 14 – Previously cleared area completely within zone 13; now characterized by young pines.

ZONE 15 – Disturbed area along northern edge of property and east-west utility ROW.

ZONE 16 – Disturbed area west of north-south utility ROW, south of east-west utility ROW.

ZONE 17 – Disturbed area at NW most extreme of property; west of north-south utility ROW, north of east-west utility ROW.



## **ZONE 1**

### **Mixed Pine-Hardwood Forest**



This zone is a small plateau-like area of intermediate early-successional forest dominated by loblolly pine, sweetgum, and tulip poplar in the mid- and overstory. Occasional Chinese privet, silverthorn, greenbriar vines, and sweetgum saplings dot the understory. The groundcover is mostly made up of young Japanese honeysuckle, muscadine, and Chinese privet seedlings poking up through a mat of pine needles. Along the edge of the tracks are specimens of black cherry, common persimmon, and American elm that were likely protected from the logging that the rest of the parcel experienced.

Management needs will include removal of Chinese privet and Japanese honeysuckle, and monitoring to prevent future invasions.





## ZONE 2

### Mixed Pine-Hardwood Forest



This zone is heavily disturbed, and in contrast to many of the others, has a very uniformly invasive evergreen understory made up of Chinese privet and autumn olive as well as Chinese holly, Carolina cherry laurel, and southern magnolia. Overstory trees include only intermediate successional species like sweetgum, boxelder, tulip tree, and loblolly pine, and a few hardwoods like water oak. The ground layer contains invasive species, including Japanese honeysuckle, Himalayan blackberry and Japanese stiltgrass. The ground layer also contains greenbriar and various fern species. The zone shows signs of being lived in with there being a camp with a clothes line near the center and evidence of recently felled trees.

Management for this zone would include trash pickup, invasive removal and possible outreach measures to those individuals in residence.





### **ZONE 3**

#### **Mixed Pine-Hardwood Forest**



This zone contains some mature American beeches and tulip trees along its northern creek edge, which quickly give way to the early successional forest of loblolly pines and tulip trees poplars which cover most of the zone. The understory is mostly Chinese privet and autumn olive, which start along the easement and increase in density heading south. Blueberry and sweetgum seedlings are also found in the understory. The ground cover is mostly leaf litter or patches of Japanese stiltgrass, with some Christmas fern and elephant's foot. Field plants such as native blackberries and cudweed can be found as ground cover along the main trails. A small patch of Japanese knotweed exists at the south edge of the easement.

Management of this zone will include removal of Chinese privet, autumn olive, and management of the Japanese stiltgrass. The patch of Japanese knotweed will need to be contained and eliminated immediately. The trash dumps at the south edge will also need to be removed.





## **ZONE 4**

### **Mesic Forest**



This zone is characterized by a mixed hardwood forest canopy containing large red oaks, water oaks, with lots of tulip trees in the over and under story. Red maples and American beech increase in frequency approaching the creek with two very prominent beech specimens. The ground is mostly leaf litter interspersed with patches of Japanese stilt grass, and the occasional muscadine, young Japanese honeysuckle, Virginia creeper, or Chinese privet and autumn olive seedling. Woody invasives such as Chinese privet and silverthorn dot the understory increasing in density towards the railroad tracks.

Management for this zone would need to include removal of invasive shrubs, control of Japanese stiltgrass, as well as cleanup of the marked trash dump sites.





## **ZONE 5**

### **Oak-Pine-Hickory Forest**



Zone 5 is comprised of an upland hardwood forest with a canopy of red maples, white oaks, hickories and the occasional old loblolly pine left over from the previous successional stage. The mid story contains mixed hardwoods such as blackgum, sweetgum, red maple, oaks, and the occasional southern magnolia. Overall the trees get bigger and more spaced out on the southern end. The ground is mostly leaf litter dotted with muscadine, Japanese honeysuckle, Virginia creeper, and hardwood seedlings.

Management for this zone will mostly include monitoring and taking invasive removal action if undesirable species are introduced.





## ZONE 6

### Oak-Pine-Hickory Forest



Zone 6 contains a small bottomland area below a culvert in the north end. This part is characterized by a young sweetgum, tulip tree, red maple, and American sycamore canopy. This section also contains some mid story mimosa, silverthorn and sourwood, and its groundcover is mostly Japanese stiltgrass, muscadine, and various fern species. Moving south and uphill the forest becomes distinguished by the occasional mature oak, hickory, and sweetgum. This section has an understory of young sweetgums, loblolly pines, and various hardwood saplings. The shrub layer contains the occasional autumn olive. The ground cover is mostly young greenbriar, Japanese stiltgrass patches, and muscadine; however, blueberry and pink lady-slipper were found indicating healthy, acidic soil. A mesic area of beech, red maple, and American elm is perched above the confluence of the two creeks.

Management of this zone would include removal of invasive shrubs and control of Japanese stiltgrass. The western bank of the creek is experiencing some erosion, so trails and other uses should be routed away from this area.





## ZONE 7 Riparian Forest



Zone 7 is a riparian area following a shaded creek. The creek is relatively healthy for an urban stream with good sinuosity but some undercut banks, eroded areas, and alluvial sediment deposits. The overstory is made up of mixed hardwoods and tends to match the species composition of the zones it borders, with the occasional wetland facultative tree like red maple and small flower pawpaw growing up above the steep banks. The understory is dotted with occasional Chinese privet and autumn olive. The groundcover is mostly wetland facultative or wetland obligate species such as Japanese stiltgrass, several species of fern, spiderwort, Virginia sweetspire, American groundnut, and climbing hydrangea.

Management needs for this section will need to include removal of woody invasive vegetation like Chinese privet and autumn olive, management of Japanese stiltgrass, and monitoring of stream quality and health.





## **ZONE 8A**

### **Mixed Pine-Hardwood Forest**



This zone is primarily flat with a pine and mixed hardwood forest of loblolly pine, white oak, and tulip tree. This zone has far more sourwood than zone 8D with other understory trees like black cherry and dogwood. Old climbing poison ivy can be found throughout the zone. The ground cover in this zone is muscadine, greenbriar, and Japanese honeysuckle. The understory invasive species such as autumn olive, Japanese honeysuckle, and Chinese privet are primarily along the southern border, where evidence of increased erosion can be found.

Management needs for this zone are erosion management and invasive species removal.





## **ZONE 8B**

### **Mesic Forest**



The western portion of this zone is a dense forest consisting of, primarily, intermediate successional plant species such as loblolly pine and sweetgum with some large overstory tulip poplars scattered throughout. The eastern portion of the zone opens up into a less dense, more mature mesic forest including large sourwood, white oak, red maple, southern sugar maple, hickory, American beech, more tulip poplars and a few large southern magnolias. The understory in the eastern portion consists of sourwood, sweetgum and oak seedlings while the eastern portion has autumn olive. The ground layer in the zone is Japanese honeysuckle, muscadine and elephant's foot. The southern side of the zone bordering zone 7 contains a lot of Japanese stiltgrass because the zone slopes to the southeast into a riparian environment. This part of the zone is also where ferns can be found. Management needed for this zone is invasive species removal.





## **ZONE 8C**

### **Mixed Pine-Hardwood Forest**



Zone 8C is mostly a secondary succession intermediate forest composed of small diameter loblolly pines and sweetgums, with some mature oaks near the northern property line. Occasional southern magnolias dot the zone. The ground cover is mostly leaf litter with sweet gum seedlings, greenbriar, muscadine, and various grasses. Patches of ferns and Japanese stiltgrass dot the ground, increasing in density toward the creek. Management for this section will include invasive removal and cleanup of the marked trash dump site.





## **ZONE 8D**

### **Mixed Pine-Hardwood Forest**



This zone is a mixed hardwood forest bordering wetlands to the north. Most of the trees in this zone are fairly young. Native species of hardwoods in this zone include white oak, red maple, American beech with some loblolly pine as well. The understory layer contains the invasive autumn olive and blueberry and American beautyberry. Along the northern border there are patches of Japanese stiltgrass spreading inward. The autumn olive is invading from the western, eastern, and southern borders. Ground cover is mostly muscadine and greenbriar and invasive species like Japanese honeysuckle and Japanese stiltgrass.

Management needed in this zone is invasive removal, particularly of Japanese honeysuckle and autumn olive, and control of Japanese stiltgrass.





## **ZONE 8E**

### **Oak-Pine-Hickory Forest**



This zone is a mixed hardwood forest bordering a creek to the north. The overstory is comprised of medium-sized, native species of hardwoods such as white oak, tulip tree, red maple, sweetgum, sourwood, and the occasional loblolly pine. The understory layer contains patches of invasive autumn olive including a dense patch on the northern border with zone 9. The understory also has native species such as young sweetgums and hickories. Ground cover is mostly leaf litter with some muscadine and invasive species like Japanese honeysuckle and Japanese stiltgrass. Management needed in this zone is invasive removal.





## **ZONE 9A**

### **Riparian Forest**



Zone 9A is largely a riparian environment, starting with a small marshy wetland area of hydric soil at the western intersection with the easement and becoming more creek-like upstream. Little overstory exists in the wetland area except for some mature loblolly pine, sweetgum and red maple. The interior of the wetland area contains the occasional midstory black gum, sourwood, or hazel alder and the occasional Chinese privet in the understory. Groundcover consists of mostly Japanese stiltgrass dotted with occasional wetland vegetation such as spiderwort, common rush, and woodvamp. Upstream the waterway turns into a winding sandy-bottomed creek with steep banks dotted with small flower pawpaw. The density of autumn olive increases upstream. Management needs include invasive removal.





## ZONE 9B

### Riparian Forest



The eastern portion of this zone is situated on a steep slope facing west into a gully with a creek. The overstory in the eastern portion of the zone is dominated by mesic overstory species such as American beech, white oak, and red maple. The understory contains sweetgum and various other hardwoods. The ground layer on the eastern side has some muscadine, but is mostly white oak seedlings and saplings. The western and northernmost portions of the zone are situated in the riparian zone along the creek. In these areas along the creek, Japanese stiltgrass and Christmas fern are the dominant ground cover. The change in topography, moisture content, and soil makeup leads to a transition from the hardwoods to the east into the more riparian plants to the west.

The management needed in the eastern portion of the zone is to monitor invasive species proliferation from offsite areas and bordering zones. Management in the creekside portions of the zone will require control of Japanese stiltgrass.





## Zone 10 Riparian Forest



This zone features a wetland environment in the center flanked on either side by mixed pine and oak forest. Overstory in the wetland portion of the zone south of the fork is primarily sweetgum and red maple. Along the edges the overstory is primarily white oak, sweetgum, red maple, and loblolly pine. In the northern forks, the riparian edges become more mature forest featuring hickory and American beech in the overstory. The understory is Chinese privet and autumn olive. Native shrubs in this zone include American beautyberry. Japanese stiltgrass and Japanese honeysuckle are at the ground layer through most of the zone with high and low density, respectively. Ground layer in the wetland south of the fork features a diversity of fern species including Christmas fern, netted chain fern, sensitive fern, American royal fern, and southern lady fern. The ground layer also contains native ephemerals, namely little brown jug ginger and jack-in-the pulpit. The fern diversity and ephemerals can be attributed to the wetland environment of the zone. The central eastern portion of the zone contains a frog pond. There are two patches of small flower pawpaw in the southeastern most and northeastern portions of the zone. The northernmost portion of the northeastern fork exhibits heavy evidence of erosion and an increased concentration of autumn olive. The eastern side bordering zone 11 seems to be where most of the autumn olive is originating.



Management needs for this zone include erosion monitoring and invasive removal.





## Zone 11 Oak-Pine-Hickory Forest



The northern portion of the zone is situated along a creek and contains a mix of hardwood species and pines. Along the eastern face of the ridge there is white oak, tulip tree, sweetgum, American beech, hickory, sourwood, and red maple. The northwestern portion of the zone borders a loblolly pine stand leading to a drier pine, oak, and hickory community along that edge. Ground cover in this northern portion includes Christmas fern and muscadine. Moving south, the zone becomes less dense, leaving room for understory growth. This portion is mature mixed hardwood forest containing older species of oak, hickory and maple. Native groundcover throughout the rest of the zone includes hardwood saplings, ferns, muscadine, and Virginia creeper. Further south the zone becomes more dense with shrub layer autumn olive. The slopes leading to the east, areas on either side of the trail and the border of zone 10 begin to see an increase in autumn olive, groundcover Japanese stiltgrass and Japanese honeysuckle, and a few large southern magnolias. These areas with invasive species are along grades and gullies and the autumn olive appears to be spreading from the borders of zone 9A and zone 10.

Management needed in zone 11 includes invasive removal and possible erosion control.





## Zone 12

### Oak-Pine-Hickory Forest



Zone 12 consists of rolling hills leading south to a creek bottom (within zone 10). The forest is a near-climax oak-hickory forest community with a canopy of large loblolly pines, large white oaks, sourwoods, hickories and other mixed hardwoods. The midstory consists of diverse hardwoods, mostly young sweetgum. The ground cover is mostly leaf litter, hardwood seedlings, and muscadines with the occasional rarer native plant, indicating a healthy forest, including little brown jug, pipsissewa, Christmas fern, and Solomon's seal. Management needs for this zone include invasive removal.





## Zone 13

### Oak-Pine-Hickory Forest with Younger Forest Patches



Starting from its western edge, this zone mostly consists of a mature climax community on a south-facing slope. The canopy is occupied by mature tulip tree, white oak, and hickory, with the occasional fully grown loblolly pine left over from the previous successional stage. There is very little understory or midstory save the occasional native hardwood. The ground cover is mostly comprised of a deep layer of leaf litter, muscadine, oak seedlings, the occasional invasive autumn olive and a few native grasses. Little brown jug and southern wood violet in the ground cover indicates healthy forest soil. This zone contains stands of younger trees, increasing in density moving northeast, including more edge-tolerant early successional species such as loblolly pine, tulip tree, sweetgum, black cherry, and water oak.

Management needs include trash and debris removal of several old vehicles. Overall the zone is very pristine and should not need too much invasive removal besides monitoring and the occasional removal of autumn olive.





## **Zone 14**

### **Early Successional Pine Stand**



This zone is dominated by a thick stand of post-logging regrowth with young, densely packed loblolly pines and occasional sweetgums, with little room for much else and very little to no brush in the understory. The groundcover is mostly pine needles and muscadine. There are some little brown jug and native grasses in the ground cover.

Management for this zone will mostly consist of monitoring for new invasions and forest thinning to reduce crowing and increase forest layer diversity and species diversity.



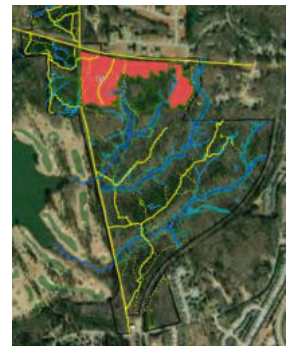


## Zone 15

### Mixed Pine-Hardwood Forest



Starting from the southwestern portion, the zone is mostly dominated by early successional tree species such as loblolly pine and sweetgum. The southwestern portion contains sourwood at understory level and muscadine at groundlayer. This portion of the zone is dense with not much room for growth. Further northeast, the zone begins to thin out and gain more space for understory layer species. More climax species such as American beech, white oak, red maple, and large tulip trees are present the further one moves northeast. The terrain in the northeast portion of the zone shows signs of disturbance due to soil and rock dumping as well as erosion along some of the slopes. It is in these disturbed areas where Chinese wisteria and kudzu are growing. Ground cover in the northeastern portion is largely muscadine and greenbriar with American beautyberry in the shrub layer. The southeastern portion of the zone is largely dominated by loblolly pines and groundcover is mostly muscadine. The secondary succession seen in the southwestern and southeastern portions and northernmost border of the zone is due to historic logging and other disturbances, possibly agricultural. Invasive woody species appear to be entering this zone from the northern easement and wisteria in this zone appears to be spreading into zone 13. Invasive species are concentrated along the northern boundary and the northeastern portion of the zone. Management needs include trash and debris removal and invasive control. Primary invasive species to control are Chinese privet, Callery pear, wisteria, autumn olive, kudzu, and Chinese lespedeza.





## Zone 16

### Mixed and Novel Plant Communities



The northeast corner of this zone is mostly intermediate secondary successional forest with loblolly pine overstory and tulip tree mixed in. This part of the zone contains a canopy gap with considerable climbing and ground cover kudzu. Further south, but north of the kudzu infestation, the zone has midsize white oak, hickory, and other mixed hardwoods in the understory and midstory. The historic logging on site leads to the lack of maturity in the forest overstory. Ground cover in this zone consists of pine needles, patches of Japanese stiltgrass, muscadine, and Christmas fern. The zone's midstory shows more diversity with species like southern sugar maple, sourwood, and Devil's walking stick. South of the kudzu infestation, the forest opens up and the hardwoods become more mature. This area contains additional species like red maple and sweetgum. Autumn olive is the major shrub layer invasive throughout this zone. The southeastern portion of the zone contains a native river cane patch. A deer stand to the northwest poses a potential safety hazard for public use of the site. Management needs in this zone include trash removal, invasive species removal, and removal of the deer stand.





## Zone 17

### Mixed and Novel Plant Communities



This zone is dominated by secondary forest regrowth comprised of young loblolly pine interspersed with occasional small (less than 6 DBH) water oaks, white oaks and sweetgum. There is little room for an understory except for several patches of Chinese privet. The ground cover is mostly made up of pine needles, muscadine and patches of Japanese stiltgrass. This zone is characteristic of post-clearing regrowth. There is a patch of kudzu in the center covering a Chinese privet understory. Opposite of this



patch is an area covered in Chinese wisteria vines. The density of young pines increases going downhill, with tulip tree or sweetgum interspersed. At the north end of the zone is a riparian area following a small creek. Its overstory is a mix of sweetgum, loblolly pine, boxelder, and black willow. Its understory is mostly dense Chinese privet. The ground cover here is around 80% Japanese stiltgrass with riparian species such as stinging nettle, jack-in-the-pulpit, and hazel alder seedlings mixed in.

Environmental

management of this zone will include invasive removal of the privet, wisteria, kudzu, and stiltgrass. Trail management should be undertaken on the old road bed to reduce its ongoing erosion.



## RECOMMENDED INVASIVE REMOVAL METHODOLOGIES

Per the vegetation survey, invasive species of varying densities cover much of the 185-acre site. However, significant areas (from 5 to 8 acres each) of more pristine forest with little to no invasive vegetation are in the northern and eastern portions of the site, which tend to be more upland areas farther from the Piedmont Driving Club golf course.

It is possible to mitigate nearly all species of invasive vegetation with a major presence in the greenspace. The best level of control can be achieved on climbing English ivy, privet/autumn olive/other woody shrubs, invasive trees, wisteria, and kudzu. Species that are dispersed via flood events and that have significant upstream populations will prove more challenging to eliminate—*Microstegium vimineum* (Japanese stiltgrass), which is present along many of the streams in the STPAL greenspace, falls into this category and will prove quite persistent in the face of removal efforts.

Ideally, removal will be integrated with restoration planting (where needed and appropriate), and will take place in several phases to maximize target species removal while minimizing non-target damage.

Recommended removal phases are as follows:

- Phase I: Invasive tree & shrub layer mitigation
- Phase II: Climbing vine mitigation
- Phase III: Evergreen ground layer mitigation
- Phase IV: Growing season control of kudzu and wisteria
- Phase V: Long-term management and replanting

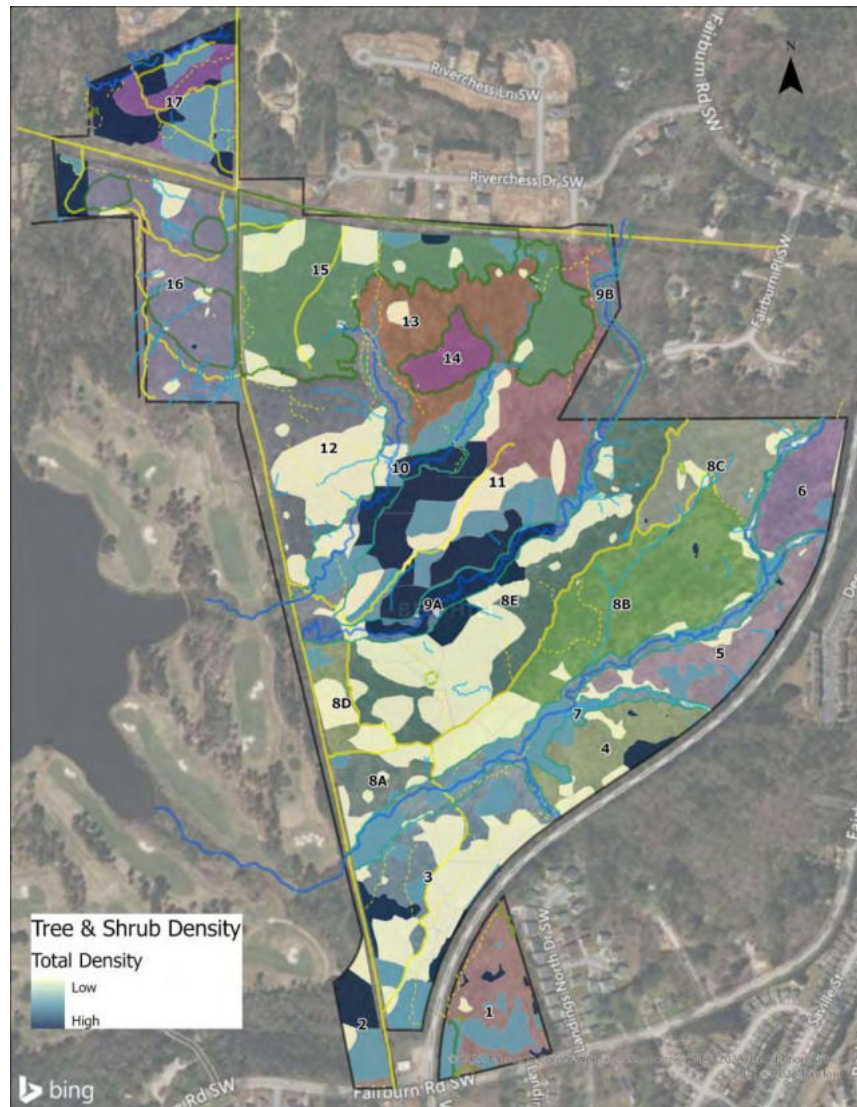
Estimated pricing for invasive mitigation using this methodology is calculated in Appendix A. A three-year mitigation schedule is laid out, with costs calculated by zone, by year, and by methodology phase.

If all invasive species are targeted for removal in all zones, the estimated three-year cost is \$729,574. This divides out to an average per-acre cost of \$3,944. The estimated three-year cost including project management is \$839,011.

## PHASE I: TREE & SHRUB LAYER MITIGATION

TARGET SPECIES (in order of greatest to least onsite distribution):

<i>Elaeagnus umbellata/pungens</i>	Autumn olive/silverthorn	69.20 acres invaded
<i>Ligustrum sinense</i>	Chinese privet	48.70 acres invaded
<i>Ilex cornuta</i>	Chinese holly	9.78 acres invaded
<i>Magnolia grandiflora</i>	southern magnolia	9.48 acres invaded
<i>Albizia julibrissin</i>	mimosa tree	3.09 acres invaded
<i>Prunus caroliniana</i>	Carolina cherry laurel	2.35 acres invaded
<i>Pyrus calleryana</i>	Callery pear	1.79 acres invaded
<i>Rosa multiflora</i>	Multiflora rose	0.92 acres invaded
<i>Euonymus alatus</i>	Winged burning bush	0.22 acres invaded
<i>Ligustrum lucidum</i>	Glossy privet	0.14 acres invaded
<i>Nandina domestica</i>	Heavenly bamboo	0.03 acres invaded
<i>Ailanthus altissima</i>	tree of heaven	0.02 acres invaded





## IMPACT OF INVASIVE TREES & SHRUBS

Invasive trees and shrubs compete with and reduce diversity of native trees and shrubs. They do this by growing faster, reproducing faster, crowding out, and shading out natives. Deep shade produced by evergreen trees and shrubs can even reduce native diversity of groundlayer plants, and reduce germination of all plants. This can have a long-term impact on native regeneration for the canopy. All 11 invasive trees and shrubs should be removed. Southeastern native trees and shrubs that are not native to the Georgia Piedmont should be monitored. If they are growing aggressively they should be removed as well. These plants include southern magnolia and Carolina cherry laurel. Carolina cherry laurel is already growing this way and should be treated as invasive. Removal of invasive trees and shrubs is often required in order to access other invasives.

## REMOVAL RECOMMENDATIONS

Invasive species in the shrub layer comprise the majority of the infestation by volume. Targeting the shrub layer first provides for the greatest visual impact of removal within a short timeframe, as well as enabling better site access for subsequent ground layer or vine removal. Small invasive trees (under 6" DBH) encountered in this phase can also be removed, either by felling or by girdling and leaving a snag.

The recommended primary removal technique is cut-and-treat, whereby stems ½-inch in diameter or greater are cut horizontally at or slightly above ground level and then treated with herbicide. A water-safe glyphosate herbicide (such as Rodeo) at 40% concentration is recommended, due to proximity to surface water. Use of an oil- or ester-based herbicide is contraindicated because of activity and mobility within the soil, with the potential to harm roots of nearby desirable vegetation or to affect aquatic life in nearby streams. Treatment in fall during sap translocation to the root system will produce the best results; winter and summer treatment provide less efficacy but are still feasible; spring treatment is not recommended due to sap flushing upward from the root system.

Stems that fall below the threshold for cut and treat should next be addressed by manual removal. This can consist of simple hand pulling or the use of a mechanical device such as a Weed Wrench or Puller Bear. Care must be exercised in areas of high erosion potential—i.e. undercut streambanks or steep slopes—to limit manual removal. In these instances, cut-and-treat should be used for large stems and foliar herbicide application should be used for small stems.

The use of mulching machines in the STPAL greenspace is not recommended. This methodology is borrowed from the timber industry and the resulting soil compaction and non-target species damage is unacceptable in a conservation context.

Disposal of the woody debris produced after cut-and-treat can be handled in several ways:

- 1) Debris can be stacked into compost piles, which will break down over time and provide replacement cover for wildlife (since the shrub layer provides important shelter for animals).
- 2) Debris can be laid in rows and anchored to serve as brush berms along creekbanks, which will mitigate erosion due to flooding.
- 3) Debris can be chipped onsite and left as mulch.
- 4) Debris can be hauled offsite and disposed of.

Hauling off is the most labor-intensive and costly option, and is not recommended on such a large scale as the STPAL site. Onsite chipping removes most of the visual evidence of invasive removal, but chipper and tow vehicle access can prove problematic or even harmful in remote or sensitive areas. This option can be employed successfully near existing trails or access roads. Care must be taken that mulch is not deposited on top of sensitive vegetation, that mulching does not serve as a means of spreading invasive



seed widely over the site, and (as mulch piles do not occur naturally) that the woodland aesthetic is respected.

In most instances, cut and stack is the most efficient and economical disposal method. In bottomlands privet debris typically remains wet and decomposes within a few years, posing minimal fuel loading risk for wildfire. This risk is further decreased if piles are isolated. As such, cut and leave (where stems are left where they are cut) is discouraged.

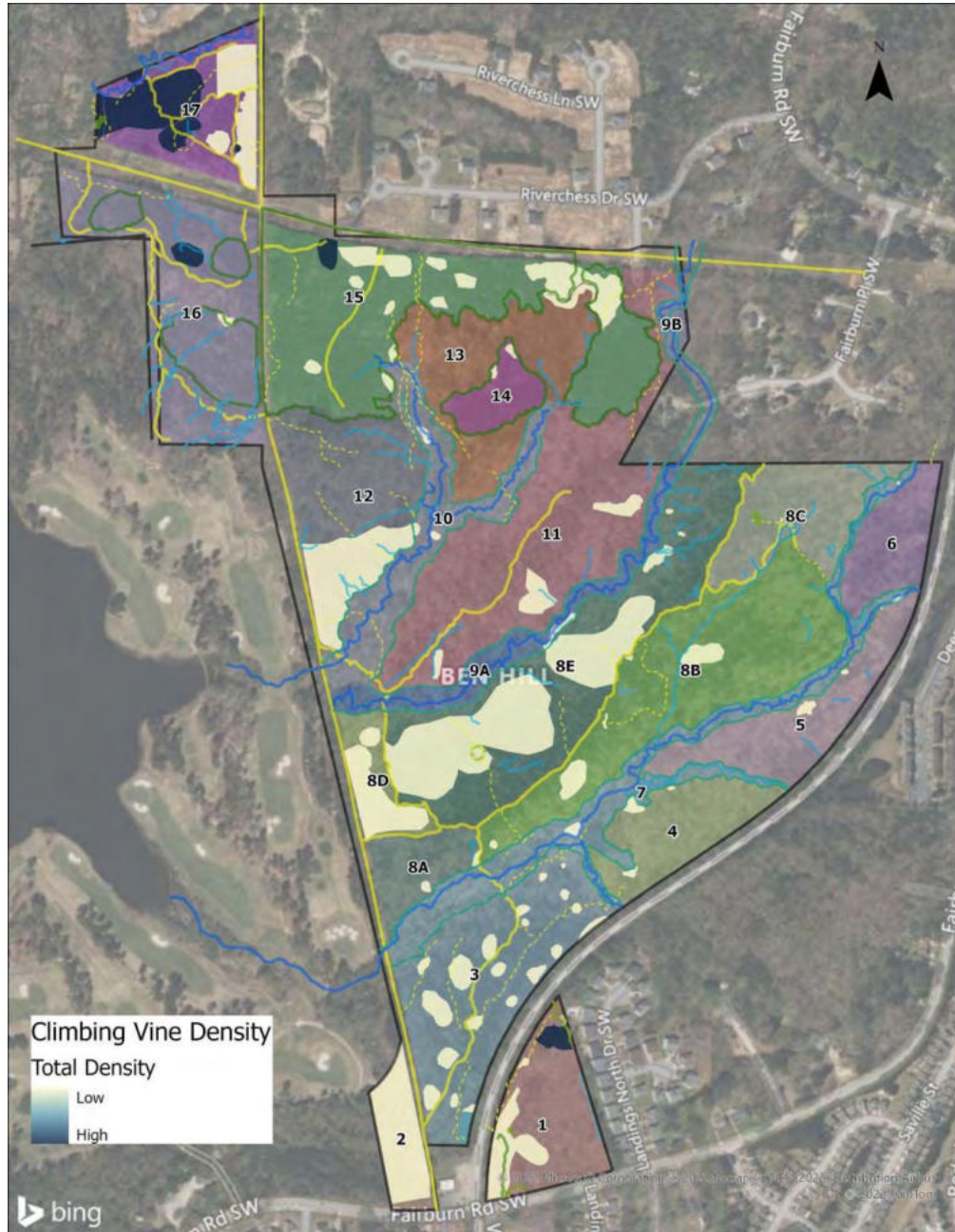
In year 2 of shrub layer removal, follow-up should be performed to ensure that stumps cut the previous year have not resprouted. Stumps should be recut and retreated, if necessary. Year 2 also provides the opportunity to control newly germinated seedlings (see information on ground layer mitigation in phase III). Privet seedbank is typically depleted within 2-3 years, but reintroduction by wildlife remains a risk (see information on long-term management in phase V).

Smaller specimens of invasive trees can be removed in the same fashion as invasive shrubs—either cut-and-treat or manual removal of the entire plant. Larger invasive tree specimens can be chainsaw-felled, and the resulting stump treated. In areas sufficiently distant to trails, structures, and other public-use areas, trees can be either girdled or basal barked. Girdling involves cutting a frill around the circumference of the trunk, into which a glyphosate- or triclopyr-based herbicide is injected. Basal bark treatment is similar, but a penetrant (paraffin basal oil is recommended) is added to the herbicide to allow for treatment without needing to cut into the tree. Both methods are effective at killing most invasive trees, and leave a snag standing for wildlife benefit.

## PHASE II: CLIMBING VINE MITIGATION

TARGET SPECIES (in order of greatest to least onsite distribution):

<i>Lonicera japonica</i>	Japanese honeysuckle	23.04 acres invaded
<i>Wisteria sinensis</i>	Chinese wisteria	3.76 acres invaded
<i>Pueraria montana</i>	Kudzu	3.12 acres invaded
<i>Celastrus orbiculatus</i>	Oriental bittersweet	0.29 acres invaded
<i>Hedera helix</i>	English ivy	0.01 acres invaded



## IMPACT OF INVASIVE CLIMBING VINES

Vines climb on other plants in order to flower and reproduce. They use different mechanisms of climbing, and some mechanisms limit the maximum width of the plants stem in which they can attach. The primary attachment mechanisms are twining, tendrils, and aerial roots. Tendrils are tentacle-like structures that are often modified leaves. These extensions tie the vine to surrounding plants for support. Twining vines twist around any supporting structure in which they come in contact, usually twining occurs in one direction. Aerial roots usually grow from the stem and attach to the bark of their supporting structure. Because of their climbing nature, vines are often the most destructive invasive plants because they can directly affect plants in all layers of an ecosystem. Although native vines can sometimes harm individual plants, they are important for a healthy ecosystem as a whole and should not be removed.

Vines with aerial roots, such as English ivy, often branch along the trunk of large trees. All of the extra leaf mass along the trunk increases the wind load the tree experiences, making it much more likely to fall during a storm event. Large amounts of vines growing along the trunk also increases moisture and likelihood of decay. Twining vines like Chinese wisteria, wrap themselves around the trunk of large trees and climb up into the canopy. As the trunk of the tree expands, the vines twining tightens, eventually girdling the tree. In other cases, the climbing mechanism itself is not what harms the plant, but the vine covering up the leaves of the supporting plant with its own leaves, starves the support of sunlight. This is how kudzu ends up killing canopy trees, shrubs, or anything it covers. Climbing vines are often climbing on invasive trees and shrubs. When this is the case, climbing vines are controlled at the same time as invasive trees and shrubs.

## REMOVAL RECOMMENDATIONS

Infestations of climbing invasive vines are best handled in the winter, when evergreen vines stand out and foliage of wisteria and kudzu does not obscure underlying desirable vegetation. As such, this mitigation phase can be layered into the first year with shrub and tree removal, or scheduled for a subsequent winter.

Discrete patches of kudzu and wisteria are concentrated at the northern, northwestern, and southern extremes of the STPAL site, and have not penetrated beyond the greenspace edges. Japanese honeysuckle is dispersed widely throughout the greenspace, and poses the greatest threat to the ongoing succession of the forest canopy.

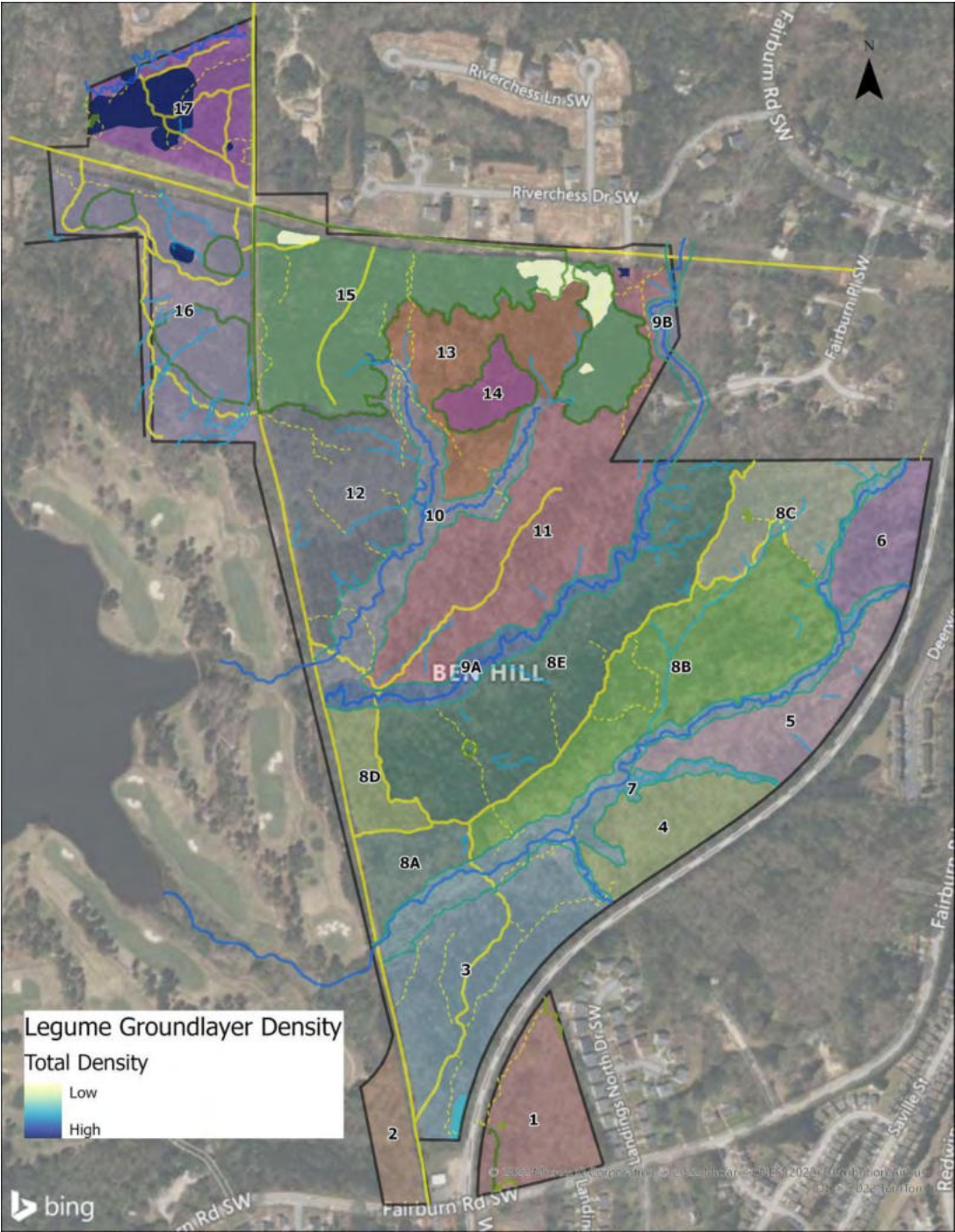
The recommended methodology for climbing vine mitigation is to manually sever (whether with hand tools or small-engine equipment) all climbing vines. English ivy on tree trunks can be cut with a machete, hand pruners, hand saw, or loppers. Scrambling or twining Japanese honeysuckle will need to be more carefully untangled and cut using hand pruners. Climbing wisteria and kudzu can be cut with hand saws or small-engine equipment. Woody vines ½" diameter or greater should be cut horizontally at or slightly above ground level and then treated with herbicide. A water-safe glyphosate herbicide (such as Rodeo) at 40% concentration is recommended, due to proximity to surface water. Use of an oil- or ester based herbicide is contraindicated because of activity and mobility within the soil, with the potential to harm roots of nearby desirable vegetation. All invasive climbing vines should be removed from chest height to the ground. Hanging vine fragments should be left in the tree to desiccate rather than pulled loose. No debris disposal is typically necessary.

The purpose of this step is to unencumber trees and shrubs of vine growth in the short term, while eliminating much of the flowering and reproductive capacity of the invasive vines. If invasive vines are not managed in the groundlayer, they will grow back.

# PHASE III: GROWING SEASON CONTROL OF KUDZU AND WISTERIA

TARGET SPECIES (in order of greatest to least onsite distribution):

<i>Wisteria sinensis</i>	Chinese wisteria	3.72 acres invaded
<i>Pueraria montana</i>	Kudzu	2.64 acres invaded



## IMPACT OF GROUND LAYER KUDZU AND WISTERIA

The impact of climbing Chinese wisteria and kudzu were covered in Phase II, but groundlayer infestations also pose a threat. Chinese wisteria, although not particularly fast growing, can blanket huge areas of the forest floor pushing out native plants and preventing native regeneration. Kudzu on the other hand, is extremely fast growing, and does not allow for forest regeneration or much of any native plants once it pulls down canopy trees. Both have extensive root systems making them difficult to kill.

## REMOVAL RECOMMENDATIONS

Ground layer infestations of these leguminous species are best treated in mid summer to early fall, when they are in leaf and actively translocating to storage roots prior to winter.

Assuming that climbing vines above sprayable height (about 4') have been cut in phase III, wisteria and kudzu will re-flush vigorously the following growing season. In the July-September timeframe (kudzu control can extend into October), at least two foliar applications of Transline at 0.5% should be performed. One or two follow-up applications will be necessary the following year, and at least one application should take place in year three. Beyond the third year of treatment, infestations will be at nuisance level or eradicated, and should be retreated, if necessary, during long-term maintenance.



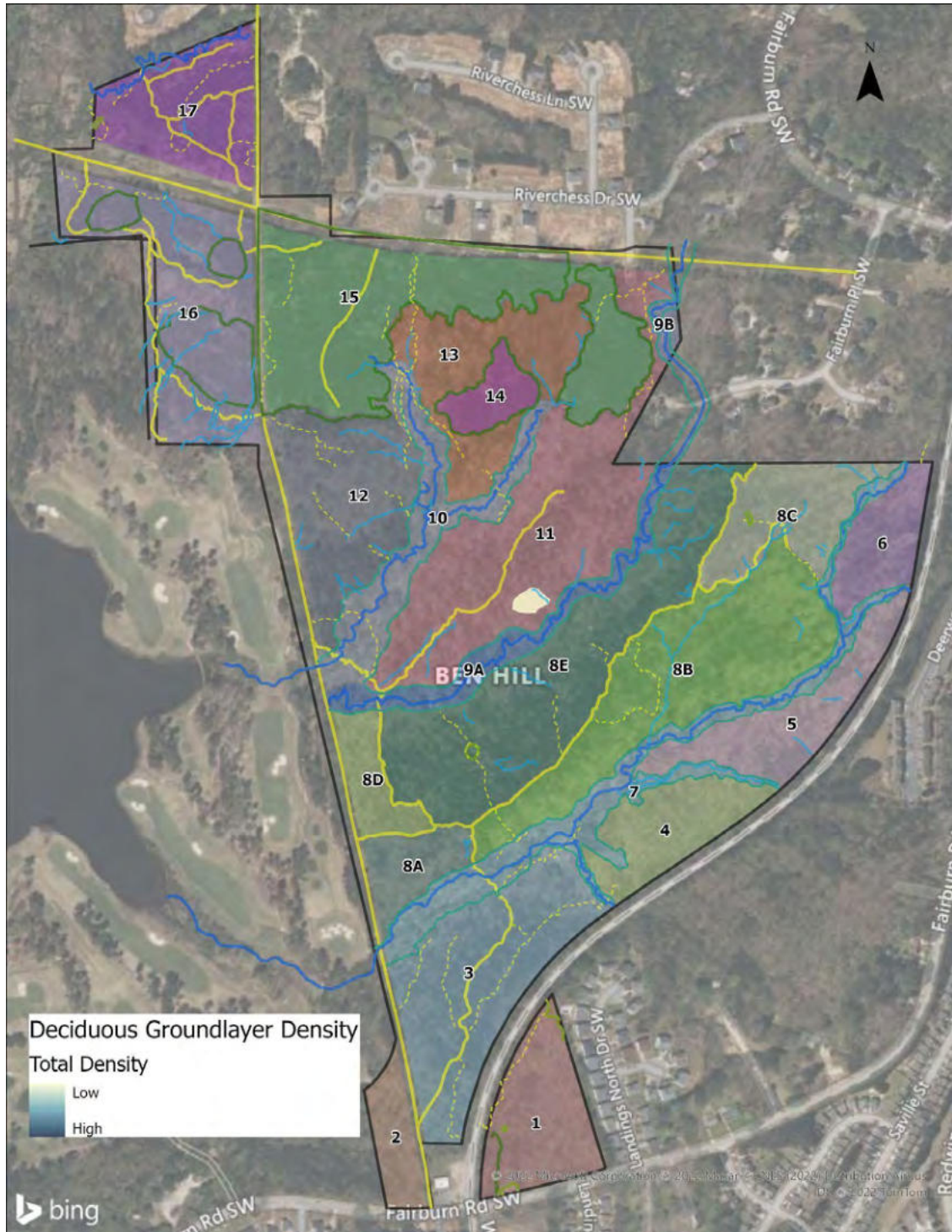
## PHASE IV: DECIDUOUS GROUND LAYER MITIGATION

TARGET SPECIES:

*Celastrus orbiculatus*

Oriental bittersweet

0.29 acres invaded



## IMPACT OF GROUNDLAYER DECIDUOUS VINES

Invasive deciduous vines (not including Chinese wisteria and kudzu), are often found on edges including forest edges, along stream corridors, or along trails and easements. Oriental bittersweet is generally found along stream corridors. Oriental bittersweet produces a large number of berries when it reaches the canopy and can spread into other areas of the forest. It creates dense, hard to walk through thickets on the forest floor and can smother native groundcover, shrubs, and small trees, eventually growing into the canopy of larger trees.

## REMOVAL RECOMMENDATIONS

Similar to Kudzu and Wisteria, the best time to treat Oriental bittersweet is in the July-September timeframe. Two foliar applications of a glyphosate based herbicide at 3% should be performed. One or two follow-up applications will be necessary the following year, and at least one application should take place in year three. Beyond the third year of treatment, infestations will be at nuisance level or eradicated, and should be retreated, if necessary, during long-term maintenance.

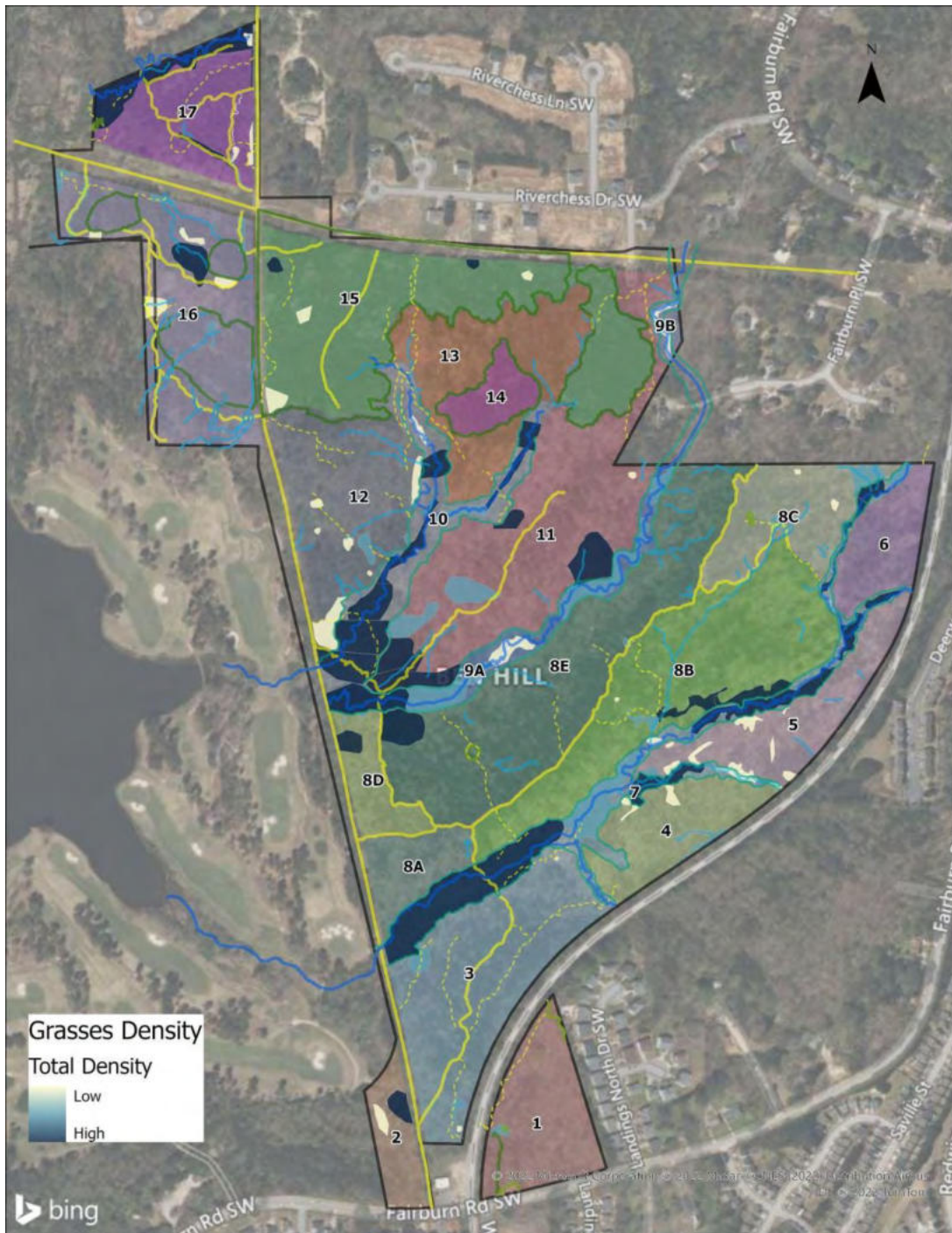
## PHASE V: ANNUAL GRASS CONTROL

TARGET SPECIES:

*Microstegium vimineum*

Japanese stiltgrass

22.12 acres invaded



## IMPACT OF JAPANESE STILTGRASS

Japanese stiltgrass is a prolifically re-seeding annual grass that colonizes floodplains, road and trail edges, and other frequently disturbed areas. It prefers damp conditions, and expands into dense stands that prevent native vegetation from growing. The grass has an allelopathic potential to inhibit seed germination, further decreasing native plant diversity in affected areas. Increasing sunlight reaching the forest floor via invasive removal during previous removal phases will likely increase its spread.

## REMOVAL RECOMMENDATIONS

In areas of dense stiltgrass infestation with little or no desirable vegetation present, the recommended course of action is to spray the infestation in early summer with a glyphosate herbicide as a 0.5-2% solution. In areas of greater native plant diversity, stiltgrass will need to be hand-pulled or raked a month prior to herbicide treatment, to decrease density and allow for more precise subsequent spot spraying. In mid to late summer, repeat manual control via pulling, mowing, and raking is recommended to reduce seed production. This regimen of manual and chemical control will need to be repeated annually to diminish the seedbank (typically lasting 2-3 years). Hand pulling should be continued to control reintroduced stiltgrass as part of long-term maintenance. Successful competition and replacement by an appropriate native grass or wildflower population can help keep stiltgrass populations controlled in the long term.



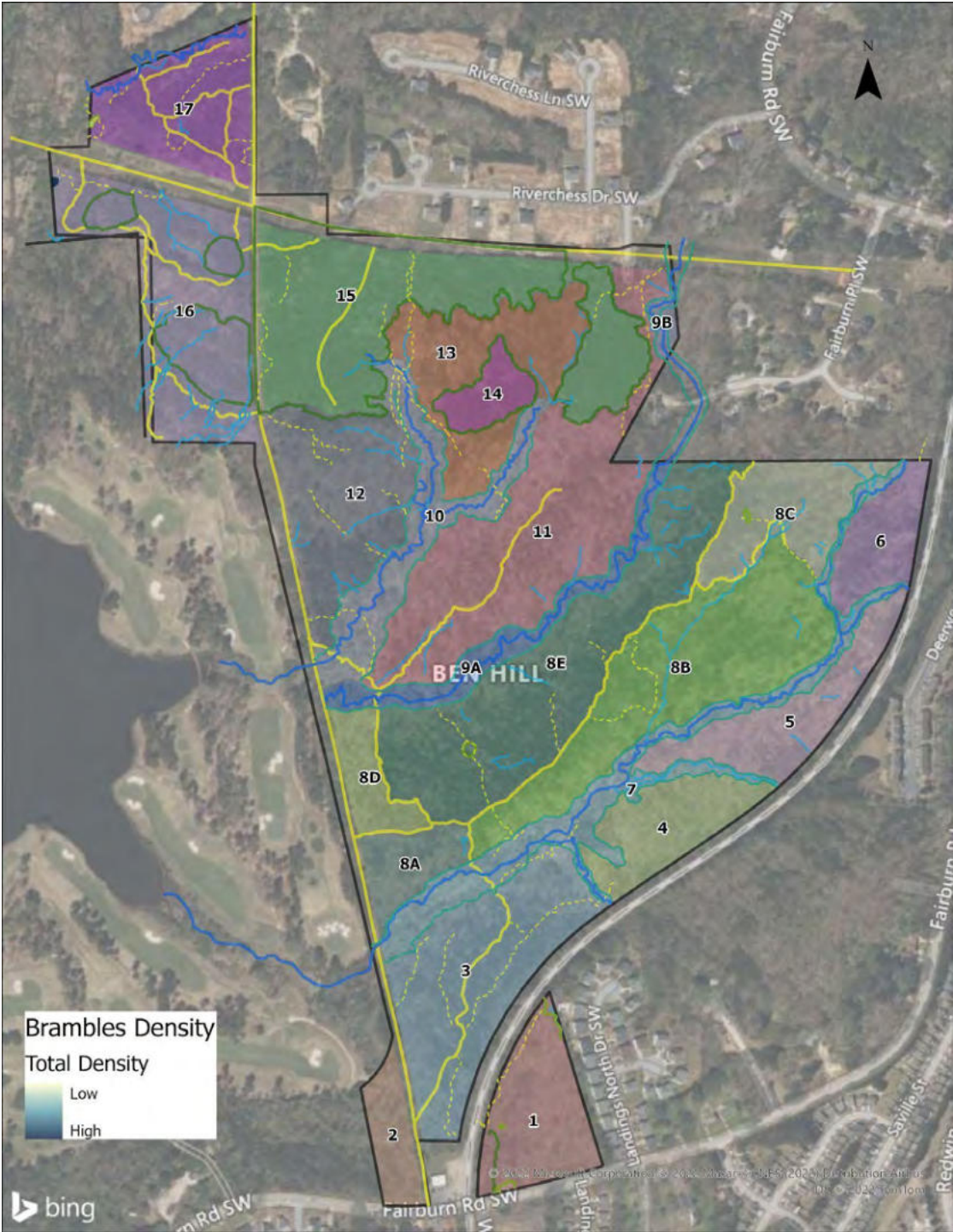
# PHASE VI: BRAMBLE MITIGATION

TARGET SPECIES:

*Rubus armeniacus*

Himalayan blackberry

0.07 acres invaded





## IMPACT OF HIMALAYAN BLACKBERRY

Himalayan blackberry is found in meadows, forest edges, in canopy gaps, and occasionally in the forest floor of young forests. It is a biennial that produces fruit in the second year that is widely spread by wildlife. The plant produces hexagonal canes that can reach 13 feet in height, making access to the area extremely difficult, and suppresses native groundcover, trees, and shrubs.

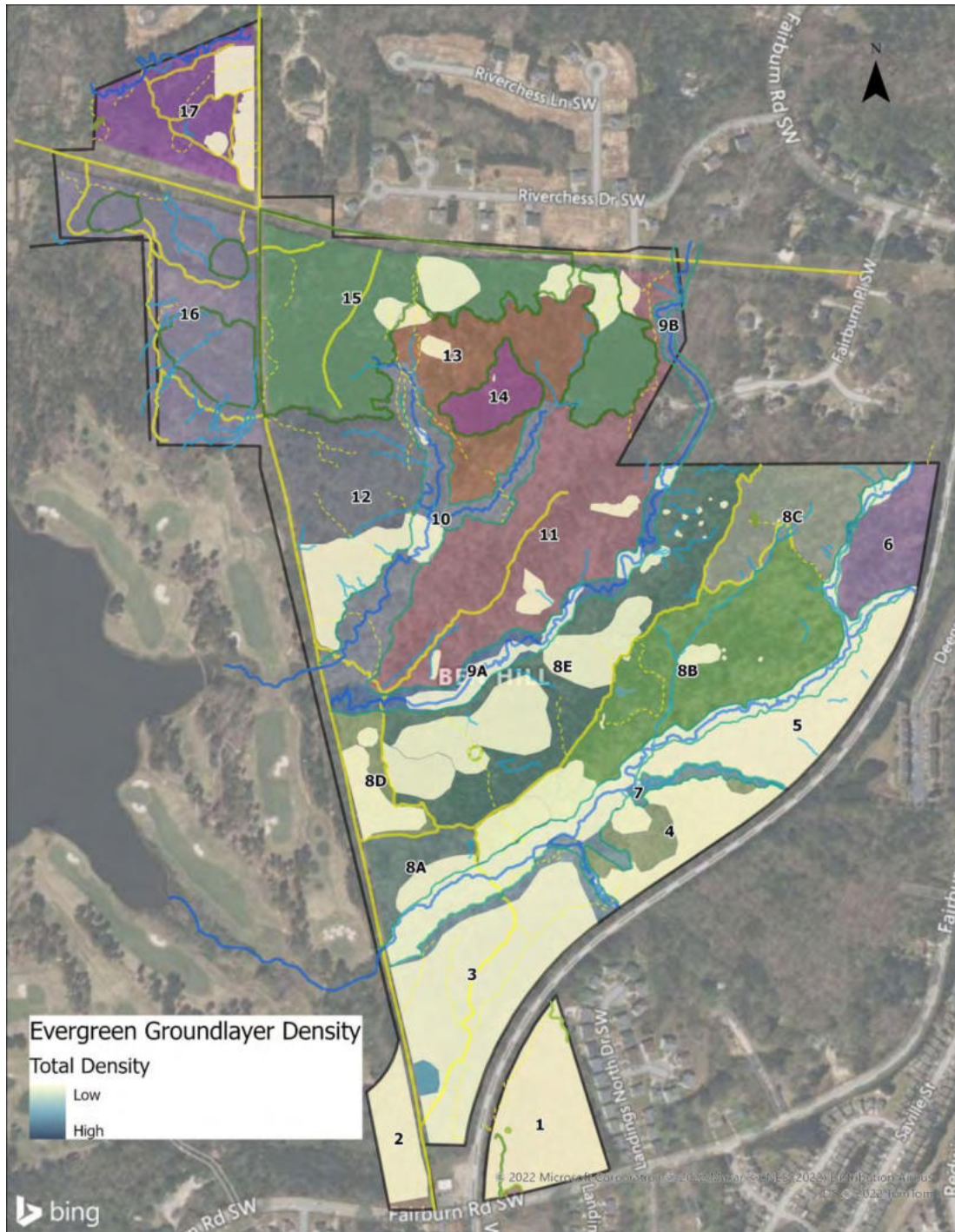
## REMOVAL RECOMMENDATIONS

Himalayan blackberry present make up minor infestations and can be managed subsequently to the shrub layer. The species should be removed using a combination of manual and chemical methods. Tall or dense infestations should first be manually cut back using machetes or mechanized trimmers. This can be performed in the winter or spring. As new foliage flushes over the summer, chemical control should be applied. A glyphosate herbicide at 4-5% solution can be used to ensure safety to nontarget vegetation, but multiple applications may be needed. Escort (active ingredient metsulfuron-methyl) can alternatively be used, at a rate of 1 oz. per acre—results will be delayed but more effective. Repeat trimming 40-60 days after glyphosate application will increase effectiveness.

## PHASE VII: EVERGREEN GROUND LAYER MITIGATION

TARGET SPECIES (in order of greatest to least onsite distribution):

<i>Lonicera japonica</i>	Japanese honeysuckle	58.56 acres invaded
<i>Vinca minor</i>	Periwinkle	2.86 acres invaded
<i>Hedera helix</i>	English ivy	0.01 acres invaded



## IMPACT OF INVASIVE EVERGREEN GROUNDLAYER

Invasive evergreen groundlayer plants can create thick impenetrable mats on the forest floor preventing any native plant regeneration and significantly reduce sensitive native groundlayer plants such as ephemerals. They are often not addressed because they do not directly affect most forest layers, and are very costly and time consuming to remove.

## REMOVAL RECOMMENDATIONS

The STPAL site is less typical of greenspaces in more urbanized areas, in that it is not significantly invaded by English ivy. Rather, the primary evergreen invasive in the groundlayer is Japanese honeysuckle.

Mitigation of the evergreen ground layer vegetation should be timed during winter to minimize collateral damage to deciduous native vines and spring ephemerals. As there is typically extensive work that needs to happen in higher layers first (i.e. shrub layer, climbing vines), this phase is often not feasible until the second year of restoration.

In order to minimize soil disturbance due to pulling or otherwise grubbing out roots over an extensive area, in areas of high erosion potential the recommended technique for ground layer invasive removal is foliar herbicide application. In areas of lower erosion potential and lower vine density, hand pulling of ground layer vines can prove effective.

The best window for foliar spraying of Japanese honeysuckle is December, and this can be done with either a glyphosate (2% solution) or triclopyr (3-5% solution) herbicide. The absence of leaves on deciduous vegetation at this time of year helps reduce nontarget damage, but spraying should still be conducted in a “spot” or “directed to” manner, versus broadcast spraying.

Waxy-leaved vines (including English ivy) prove more resistant to foliar application of herbicide, and should be injured or reduced first to provide for better uptake. Ivy can be treated on warm days throughout the winter. Glyphosate or triclopyr-based herbicide can be used at a 4% solution. These vines may require repeated rounds of pulling or spraying to achieve significant reduction in the ground layer. Manual or chemical removal in the ground layer is not recommended during spring and summer due to the likely presence of desirable native ephemerals and other deciduous ground layer components (tree seedlings, native vines, etc.).

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## PHASE VIII: LONG-TERM MANAGEMENT & REPLANTING

Following the first full year of treatment, areas requiring re-treatment will become apparent and should be readdressed according to the schedule and techniques in phases I-VII. Re-treatment durations vary by species. Animal-dispersed invasives like honeysuckle and privet will require low-level, indefinite monitoring and removal as part of greenspace management. Perennials with low viable seed production, such as kudzu, will have longer initial re-treatment periods, but once they are eliminated from a site, they rarely return. Given that a minimum level of long-term monitoring and removal will be required to prevent recolonization of certain invasives, an annual “long-term management” budget is suggested in the pricing matrix, as would be expected for any conservation area.

Regrowth of permanent native vegetation should also begin once the absence of invasives in any given area creates a vacuum. The STPAL greenspace's native forest canopy is robust and possesses the ability to reseed and replant itself. In many instances, successional native groundcover species like Virginia creeper, poison ivy, and muscadine will also establish themselves once invasive vegetation is controlled. However, removal of invasives in areas sensitive to erosion (steep slopes, creekbanks) may require planting of stabilizing vegetation.

As part of long-term monitoring, check and revise number photomonitoring points have been assigned in various locations throughout the property. Points should be visited a minimum of two times each year (during the growing season and during winter), but four visits (spring/summer/fall/winter) would provide a better overview of vegetation conditions. During each visit, photographic documentation would be created of each point's surrounding vegetation to show the progression of restoration efforts. These points are shown on the zone map in Appendix B (represented with a camera symbol).

Replanting may be necessary post removal in areas with high invasive tree and shrub densities and high kudzu and/or Chinese wisteria groundlayer densities. These areas should be monitored shortly after removal to determine planting needs.

Selective thinning of dense stands of pines and early successional hardwoods is recommended for the site to increase native plant diversity, but is not outlined in the estimated pricing in Appendix A.



## Appendix A: Estimated Vegetation Management Costs

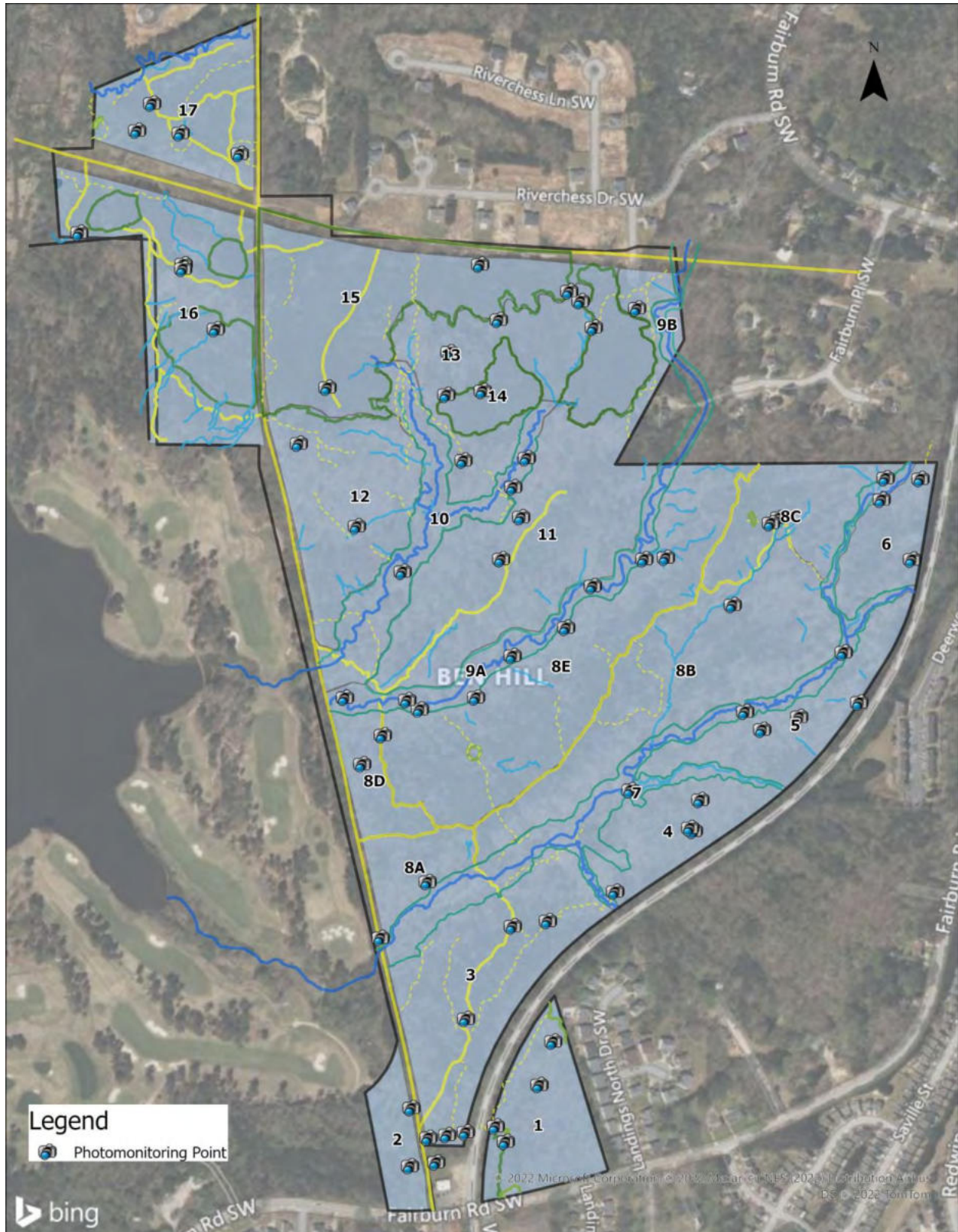
Estimated pricing for restoration work by zone is shown below. This pricing is intended only as a planning guide for budgeting purposes, as costs vary from contractor to contractor and can inflate over time with rising wage and material costs.

Zone	Removal Phase	Density	Acreage	Year 1	Year 2	Year 3
1	PHASE I: Trees & Shrubs	High	0.24	\$ 1,668.00	\$ 166.80	
		Mid	1.85	\$ 8,565.50	\$ 856.55	
		Low	0.07	\$ 161.98	\$ 16.20	
	PHASE II: Climbing Vines	High	0.28	\$ 808.92	\$ 80.89	
		Mid	0.07	\$ 134.82	\$ 13.48	
		Low	1.18	\$ 1,135.16	\$ 113.52	
	PHASE VII: Evergreen Groundlayer	Low	6.06		\$ 9,999.00	\$ 4,999.50
	PHASE V: Grasses	Mid	0.07	\$ 311.43	\$ 233.57	\$ 175.18
PHASE VI: Brambles	Mid	0.03	\$ 79.20	\$ 39.60	\$ 19.80	
2	PHASE I: Trees & Shrubs	High	1.01	\$ 7,019.50	\$ 701.95	
		Mid	0.92	\$ 4,259.60	\$ 425.96	
		Low	0.37	\$ 856.18	\$ 85.62	
	PHASE II: Climbing Vines	Low	2.39	\$ 2,299.18	\$ 229.92	
		PHASE VII: Evergreen Groundlayer	Low	2.33		
	PHASE V: Grasses	High	0.22	\$ 1,036.86	\$ 777.65	\$ 583.23
3	PHASE I: Trees & Shrubs	Low	0.11	\$ 373.23	\$ 279.92	\$ 209.94
		High	1.33	\$ 9,243.50	\$ 924.35	
		Mid	2.24	\$ 10,371.20	\$ 1,037.12	
	PHASE II: Climbing Vines	Low	5.63	\$ 13,027.82	\$ 1,302.78	
		Mid	0.15	\$ 288.90	\$ 28.89	
		Low	1.69	\$ 1,625.78	\$ 162.58	
	PHASE III: Groundlayer Kudzu & Wisteria	Mid	0.19	\$ 601.92	\$ 451.44	\$ 338.58
		Mid	0.30		\$ 792.00	\$ 396.00
	PHASE VII: Evergreen Groundlayer	Low	10.76		\$ 17,754.00	\$ 8,877.00
		PHASE V: Grasses	Mid	0.28	\$ 1,245.72	\$ 934.29
4	PHASE I: Trees & Shrubs	Low	0.02	\$ 67.86	\$ 50.90	\$ 38.17
		High	0.03	\$ 208.50	\$ 20.85	
		Mid	0.26	\$ 1,203.80	\$ 120.38	
	PHASE II: Climbing Vines	Low	0.73	\$ 1,689.22	\$ 168.92	
		Low	0.14	\$ 134.68	\$ 13.47	
	PHASE VII: Evergreen Groundlayer	Low	3.60		\$ 5,940.00	\$ 2,970.00
	PHASE V: Grasses	Mid	0.17	\$ 756.33	\$ 567.25	\$ 425.44
5	PHASE I: Trees & Shrubs	Low	0.13	\$ 441.09	\$ 330.82	\$ 248.11
		High	0.35	\$ 2,432.50	\$ 243.25	
		Mid	1.01	\$ 4,676.30	\$ 467.63	
	PHASE II: Climbing Vines	Low	0.58	\$ 1,342.12	\$ 134.21	
		Low	0.10	\$ 96.20	\$ 9.62	
	PHASE VII: Evergreen Groundlayer	Low	6.01		\$ 9,916.50	\$ 4,958.25
	PHASE V: Grasses	Mid	0.04	\$ 177.96	\$ 133.47	\$ 100.10
6	PHASE I: Trees & Shrubs	Low	0.39	\$ 1,323.27	\$ 992.45	\$ 744.34
		Mid	0.17	\$ 787.10	\$ 78.71	
	PHASE IV: Grasses	Low	0.16	\$ 370.24	\$ 37.02	
7	PHASE I: Trees & Shrubs	High	0.20	\$ 942.60	\$ 706.95	\$ 530.21
		High	0.01	\$ 69.50	\$ 6.95	
		Mid	3.77	\$ 17,455.10	\$ 1,745.51	
	PHASE II: Climbing Vines	Low	0.34	\$ 786.76	\$ 78.68	
		Low	0.11	\$ 105.82	\$ 10.58	
	PHASE VII: Evergreen Groundlayer	Low	6.70		\$ 11,055.00	\$ 5,527.50
		High	4.53	\$ 21,349.89	\$ 16,012.42	\$ 12,009.31
PHASE V: Grasses		Mid	1.04	\$ 4,626.96	\$ 3,470.22	\$ 2,602.67
		Low	0.15	\$ 508.95	\$ 381.71	\$ 286.28

Zone	Removal Phase	Density	Acreage	Year 1	Year 2	Year 3
8A	PHASE I: Trees & Shrubs	Mid	0.19	\$ 879.70	\$ 87.97	
		Low	0.97	\$ 2,244.58	\$ 224.46	
	PHASE II: Climbing Vines	Low	0.07	\$ 67.34	\$ 6.73	
	PHASE VII: Evergreen Groundlayer	Low	0.78		\$ 1,287.00	\$ 643.50
8B	PHASE I: Trees & Shrubs	High	0.05	\$ 347.50	\$ 34.75	
		Mid	0.08	\$ 370.40	\$ 37.04	
		Low	2.53	\$ 5,854.42	\$ 585.44	
	PHASE II: Climbing Vines	Mid	0.04	\$ 77.04	\$ 7.70	
		Low	0.68	\$ 654.16	\$ 65.42	
	PHASE VII: Evergreen Groundlayer	Low	2.68		\$ 4,422.00	\$ 2,211.00
	PHASE V: Grasses	High	0.56	\$ 2,639.28	\$ 1,979.46	\$ 1,484.60
		Mid	0.13	\$ 578.37	\$ 433.78	\$ 325.33
		Low	0.01	\$ 33.93	\$ 25.45	\$ 19.09
8C	PHASE I: Trees & Shrubs	High	0.01	\$ 69.50	\$ 6.95	
		Low	0.51	\$ 1,180.14	\$ 118.01	
	PHASE II: Climbing Vines	Low	0.01	\$ 9.62	\$ 0.96	
		Mid	0.04		\$ 105.60	\$ 52.80
	PHASE VII: Evergreen Groundlayer	Low	0.01		\$ 16.50	\$ 8.25
		Mid	0.33	\$ 1,468.17	\$ 1,101.13	\$ 825.85
		Low	0.04	\$ 135.72	\$ 101.79	\$ 76.34
8D	PHASE I: Trees & Shrubs	Mid	0.21	\$ 972.30	\$ 97.23	
		Low	1.29	\$ 2,985.06	\$ 298.51	
	PHASE II: Climbing Vines	Low	1.53	\$ 1,471.86	\$ 147.19	
	PHASE VII: Evergreen Groundlayer	Low	1.53		\$ 2,524.50	\$ 1,262.25
	PHASE V: Grasses	High	0.21	\$ 989.73	\$ 742.30	\$ 556.72
		Mid	0.02	\$ 88.98	\$ 66.74	\$ 50.05
8E	PHASE I: Trees & Shrubs	High	0.87	\$ 6,046.50	\$ 604.65	
		Low	8.00	\$ 18,512.00	\$ 1,851.20	
	PHASE II: Climbing Vines	Low	6.68	\$ 6,426.16	\$ 642.62	
	PHASE VII: Evergreen Groundlayer	Low	6.76		\$ 11,154.00	\$ 5,577.00
	PHASE V: Grasses	High	0.57	\$ 2,686.41	\$ 2,014.81	\$ 1,511.11
		Mid	0.01	\$ 44.49	\$ 33.37	\$ 25.03
9A	PHASE I: Trees & Shrubs	High	1.84	\$ 12,788.00	\$ 1,278.80	
		Mid	0.42	\$ 1,944.60	\$ 194.46	
		Low	0.21	\$ 485.94	\$ 48.59	
	PHASE II: Climbing Vines	Low	0.10	\$ 96.20	\$ 9.62	
	PHASE VII: Evergreen Groundlayer	Low	1.87		\$ 3,085.50	\$ 1,542.75
	PHASE V: Grasses	High	0.76	\$ 3,581.88	\$ 2,686.41	\$ 2,014.81
		Mid	1.58	\$ 7,029.42	\$ 5,272.07	\$ 3,954.05
		Low	0.26	\$ 882.18	\$ 661.64	\$ 496.23
9B	PHASE IV: Grasses	Low	0.17	\$ 576.81	\$ 432.61	\$ 324.46
10	PHASE I: Trees & Shrubs	High	1.43	\$ 9,938.50	\$ 993.85	
		Mid	1.91	\$ 8,843.30	\$ 884.33	
		Low	1.08	\$ 2,499.12	\$ 249.91	
	PHASE II: Climbing Vines	Low	0.11	\$ 105.82	\$ 10.58	
	PHASE VII: Evergreen Groundlayer	Low	0.59		\$ 973.50	\$ 486.75
	PHASE V: Grasses	Low	0.07	\$ 237.51	\$ 178.13	\$ 133.60

Zone	Removal Phase	Density	Acreage	Year 1	Year 2	Year 3	
11	PHASE I: Trees & Shrubs	High	4.81	\$ 33,429.50	\$ 3,342.95		
		Mid	3.45	\$ 15,973.50	\$ 1,597.35		
		Low	2.97	\$ 6,872.58	\$ 687.26		
	PHASE II: Climbing Vines	Low	0.85	\$ 817.70	\$ 81.77		
	PHASE III: Groundlayer Kudzu & Wisteria	High	0.04	\$ 158.40	\$ 118.80		\$ 89.10
	PHASE VII: Evergreen Groundlayer	Low	1.10		\$ 1,815.00		\$ 907.50
	PHASE IV: Deciduous Groundlayer	Low	0.29	\$ 478.50	\$ 358.88	\$ 269.16	
	PHASE V: Grasses	High	2.00	\$ 9,426.00	\$ 7,069.50	\$ 5,302.13	
		Mid	0.80	\$ 3,559.20	\$ 2,669.40	\$ 2,002.05	
Low		0.02	\$ 67.86	\$ 50.90	\$ 38.17		
12	PHASE I: Trees & Shrubs	Low	4.83	\$ 11,176.62	\$ 1,117.66		
	PHASE II: Climbing Vines	Low	2.72	\$ 2,616.64	\$ 261.66		
	PHASE VII: Evergreen Groundlayer	Low	2.76		\$ 4,554.00	\$ 2,277.00	
	PHASE V: Grasses	Mid	0.15	\$ 667.35	\$ 500.51	\$ 375.38	
		Low	0.59	\$ 2,001.87	\$ 1,501.40	\$ 1,126.05	
13	PHASE I: Trees & Shrubs	Mid	0.75	\$ 3,472.50	\$ 347.25		
		Low	0.31	\$ 717.34	\$ 71.73		
	PHASE II: Climbing Vines	Low	0.17	\$ 163.54	\$ 16.35		
	PHASE V: Evergreen Groundlayer	Low	0.46		\$ 759.00		\$ 379.50
	PHASE V: Grasses	Low	0.01	\$ 33.93	\$ 25.45		\$ 19.09
14	PHASE I: Trees & Shrubs	Low	0.01	\$ 23.14	\$ 2.31		
	PHASE II: Climbing Vines	Low	0.06	\$ 57.72	\$ 5.77		
	PHASE VII: Evergreen Groundlayer	Low	0.01		\$ 16.50	\$ 8.25	
15	PHASE I: Trees & Shrubs	High	0.14	\$ 973.00	\$ 97.30		
		Mid	0.96	\$ 4,444.80	\$ 444.48		
		Low	2.52	\$ 5,831.28	\$ 583.13		
	PHASE II: Climbing Vines	High	0.23	\$ 664.47	\$ 66.45		
		Low	2.24	\$ 2,154.88	\$ 215.49		
	PHASE III: Groundlayer Kudzu & Wisteria	Low	1.38	\$ 2,732.40	\$ 2,049.30	\$ 1,536.98	
	PHASE VII: Evergreen Groundlayer	Low	2.50		\$ 4,125.00	\$ 2,062.50	
	PHASE V: Grasses	High	0.13	\$ 612.69	\$ 459.52	\$ 344.64	
Low		0.27	\$ 916.11	\$ 687.08	\$ 515.31		
16	PHASE I: Trees & Shrubs	High	0.84	\$ 5,838.00	\$ 583.80		
		Mid	0.75	\$ 3,472.50	\$ 347.25		
		Low	0.86	\$ 1,990.04	\$ 199.00		
	PHASE II: Climbing Vines	High	0.26	\$ 751.14	\$ 75.11		
		Low	0.06	\$ 57.72	\$ 5.77		
	PHASE III: Groundlayer Kudzu & Wisteria	High	0.17	\$ 673.20	\$ 504.90	\$ 378.68	
	PHASE VI: Brambles	High	0.02	\$ 66.00	\$ 33.00	\$ 16.50	
	PHASE V: Grasses	High	0.43	\$ 2,026.59	\$ 1,519.94	\$ 1,139.96	
		Mid	0.45	\$ 2,002.05	\$ 1,501.54	\$ 1,126.15	
Low		0.37	\$ 1,255.41	\$ 941.56	\$ 706.17		
17	PHASE I: Trees & Shrubs	High	3.01	\$ 20,919.50	\$ 2,091.95		
		Mid	2.89	\$ 13,380.70	\$ 1,338.07		
	PHASE II: Climbing Vines	High	2.48	\$ 7,164.72	\$ 716.47		
		Low	1.67	\$ 1,606.54	\$ 160.65		
	PHASE III: Groundlayer Kudzu & Wisteria	High	2.47	\$ 9,781.20	\$ 7,335.90	\$ 5,501.93	
	PHASE VII: Evergreen Groundlayer	Low	1.67		\$ 2,755.50	\$ 1,377.75	
	PHASE VI: Brambles	Low	0.02	\$ 33.00	\$ 16.50	\$ 8.25	
		High	1.56	\$ 7,352.28	\$ 5,514.21	\$ 4,135.66	
	PHASE V: Grasses	Mid	0.05	\$ 222.45	\$ 166.84	\$ 125.13	
Low		0.15	\$ 508.95	\$ 381.71	\$ 286.28		
	SUBTOTAL			\$421,655.30	\$203,620.11	\$104,299.38	
	PROJECT MANAGEMENT (15%)			\$ 63,248.30	\$ 30,543.02	\$ 15,644.91	
	ANNUAL TOTAL			\$484,903.60	\$234,163.13	\$119,944.29	

## Appendix B: Photo Monitoring Points





**CITY COUNCIL  
ATLANTA, GEORGIA**

22-O-1815

**SPONSOR SIGNATURES**

  
Mari Collier Overstreet, Councilmember, District 11

**CITY COUNCIL  
ATLANTA, GEORGIA**

22-O-1815

**A SUBSTITUTE ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ACQUIRE FROM THE CONSERVATION FUND APPROXIMATELY 178 ACRES OF REAL PROPERTY LOCATED AT 0 FAIRBURN RD SW, ATLANTA, GA, FULTON COUNTY TAX PARCEL ID NUMBERS 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0, FOR THE PROTECTION, MAINTENANCE, AND REGENERATION OF TREES AND OTHER FOREST RESOURCES AS AUTHORIZED UNDER CITY CODE SECTION 158-66 (B); TO BE DESIGNATED IN PERPETUITY AS FORESTED LAND; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AND AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE SECURITY AND STABILIZATION, FENCING, AND OTHER SITE DEVELOPMENT COSTS IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED FORTY-TWO THOUSAND THREE HUNDRED EIGHTY DOLLARS AND FIFTY-SEVEN CENTS (\$1,942,380.57), TO BE PAID FROM THE TREE TRUST FUND USING THE FUND AND ACCOUNT INFORMATION LISTED HEREIN; WAIVING SECTION 2-1541 (D) OF THE PROCUREMENT AND REAL ESTATE CODE; AND FOR OTHER PURPOSES.**

**Workflow List:**

Atlanta City Council	Completed	11/07/2022 1:00 PM
Community Development/Human Services Committee	Completed	11/15/2022 1:30 PM
Atlanta City Council	Completed	11/21/2022 1:00 PM
Mayor's Office	Pending	
Office of Research and Policy Analysis	Pending	

**HISTORY:**

11/07/22	Atlanta City Council	REFERRED WITHOUT OBJECTION
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**REFERRED TO COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE  
WITHOUT OBJECTION**

<b>RESULT:</b>	<b>REFERRED WITHOUT OBJECTION</b>	<b>Next: 11/15/2022 1:30 PM</b>
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11/15/22	Community Development/Human Services Committee	FAVORABLE ON SUBSTITUTE
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<b>RESULT:</b>	<b>FAVORABLE ON SUBSTITUTE [5 TO 0]</b>
<b>MOVER:</b>	Jason Dozier, Chair, District 4
<b>SECONDER:</b>	Matt Westmoreland, Vice-Chair, Post 2 At-Large
<b>AYES:</b>	Dozier, Bond, Hillis, Westmoreland, Winston
<b>AWAY:</b>	Byron D Amos, Liliana Bakhtiari

<b>RESULT:</b>	<b>ADOPTED ON SUBSTITUTE BY CONSENT VOTE [13 TO 0]</b>
<b>MOVER:</b>	Liliana Bakhtiari, Councilmember, District 5
<b>SECONDER:</b>	Marci Collier Overstreet, Councilmember, District 11
<b>AYES:</b>	Westmoreland, Waites, Winston, Farokhi, Amos, Dozier, Bakhtiari, Wan, Shook, Norwood, Hillis, Overstreet, Lewis
<b>AWAY:</b>	Michael Julian Bond, Andrea L. Boone



A SUBSTITUTE ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ACQUIRE FROM THE CONSERVATION FUND APPROXIMATELY 178 ACRES OF REAL PROPERTY LOCATED AT 0 FAIRBURN RD SW, ATLANTA, GA, FULTON COUNTY TAX PARCEL ID NUMBERS 14F-0041-LL-047-8, 14F-0035-LL-071-6 AND 14F-0034-LL-036-0, FOR THE PROTECTION, MAINTENANCE, AND REGENERATION OF TREES AND OTHER FOREST RESOURCES AS AUTHORIZED UNDER CITY CODE SECTION 158-66 (b); TO BE DESIGNATED IN PERPETUITY AS FORESTED LAND; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AND AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE SECURITY AND STABILIZATION, FENCING, AND OTHER SITE DEVELOPMENT COSTS IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED FORTY-TWO THOUSAND THREE HUNDRED EIGHTY DOLLARS AND FIFTY-SEVEN CENTS (\$1,942,380.57), TO BE PAID FROM THE TREE TRUST FUND USING THE FUND AND ACCOUNT INFORMATION LISTED HEREIN; WAIVING SECTION 2-1541 (d) OF THE PROCUREMENT AND REAL ESTATE CODE; AND FOR OTHER PURPOSES.

VOTE RECORD - ORDINANCE 22-O-1815						
<input type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> FIRST READING <input type="checkbox"/> SECOND READING <input type="checkbox"/> THIRD READING <input type="checkbox"/> FOURTH READING <input type="checkbox"/> FIFTH READING <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> TABLED <input type="checkbox"/> DEFERRED <input type="checkbox"/> RECONSIDERED <input type="checkbox"/> FILED <input type="checkbox"/> ADOPTED AS AMENDED <input type="checkbox"/> AMENDED <input type="checkbox"/> ACCEPTED <input type="checkbox"/> SUBSTITUTED <input type="checkbox"/> AMENDED SUBSTITUTE <input type="checkbox"/> FILED BY COMMITTEE <input type="checkbox"/> REFERRED TO ZRB AND ZC <input type="checkbox"/> REFERRED WITHOUT OBJECTION <input checked="" type="radio"/> ADOPTED ON SUBSTITUTE <input type="checkbox"/> ADOPTED SUBSTITUTE AS						
			YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY
	MATT WESTMORELAND	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KEISHA SEAN WAITES	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JASON H WINSTON	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AMIR R FAROKHI	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	BYRON D AMOS	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JASON DOZIER	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LILIANA BAKHTIARI	MOVER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ALEX WAN	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARY NORWOOD	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DUSTIN HILLIS	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDREA L. BOONE	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY
	MARCI COLLIER OVERSTREET	SECONDER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANTONIO LEWIS	VOTER	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



<p>AMENDED</p> <p><input type="checkbox"/> FORWARDED WITH NO RECOMMENDATI</p> <p><input type="checkbox"/> REFERRED TO SC</p> <p><input type="checkbox"/> FILED WITHOUT OBJECTION</p> <p><input type="checkbox"/> FAILED</p> <p><input type="checkbox"/> FORWARDED TO FC/NQ</p> <p><input type="checkbox"/> FAVORABLE ON SUBSTITUTE</p> <p><input type="checkbox"/> FAVORABLE/SUB/AMENDED</p> <p><input type="checkbox"/> FAVORABLE/SUB/AMND/COND</p> <p><input type="checkbox"/> FAVORABLE/AMND/COND</p> <p><input type="checkbox"/> FAVORABLE AS AMENDED</p> <p><input type="checkbox"/> RETURNED AS HELD</p> <p><input type="checkbox"/> FAVORABLE ON CONDITION</p> <p><input type="checkbox"/> FAVORABLE/SUB/CONDITION</p> <p><input type="checkbox"/> QUADRENNIALY TERMINATED</p> <p><input type="checkbox"/> QUESTION CALLED</p> <p><input type="checkbox"/> ROUTED TO COW</p> <p><input type="checkbox"/> SUSTAINED</p> <p><input type="checkbox"/> OVERRIDDEN</p> <p><input type="checkbox"/> NOT ACCEPTED BY COMMITTEE</p> <p><input type="checkbox"/> SUSTAINED W/O OBJECTION</p> <p><input type="checkbox"/> TABLED W/O OBJECTION</p> <p><input type="checkbox"/> HELD IN COW</p> <p><input type="checkbox"/> POSTPONED</p> <p><input type="checkbox"/> RETAINED AS HELD</p> <p><input type="checkbox"/> REFER TO ZRB AND ZC W/O OBJECTION</p> <p><input type="checkbox"/> AUTOMATICALLY TERMINATED (FILED)</p>	
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[Unanimous]

Certified by Presiding Officer	Certified by Clerk
<p><b>CERTIFIED</b></p> <p>11/21/2022</p> <p>ATLANTA CITY COUNCIL PRESIDENT</p> 	<p><b>CERTIFIED</b></p> <p>11/21/2022</p> <p>MUNICIPAL CLERK</p> 
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

**ADOPTED BY COUNCIL**

**11/21/2022**



**22-O-1815**

**Adopted by the Atlanta City Council  
November 21, 2022**

**APPROVED**

**NOV 30 2022**

**WITHOUT SIGNATURE  
BY OPERATION OF LAW**

**MAYOR'S ACTION**

**CITY COUNCIL  
ATLANTA, GEORGIA**

**23-O-1434**

**AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ACQUIRE FROM THE CONSERVATION FUND APPROXIMATELY 27.56 ACRES OF REAL PROPERTY KNOWN AS HABITAT FOR HUMANITY - UTOY CREEK, 0 BENJAMIN E MAYS DR SW, FULTON COUNTY TAX PARCEL ID NUMBER 14F0027 LL0062 FOR THE PROTECTION, MAINTENANCE, AND REGENERATION OF TREES AND OTHER FOREST RESOURCES AS AUTHORIZED UNDER CITY CODE SECTION 158-66 (B); TO BE DESIGNATED IN PERPETUITY AS FORESTED LAND; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AND AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE SECURITY AND STABILIZATION, FENCING, AND OTHER SITE DEVELOPMENT COSTS IN AN AMOUNT NOT TO EXCEED SIX HUNDRED EIGHTY-FIVE THOUSAND SIX HUNDRED THIRTY-SIX DOLLARS AND TWENTY EIGHT CENTS (\$685,636.28) TO BE PAID FROM THE TREE TRUST FUND USING THE FUND AND ACCOUNT INFORMATION LISTED HEREIN; WAIVING SECTION 2-1541 (D) OF THE PROCUREMENT AND REAL ESTATE CODE; AND FOR OTHER PURPOSES.**

WHEREAS, greenspace is an integral part of the fabric of the City of Atlanta (“City”); and

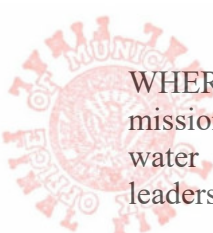
WHEREAS, Ordinance 16-O-1353, adopted by the City Council on November 21, 2016 and approved as per City Charter Section 2-403 on November 30, 2016 (codified as City Code Section 158-66(b)), authorizes the City to procure privately-owned afforested property containing i) 80 percent or more canopy cover; ii) minimum forestation standards of 1,000 DBH inches; and/or iii) 50 mature trees per acre (“minimum eligibility criterion”); and

WHEREAS, in addition to meeting one or more of the minimum eligibility criterion, the aforementioned city code section requires that the property: i) be dedicated and preserved in perpetuity as forested land; ii) be available for public use without cost (subject to park rules and other applicable city ordinances); and c) use of the property be restricted to passive recreational activities with minimal environmental impact, as determined and established in writing by the Department of Parks and Recreation commissioner based on the characteristics of the property; and

WHEREAS, the City has identified property located at 0 Benjamin E Mays Dr SW, Fulton County tax parcel ID number; 14F0027 LL0062 (the “Property”) approximately depicted in Exhibit A, attached hereto and incorporated herein by this reference that it has determined should be preserved as afforested land in perpetuity for its high-conservation value; and

WHEREAS, pursuant to City Code Section 158-66 (b)(3), the commissioners of the Department of City Planning and the Department of Parks and Recreation jointly developed a written list of factors and a process for evaluating parcels that may be suitable for acquisition as forested property and each commissioner prepared an affidavit affirming that these factors and process were followed in the selection of the Property and these affidavits are attached as Exhibit B; and





WHEREAS, The Conservation Fund (the “TCF”), a national non-profit 501(c)(3) organization, has a mission to work with public, private and nonprofit partners to protect America’s legacy of land and water resources through land acquisition, sustainable community and economic development, and leadership training, emphasizing the integration of economic and environmental goals;

WHEREAS, TCF purchased the Property under an LOI with the City; and

WHEREAS, the Property meets the minimum eligibility criterion, including preserving and contributing to the Utoy Creek watershed, and it is in the best interest of the City to acquire the Property as forested land in perpetuity from TCF; and

WHEREAS, it is the desire of the City of Atlanta to acquire the Property from TCF; pursuant to an LOI; and

WHEREAS, in order to facilitate the timely acquisition of the Property from TCF, the City desires to waive the provisions of Section 2-1541(d) of the Procurement and Real Estate Code requiring separate legislation authorizing the acceptance of a Purchase option from TCF to acquire the Property; and

WHEREAS, the Chief Procurement Officer is in agreement with the aforesaid waiver of the Code; and

WHEREAS, following the City’s acquisition of the Property, it shall be available for public use without cost (subject to City of Atlanta rules and other ordinances); and

WHEREAS, the acquisition of the Property would protect in perpetuity high-value mature forest and habitat for the benefit of Atlanta’s residents and environment; and

WHEREAS, following the acquisition of the Property, the Property shall be subject to a deed restriction that preserves the Property in perpetuity; and

WHEREAS, as specified in the City Code Section 158-66 (b), a Property Maintenance Plan and Budget has been created that specifies the types of maintenance and improvements that will be needed at the property, included as Exhibit C attached hereto; and

WHEREAS, following the acquisition of the Property, the City of Atlanta Department of Parks and Recreation (“DPR”) is the department responsible for oversight of the property; and

WHEREAS, funding from the Tree Trust Fund will be allocated to DPR or their designee to conduct maintenance on the Property for the protection, maintenance, and regeneration of trees and other forest resources as authorized under City Code Section 158-66 (b).

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

SECTION 1: The Chief Procurement Officer (“CPO”) or their designee, on behalf of the City, is hereby authorized to negotiate with TCF to purchase all or part of Property at 0 Benjamin E Mays Dr SW, Fulton County tax parcel ID number; 14F0027 LL0062 at a cost (the “Purchase Price”) that is at or no greater than fair market value as determined by an appraisal approved by the CPO or their designee. The property is approximately depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 2: The CPO or their designee is authorized to obtain and pay for due diligence items deemed necessary to purchase the property including but not limited to; surveys, title reports, environmental assessments, appraisals, title insurance, real estate services fees, technical reports, site security, signage, site stabilization, fencing, closing costs, and other costs of acquisition (collectively, the “Due Diligence and Purchase Services”).

SECTION 3: The Purchase Price, Due Diligence, Purchase Services and site security and stabilization shall not exceed a total of \$685,636.28 (made up of \$441,840.95 in acquisition costs and \$154,119.33 in site security and stabilization costs, \$89,676.00 in signage) and shall be paid from the Tree Trust Fund enumerated in Section 4.

SECTION 4: The costs of the purchase for the acquisition in an amount not to exceed \$503, 385.47 shall be charged to and paid from Fund, Department Organization and Account Number: 7701(Trust Fund) 140201(PRC Parks) 5411001(Land Exp.) 6210000 (Parks Admin) 600013(Tree Removal Protection) 69999(Funding Source).

SECTION 5: The costs for site acquisition, security, and stabilization in an amount not to exceed \$685,636.28 shall be charged to and paid from the FY2023 Tree Trust Fund budget, Department of Parks and Recreation which is hereby amended as follows:

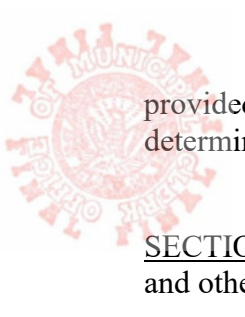
Transfer \$685,636.28 from Appropriations:

7701 (Trust Fund) 250101 (DCP) 5411001 (Land Exp.) 1320000 (Chief Executive) 600013 (Tree Removal Protection) 69999 (Funding Source)

Transfer \$685,636.28 to Appropriations:

7701 (Trust Fund) 140201 (PRC Parks) 5411001 (Land Exp.) 6210000 (Parks Admin) 600013 (Tree Removal Protection) 69999 (Funding Source)

SECTION 6: The Property is hereby dedicated as a Tree Trust Fund Acquisition and the City of Atlanta shall retain the Property in perpetuity as public forested land with passive recreational facilities,



provided that such facilities are developed and managed to have minimal environmental impact, as determined and established based on the characteristics of the property.

SECTION 7: The Property shall be available for public use without cost (subject to City of Atlanta rules and other ordinances).

SECTION 8: Attached to this ordinance as Exhibit C is the maintenance plan for the property. This plan describes the types of maintenance that may be needed at the Property, estimates the Property's annual maintenance cost, and identifies the source of funding for the estimated annual maintenance cost. To the extent that the commissioner identifies the tree trust fund as the source of maintenance funding, any specific allocation of maintenance dollars from the tree trust fund shall be authorized as a separate procurement or expenditure, in a manner consistent with applicable city ordinances.

SECTION 9: The requirements of Article X, Division 14, Subdivision II, Section 2-1541 (d) (Procurement and Real Estate Code) of the City of Atlanta Code of Ordinances, are waived, for the purposes of this Ordinance only, to allow the purchase of the Property on behalf of the City without further authorization by the City Council.

SECTION 10: The Mayor, on behalf of the City, is authorized to execute any and all deeds, instruments or other documents that the City Attorney deems to be necessary or advisable in order to carry into effect the intent of this Ordinance.

SECTION 11: The City Attorney is hereby directed to prepare, for execution by the Mayor on behalf of the City, any and all deeds, instruments, or other documents that the City Attorney deems necessary or advisable to carry into effect the intent of this Ordinance.

SECTION 12: Said deeds, instruments, or other documents shall not become binding upon the City, and the City shall incur neither obligation nor liability thereunder, until the same has been approved by the City Attorney as to form, attested to by the Municipal Clerk, and signed by the Mayor.

SECTION 13: The Mayor or his designee, the City Attorney or her designee, the Chief Procurement Officer or his designee, the Commissioner of the Department of Parks and Recreation or his designee, or other agent of the City, on behalf of the City in their official capacities in accordance with this ordinance, are authorized to take and do such further acts and deeds, and to execute and deliver, for and in the name of the City, respectively, such other documents, certificates, papers and instruments as they deem to be necessary, appropriate, advisable or required in order to effectuate the purpose and intent of this Ordinance and to consummate the actions contemplated by this Ordinance.

SECTION 14: All ordinances and parts of ordinances in conflict herewith are hereby waived for purposes of this Ordinance only, and only to the extent of the conflict.

A true copy,

**ADOPTED by the Atlanta City Council**  
**APPROVED per City Charter Sec 2-403**

**SEP 05, 2023**  
**SEP 14, 2023**

  
A. Vanessa Waldon

-1434  
4 of 6



CITY COUNCIL  
ATLANTA, GEORGIA

23-O-1434

AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ACQUIRE FROM THE CONSERVATION FUND APPROXIMATELY 27.56 ACRES OF REAL PROPERTY KNOWN AS HABITAT FOR HUMANITY - UTOY CREEK, 0 BENJAMIN E MAYS DR SW, FULTON COUNTY TAX PARCEL ID NUMBER 14F0027 LL0062 FOR THE PROTECTION, MAINTENANCE, AND REGENERATION OF TREES AND OTHER FOREST RESOURCES AS AUTHORIZED UNDER CITY CODE SECTION 158-66 (B); TO BE DESIGNATED IN PERPETUITY AS FORESTED LAND; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AND AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE SECURITY AND STABILIZATION, FENCING, AND OTHER SITE DEVELOPMENT COSTS IN AN AMOUNT NOT TO EXCEED SIX HUNDRED EIGHTY-FIVE THOUSAND SIX HUNDRED THIRTY-SIX DOLLARS AND TWENTY EIGHT CENTS (\$685,636.28) TO BE PAID FROM THE TREE TRUST FUND USING THE FUND AND ACCOUNT INFORMATION LISTED HEREIN; WAIVING SECTION 2-1541 (D) OF THE PROCUREMENT AND REAL ESTATE CODE; AND FOR OTHER PURPOSES.

**Workflow List:**

Justin Cutler	Completed	08/01/2023 11:05 AM
Ashley vander Lande	Completed	08/03/2023 4:35 PM
Finance	Completed	08/04/2023 1:16 PM
Mayor's Office	Completed	08/04/2023 1:24 PM
Office of Research and Policy Analysis	Completed	08/07/2023 3:27 PM
Community Development/Human Services Committee	Completed	08/15/2023 1:30 PM
Atlanta City Council	Completed	08/21/2023 1:00 PM
Community Development/Human Services Committee	Completed	08/29/2023 1:30 PM
Atlanta City Council	Completed	09/05/2023 1:00 PM

**HISTORY:**

08/15/23	Community Development/Human Services Committee	
08/21/23	Atlanta City Council	REFERRED TO COMMITTEE

<b>RESULT:</b>	<b>REFERRED TO COMMITTEE BY CONSENT VOTE [14 TO 0]Next: 8/29/2023 1:30 PM</b>
<b>MOVER:</b>	Alex Wan, Councilmember, District 6
<b>SECONDER:</b>	Marci Collier Overstreet, Councilmember, District 11
<b>AYES:</b>	Bond, Westmoreland, Waites, Winston, Farokhi, Amos, Dozier, Wan, Shook, Norwood, Hillis, Boone, Overstreet, Lewis
<b>AWAY:</b>	Liliana Bakhtiari

08/29/23	Community Development/Human Services Committee	FAVORABLE
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**RESULT:** FAVORABLE [UNANIMOUS] **Next:** 9/5/2023 1:00 PM  
**MOVER:** Matt Westmoreland, Vice Chair, Post 2 At-Large  
**SECONDER:** Liliana Bakhtiari, District 5  
**AYES:** Dozier, Amos, Bakhtiari, Lewis, Waites, Westmoreland, Winston

09/05/2023

Atlanta City Council

ADOPTED

**RESULT:** ADOPTED BY CONSENT VOTE [UNANIMOUS]  
**MOVER:** Alex Wan, Councilmember, District 6  
**SECONDER:** Liliana Bakhtiari, Councilmember, District 5  
**AYES:** Westmoreland, Waites, Winston, Farokhi, Amos, Dozier, Bakhtiari, Wan, Norwood, Hillis, Boone, Overstreet, Lewis  
**ABSENT:** Michael Julian Bond, Howard Shook

Certified by Presiding Officer	Certified by Clerk
<p><b>CERTIFIED</b></p> <p>9/5/2023</p> <p>ATLANTA CITY COUNCIL PRESIDENT</p> <p><i>Doug Shipman</i></p>	<p><b>CERTIFIED</b></p> <p>9/5/2023</p> <p>MUNICIPAL CLERK</p> <p><i>A. Vanessa Naloh</i></p>
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

ADOPTED BY COUNCIL

09/05/2023



**CITY COUNCIL  
ATLANTA, GEORGIA**

**23-O-1230**

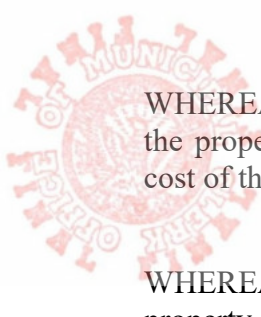
**AN ORDINANCE BY COUNCILMEMBERS ANTONIO LEWIS, MICHAEL JULIAN BOND, MATT WESTMORELAND, KEISHA SEAN WAITES, JASON WINSTON, BYRON D. AMOS, AND JASON DOZIER AS AMENDED BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA (“CITY”), TO ACQUIRE FROM THE CONSERVATION FUND (“TCF”) FOUR (4) PARCELS COMPRISING OF APPROXIMATELY 46.09 AGGREGATE ACRES OF REAL PROPERTY LOCATED WITHIN SOUTH RIVER FOREST AT THE FOLLOWING ADDRESS, 2475 PRYOR ROAD ATLANTA, GA 30315 AND AT MOUNT ZION ROAD SE WITH THE FOLLOWING FULTON COUNTY PARCEL ID #'S: 14 0062 LL0833, 14 0069 LL0646, 14 0069 LL0596 AND 14 0069 LL0596 FOR DEVELOPMENT AS A PARK AT A TOTAL PURCHASE PRICE NOT TO EXCEED ONE MILLION SIX HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-EIGHT DOLLARS AND NINETY-NINE CENTS (\$1,657,178.99); AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY, TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE STABILIZATION AND OTHER SITE DEVELOPMENT COSTS TO BE PAID FROM THE PARK IMPACT FEE SOUTH ACCOUNT; AMENDING THE FY2023 GENERAL GOVERNMENT CAPITAL OUTLAY FUND BUDGETS IN THE DEPARTMENT OF PARKS AND RECREATION AND DEPARTMENT OF FINANCE, PARKS SOUTH SERVICE DISTRICT, BY TRANSFERRING TO AND FROM VARIOUS ACCOUNT(S) LISTED; WAIVING SECTION 2-1541(D) OF ARTICLE X OF THE PROCUREMENT AND REAL ESTATE CODE OF THE CITY CODE OF ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the Conservation Fund (“TCF”) is a non-profit, 501(c)(3) organization which has a mission to conserve land, and which works with public agencies to purchase properties for this purpose, and to hold such properties until the public agency has the funds to purchase the properties; and

WHEREAS, The South River Forest is one of the most ambitious concepts for greenspace expansion in Atlanta and includes an estimated 3,500 acre landscape in Southeast Atlanta and unincorporated Southwest Dekalb County. Since 2018, The City of Atlanta, The Conservation Fund and The Nature Conservancy have been working to make this vision a reality.

WHEREAS, these property acquisitions are in line with the Atlanta City Design: Nature, which offers a broad base support for a large regional park in the South River Forest with public access to protected greenspace for residents and visitors throughout the city. Additionally, the Atlanta City Design references a South River Park that will provide a boost to urban ecosystem services while also providing new connections to the previously neglected riparian landscape.

WHEREAS, TCF has acquired approximately 11.7 acres of property from Habitat for Humanity the property site known as Old Hapeville Station Subdivision, located at the following Fulton County Parcel ID Numbers: 14 0069 LL 0646, 14 0069 LL 0596, and 14 0069 00596 the cost of this property is at \$787,620.65; and



WHEREAS, TCF has acquired approximately 34.39 acres of property from Habitat for Humanity, Inc. the property in Southeast Atlanta, located at Fulton County Parcel ID Number: 14 0062 LL0833, the cost of this property is at \$869,558.34; and

WHEREAS, TCF has acquired an aggregate amount of property at approximately 46.09 acres of property, located at the following Fulton County Parcel ID Numbers: 14 0069 LL 0646, 14 0069 LL 0596, and 14 0069 00596 and 14 0062 LL0833, (the “Properties”) (as depicted in the map attached hereto as Exhibit “A”), for the purpose of providing additional parkland in the South River Forest within the city limits of Atlanta; and

WHEREAS, the aggregate amount to acquire the Properties is in amount not to exceed One Million Six Hundred Fifty-Seven Thousand One Hundred and Seventy-Eight Dollars and Ninety-Nine Cents (\$1,657,178.99); and

WHEREAS, the City of Atlanta’s Department of Parks and Recreation is partnering with the Conservation Fund to provide public access to protected greenspaces in the South River Forest and its watershed; and

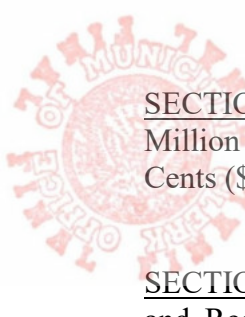
WHEREAS, parks, greenspace, and recreation are an integral part of the fabric of the city and must reflect each neighborhood’s distinct character and needs; and

WHEREAS, the proposed purchase of these parcels is consistent with the City of Atlanta’s goal of increasing the number of parks and green space acreage available and within closer proximity to each resident of the City.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:

SECTION 1. Pursuant to Section 2-1541 of the City Code, the Chief Procurement Officer, or her designee, is authorized to negotiate with The Conservation Fund to purchase property with the following Fulton County tax parcel identification numbers: 14 0069 LL 0646, 14 0069 LL 0596, and 14 0069 00596 and 14 0062 LL0833, as attached hereto as Exhibit “A”, with each person having legal claims to said parcels, all in connection with the Project.

SECTION 2: The Chief Procurement Officer or his designee is authorized to obtain and pay for those items and services necessary to purchase the Property, including, but not limited to, surveys, title insurance, appraisals, real estate service fees and other such due diligence items deemed necessary or desirable for the acquisition of the TCF Property (Due Diligence”) and other items or services deemed necessary to purchase the TCF Property, including but not limited to, site stabilization, signage, closing costs and other costs of acquisition (collectively, the “The City’s Due Diligence and Purchase Services”) from the fund manifest enumerated in Section 4 of this ordinance.



SECTION 3: The Purchase Price and Due Diligence and Purchase Services Costs shall not exceed One Million Six Hundred Fifty-Seven Thousand One Hundred and Seventy-Eight Dollars and Ninety-Nine Cents (\$1,657,178.99).

SECTION 4: The 2023 General Government Capital Outlay Fund budgets in the Department of Parks and Recreation and Department of Finance, Parks South Service District, are hereby amended and enumerated as follows:

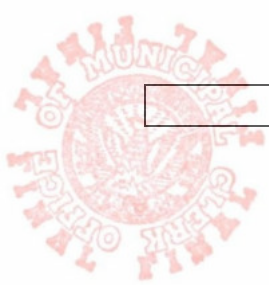
TRANSFER FROM APPROPRIATIONS

Transfer One Million Six Hundred Fifty-Seven Thousand One Hundred and Seventy-Eight Dollars and Ninety-Nine Cents (\$1,657,178.99); 3502 (General Government Capital Outlay Fund) 100101 (DOF Chief Financial Officer) 5999901 (Projects and Grants Budget/Reserve Conversion Account-Class 1) 1320000 (Chief Executive) 201072 (Admin. Development Recoupment Fees) 91108 (Dev Impact Fees Parks South)

Project	10201072	Development Recoupment Fees
Task	101	Development Recoupment Fees
Award	350291108	Dev. Recoup Fees-Parks SOUTH
Expense	5999901	Projects and Grants Budget
Org City of Atlanta	COA	CITY OF ATLANTA
TOTAL:		\$1,657.178.99

TRANSFER TO APPROPRIATIONS

PTAEO			GENERAL LEDGER		
PROJECT NUMBER	14201997	GREENSPACE PGM; PARKS	FUND	3502	GENERAL GOVERNMENT CAPITAL OUTLAY
TASK NUMBER	140	South River Forest Properties	GL DEPT	140106	PRC PARKS DESIGN
AWAROA D NUMBER	350291108	D.I.F Parks-South	Expense Acct	5411001	Land
Expense Account	5411001	LAND	Function/Activity	6220000	Park Areas
Owning Org	COA	City of Atlanta	GL Project	201997	Green space PMG; Parks
			GL FUNDING	91108	D.I.F. PARKS



			SOURCE		SOUTH
TOTAL:			\$1,657.178.99		

SECTION 5: The requirements of the Chapter 2, Article X, Division 14, Section 2-1541(d) of the City of Atlanta Code of Ordinances, are waived, for the purposes of this Ordinance only, to allow the purchase of the TCF Property on behalf of the City without further authorization by the City Council.

SECTION 6: The Mayor or her designee, the City Attorney or her designee, the Chief Procurement Officer or his designee, the Commissioner of the Department of Parks and Recreation or his designee, on behalf of the City in their official capacities and in accordance with this Ordinance, are authorized to take and do such further acts and deeds, and to execute and deliver, for and in the name of the City, respectively, such other documents, certificates, papers and instruments as they deem to be necessary, appropriate, advisable or required in order to effectuate the purpose and intent of this Ordinance and to consummate the actions contemplated by this Ordinance.

SECTION 7: Said deeds, instruments, or other documents shall not become binding upon the City, and the City shall not incur liability thereunder, until the same has been approved by the City Attorney as to form, attested to by the Municipal Clerk, and signed by the appropriate designee as outlined in section 6 of this Ordinance.

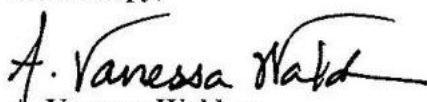
SECTION 8: Said transfer of appropriations from the fund manifest enumerated in Section 4 of this Ordinance shall occur after approval of all instruments and follow confirmation that sufficient funding is available as such time to be appropriated.

SECTION 9: Upon acquisition, the Department of Parks and Recreation is hereby charged with all responsibility for the Property and shall retain the land in perpetuity as a public park. Nothing in this Ordinance shall prohibit the development of the property for uses consistent with generally accepted park activities, including but not limited to trails, playgrounds, fitness equipment, interpretation, picnic areas, parking, and pavilions. Nothing in this section shall preclude a neighborhood group(s) or other party from maintaining all or part of the property pursuant to an agreement with the City.

SECTION 10: All ordinances and parts of ordinances in conflict herewith are hereby waived for purposes of this ordinance only, and only to the extent of the conflict.

SECTION 11: This Ordinance shall be effective immediately upon approval.

A true copy,

  
A. Vanessa Waldon  
Municipal Clerk

ADOPTED by the Atlanta City Council  
APPROVED by Mayor Andre Dickens

MAY 15, 2023

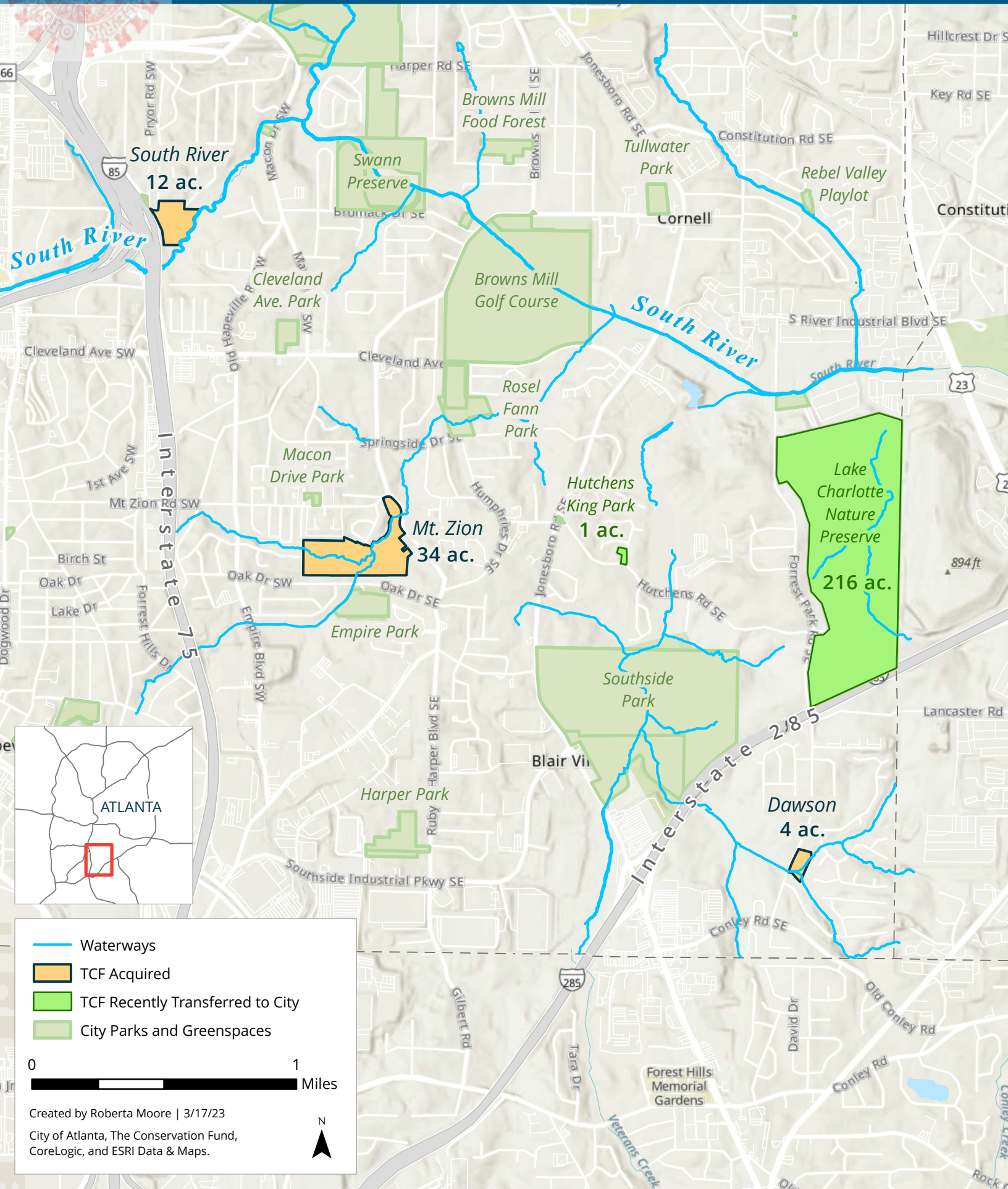
MAY 22, 2023



# South River Forest Acquisitions

City of Atlanta

THE  
CONSERVATION FUND





## RECORDATION AREA



## GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 10/19/2022.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE 56 ROBOTIC TOTAL STATION AND DATA COLLECTOR.
- TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING aGPS GNSS REAL TIME NETWORK. THE CONTOUR INTERVAL IS 2 FOOT BASED ON AERIAL MAPPING TECHNOLOGY IN ACCORDANCE WITH ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA UTILIZING LIGHT DETECTION AND RANGING TECHNOLOGY.
- THE BEARING BASIS IS GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING aGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 32,157 FEET, AND WAS ADJUSTED USING THE COMPASS METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 664,627 FEET.
- MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.
- THE STREAM BUFFERS SHOWN ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT OR WRESTED VEGETATION LINE (IF MARKED BY OTHERS), WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.
- THE CREEK SHOWN WAS NOT MARKED BY A CERTIFIED WETLANDS/STREAM DELINEATOR AND NO WETLANDS INFORMATION WAS PROVIDED. THE SURVEYOR IS UNABLE TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR STREAMS, OR THEIR LIMITS. ANY AREAS WITH POSSIBLE JURISDICTIONAL WETLANDS OR STREAMS SHOULD BE STUDIED BY THE APPROPRIATE AUTHORITIES AND ANY AREAS DETERMINED TO CONTAIN JURISDICTIONAL WETLANDS OR STREAMS MAY BE SUBJECT TO PROTECTION BY FEDERAL, STATE OR LOCAL AUTHORITIES AND MAY REQUIRE BUFFERS WHICH WOULD IMPACT DEVELOPMENT.
- THE BOUNDARY LINE ALONG THE CREEK IS DEFINED BY RECORD DOCUMENTS AS THE CENTERLINE OF CREEK. THE APPROXIMATE CENTERLINE OF CREEK MEANDER LINE SHOWN IS AN ESTIMATED AVERAGE OF THE MIDDLE OF THE CREEK CHANNEL AT THE TIME OF THE SURVEY AND IS SHOWN FOR THE PURPOSE OF CALCULATING MATHEMATICAL CLOSURES AND APPROXIMATE AREAS AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE. THE BOUNDARY LINE EXTENDS TO THE THREAD OF THE MAIN CURRENT OF THE WATER AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SEE THE OFFICIAL CODE OF GEORGIA ANNOTATED, TITLE 44, CHAPTER 8, FOR A MORE DETAILED DESCRIPTION OF RIPARIAN RIGHTS. OTHER LAWS OR RULINGS MAY APPLY.

## ALTA CERTIFICATION

TO: THE CONSERVATION FUND AND STEWART TITLE GUARANTY COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 8, 9, 11(a), 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on 10/19/22.

DATE: 11/7/22

PATRICK P. NUNN, GA. R.L.S. No. 2860  
HUGHES-RAY COMPANY, INC.  
6554 E. Church Street  
Douglasville, Georgia 30134



- ### ALTA TABLE "A" ITEMS
- THE ADDRESS WAS NOT PROVIDED OR VISIBLE ON THE SITE.
  - BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13121C0359F & 13121C0367F FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 9/10/2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONES: "AE" & "X" (OTHER AREAS) DEFINED THEREON AS FOLLOWS:  
ZONE "AE" SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED;  
ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
THE LIMITS OF THE FLOOD HAZARD AREA SHOWN HEREON WERE SCANNED FROM IMAGES OF THE FLOOD PANEL AND ARE APPROXIMATE ONLY. THE LIMITS SHOWN SHOULD NOT BE USED FOR PLACEMENT OF STRUCTURES. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
  - THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO ALTA TABLE A - ITEM 6. NO ZONING INFORMATION IS SHOWN.
  - (a) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED, NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
  - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.
  - NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
  - NO PLOTTABLE OFF-SITE EASEMENTS OR SERVITUDES WERE OBTAINED OR PROVIDED.

## ALTA/NSPS LAND TITLE SURVEY

### THE CONSERVATION FUND MT. ZION SITE A LOCATED IN LAND LOT 69 14TH DISTRICT, FULTON COUNTY, GEORGIA

## SITE MAP



## RECORD DESCRIPTION

PARCEL A:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING A PART OF LAFAYETTE PARK SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 142, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF BAGWELL DRIVE (FORMERLY KNOWN AS SOUTH PRYOR ROAD) (50 FOOT RIGHT-OF-WAY), SAID IRON PIN BEING LOCATED 1141.90 FEET SOUTHERLY AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY OF BAGWELL DRIVE FROM THE INTERSECTION OF THE RIGHT-OF-WAY OF BAGWELL DRIVE AND THE RIGHT-OF-WAY OF PARK WAY, THENCE S 88° 53' 20" E 533.80 FEET TO AN IRON PIN, S 01° 05' 06" W 32.43 FEET TO A CRIMP TOP PIPE, THENCE SOUTHERLY AND WESTERLY ALONG AN ARC 133.04 FEET (WHOSE CHORD IS 130.60 FEET WITH A RADIUS OF 200.00 FEET) ON A BEARING OF S 39° 29' 41" W) TO AN IRON PIN, THENCE N 88° 53' 20" W ALONG THE LINE BETWEEN LAND LOTS 69 AND 70, 460.00 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF BAGWELL DRIVE, THENCE N 04° 12' 02" E ALONG THE EASTERLY RIGHT-OF-WAY OF BAGWELL DRIVE 135.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

PARCEL B:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A RIGHT-OF-WAY MARKER AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SOUTH PRYOR ROAD (50 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 1-75, THENCE S 89° 06' 51" E 128.72 FEET TO AN IRON PIN, THENCE S 89° 06' 51" E 68.63 FEET TO AN IRON PIN, THENCE S 04° 40' 43" W 3.00 FEET TO AN IRON PIN, THENCE S 88° 53' 20" E 398.74 FEET TO AN IRON PIN, THENCE N 44° 37' 33" E 68.95 FEET TO AN IRON PIN, THENCE S 88° 53' 20" E ALONG THE LINE BETWEEN LAND LOTS 69 AND 70, 220.63 FEET TO AN IRON PIN, THENCE S 88° 38' 22" E ALONG THE LINE BETWEEN LAND LOTS 69 AND 70, 124.05 FEET TO A POINT ON THE CENTERLINE OF SOUTH RIVER, THENCE GENERALLY ALONG THE CENTERLINE OF SOUTH RIVER AS SHOWN ON THAT CERTAIN SURVEY FOR ATLANTA HABITAT FOR HUMANITY BY MARK G. LEE, RPLS NO. 2522, PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC., DATED NOVEMBER 8, 2007, LAST REVISED NOVEMBER 19, 2007, THE FOLLOWING COURSES AND DISTANCES: S 34° 50' 03" W A DISTANCE OF 47.86 FEET TO A POINT, THENCE S 29° 41' 06" W A DISTANCE OF 34.02 FEET TO A POINT, THENCE S 30° 28' 29" W A DISTANCE OF 46.51 FEET TO A POINT, THENCE S 50° 19' 05" W A DISTANCE OF 49.86 FEET TO A POINT, THENCE S 41° 47' 11" W A DISTANCE OF 61.29 FEET TO A POINT, THENCE S 01° 47' 32" W A DISTANCE OF 53.53 FEET TO A POINT, THENCE S 09° 20' 50" E A DISTANCE OF 34.01 FEET TO A POINT, THENCE S 07° 47' 17" E A DISTANCE OF 54.86 FEET TO A POINT, THENCE S 29° 07' 10" W A DISTANCE OF 49.00 FEET TO A POINT, THENCE S 60° 17' 17" W A DISTANCE OF 22.29 FEET TO A POINT, THENCE S 46° 29' 27" W A DISTANCE OF 39.30 FEET TO A POINT, THENCE S 30° 14' 58" W A DISTANCE OF 32.25 FEET TO A POINT, THENCE S 03° 28' 29" W A DISTANCE OF 57.33 FEET TO A POINT, THENCE S 14° 48' 00" W A DISTANCE OF 36.67 FEET TO A POINT, THENCE S 57° 04' 11" W A DISTANCE OF 51.77 FEET TO A POINT, THENCE S 84° 08' 58" W A DISTANCE OF 44.49 FEET TO A POINT, THENCE S 87° 38' 45" W A DISTANCE OF 31.91 FEET TO A POINT, THENCE S 19° 21' 52" W A DISTANCE OF 46.29 FEET TO A POINT, THENCE S 16° 14' 17" E A DISTANCE OF 35.55 FEET TO A POINT, THENCE S 25° 10' 19" E A DISTANCE OF 35.70 FEET TO A POINT, THENCE S 21° 14' 17" W A DISTANCE OF 22.32 FEET TO A POINT ON THE CENTERLINE OF SOUTH RIVER AS SHOWN ON THE AFOREMENTIONED SURVEY, THENCE DEPARTING THE CENTERLINE OF SOUTH RIVER N 89° 00' 37" W 399.91 FEET TO AN IRON PIN, THENCE N 89° 00' 37" W 119.67 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 1-75, THENCE N 14° 53' 54" W 220.53 FEET TO AN IRON PIN, THENCE N 20° 38' 12" W 208.48 FEET TO A RIGHT-OF-WAY MARKER, THENCE N 29° 39' 32" W 209.95 FEET TO AN IRON PIN, THENCE N 29° 15' 10" W 90.43 FEET TO A RIGHT-OF-WAY MARKER AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SOUTH PRYOR ROAD (50 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 1-75 AND THE POINT OF BEGINNING.

## SURVEYED DESCRIPTION PARCEL 1

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT-OF-WAY), THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 04 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 184.43 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 22 DEGREES 55 MINUTES 31 SECONDS EAST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN NORTH 89 DEGREES 01 MINUTES 53 SECONDS WEST A DISTANCE OF 119.67 FEET TO A POINT;  
THENCE, RUN NORTH 14 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 220.49 FEET TO A FOUND RIGHT-OF-WAY MARKER;  
THENCE, RUN NORTH 20 DEGREES 38 MINUTES 59 SECONDS WEST A DISTANCE OF 208.48 FEET TO A FOUND RIGHT-OF-WAY MARKER;  
THENCE, RUN NORTH 26 DEGREES 39 MINUTES 19 SECONDS WEST A DISTANCE OF 209.95 FEET TO A POINT;  
THENCE, RUN NORTH 29 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 90.43 FEET BACK TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINING 1.61 ACRES OR 69,912 SQUARE FEET, MORE OR LESS.

## SURVEYED DESCRIPTION PARCEL 2

ALL THAT PARCEL OF LAND LYING IN LAND LOT 69, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE RIGHT-OF-WAY), THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 128.72 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST A DISTANCE OF 68.63 FEET TO A FOUND 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 04 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 3.00 FEET TO A 1/2-INCH REBAR SET, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE, RUN SOUTH 89 DEGREES 08 MINUTES 36 SECONDS EAST A DISTANCE OF 49.86 FEET TO A POINT;  
THENCE, RUN NORTH 44 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 68.95 FEET TO A POINT;  
THENCE, RUN SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 220.63 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 88 DEGREES 39 MINUTES 27 SECONDS EAST A DISTANCE OF 124.05 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 34 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 47.86 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK, THENCE ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET, SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 29 DEGREES 39 MINUTES 50 SECONDS WEST A DISTANCE OF 34.02 FEET TO A POINT;  
SOUTH 30 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 46.51 FEET TO A POINT;  
SOUTH 50 DEGREES 17 MINUTES 49 SECONDS WEST A DISTANCE OF 49.86 FEET TO A POINT;  
SOUTH 41 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 61.29 FEET TO A POINT;  
SOUTH 01 DEGREES 46 MINUTES 16 SECONDS WEST A DISTANCE OF 53.53 FEET TO A POINT;  
SOUTH 09 DEGREES 22 MINUTES 06 SECONDS EAST A DISTANCE OF 34.07 FEET TO A POINT;  
SOUTH 07 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 54.86 FEET TO A POINT;  
SOUTH 29 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 49.00 FEET TO A POINT;  
SOUTH 60 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 22.29 FEET TO A POINT;  
SOUTH 46 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 39.30 FEET TO A POINT;  
SOUTH 30 DEGREES 13 MINUTES 42 SECONDS WEST A DISTANCE OF 32.25 FEET TO A POINT;  
SOUTH 03 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 57.33 FEET TO A POINT;  
SOUTH 14 DEGREES 46 MINUTES 44 SECONDS WEST A DISTANCE OF 36.67 FEET TO A POINT;  
SOUTH 57 DEGREES 02 MINUTES 55 SECONDS WEST A DISTANCE OF 51.77 FEET TO A POINT;  
SOUTH 84 DEGREES 04 MINUTES 42 SECONDS WEST A DISTANCE OF 44.49 FEET TO A POINT;  
SOUTH 87 DEGREES 34 MINUTES 29 SECONDS WEST A DISTANCE OF 31.91 FEET TO A POINT;  
SOUTH 19 DEGREES 21 MINUTES 36 SECONDS WEST A DISTANCE OF 46.29 FEET TO A POINT;  
SOUTH 16 DEGREES 15 MINUTES 33 SECONDS EAST A DISTANCE OF 35.55 FEET TO A POINT;  
SOUTH 25 DEGREES 11 MINUTES 35 SECONDS EAST A DISTANCE OF 35.70 FEET TO A POINT;  
SOUTH 21 DEGREES 13 MINUTES 01 SECONDS EAST A DISTANCE OF 22.32 FEET TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 89 DEGREES 02 MINUTES 21 SECONDS WEST A DISTANCE OF 200.26 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN NORTH 22 DEGREES 55 MINUTES 31 SECONDS WEST A DISTANCE OF 528.57 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN NORTH 04 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 184.43 FEET BACK TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINING 8.50 ACRES OR 370,227 SQUARE FEET, MORE OR LESS.

## SURVEYED DESCRIPTION PARCEL 3

ALL THAT PARCEL OF LAND LYING IN LAND LOT 70, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2-INCH REBAR WITH CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BAGWELL DRIVE (50 FOOT RIGHT-OF-WAY),  
THENCE, ALONG THE RIGHT-OF-WAY LINE OF SAID BAGWELL DRIVE RUN NORTH 04 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 135.00 FEET TO A 1/2-INCH REBAR SET;  
THENCE, LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 88 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 533.80 FEET TO A 1/2-INCH REBAR SET;  
THENCE, RUN SOUTH 03 DEGREES 05 MINUTES 06 SECONDS WEST A DISTANCE OF 32.43 FEET TO A FOUND 3/4-INCH CRIMPED TOP PIPE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POLAR ROCK DRIVE (50 FOOT RIGHT-OF-WAY),  
THENCE ALONG SAID RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 133.04 FEET (SAID ARC HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 39 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 130.60 FEET) TO A 1/2-INCH REBAR SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF PRYOR ROAD (50 FOOT RIGHT-OF-WAY),  
THENCE, ALONG SAID RIGHT-OF-WAY LINE RUN NORTH 88 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 460.00 FEET BACK TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINING 1.59 ACRES OR 69,259 SQUARE FEET, MORE OR LESS.

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Patrick P. Nunn, GA. R.L.S. #2860, 11/7/22  
DATE



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PREPARED BY:  
**HRC**  
HRC ENGINEERS  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
P 770.942.0196  
F 770.942.0152  
www.hrcengineers.com

STATE OF GEORGIA  
CERTIFICATE OF AUTHORIZATION  
FOR LAND SURVEYING  
HUGHES-RAY COMPANY, INC.  
LSF# 000462 EXPIRES 06/30/24

ALTA/NSPS LAND TITLE SURVEY FOR:  
**THE CONSERVATION FUND &  
STEWART TITLE GUARANTY COMPANY**  
MT. ZION SITE A  
LOCATED IN LAND LOTS 69 & 70  
14TH DISTRICT,  
FULTON COUNTY, GEORGIA

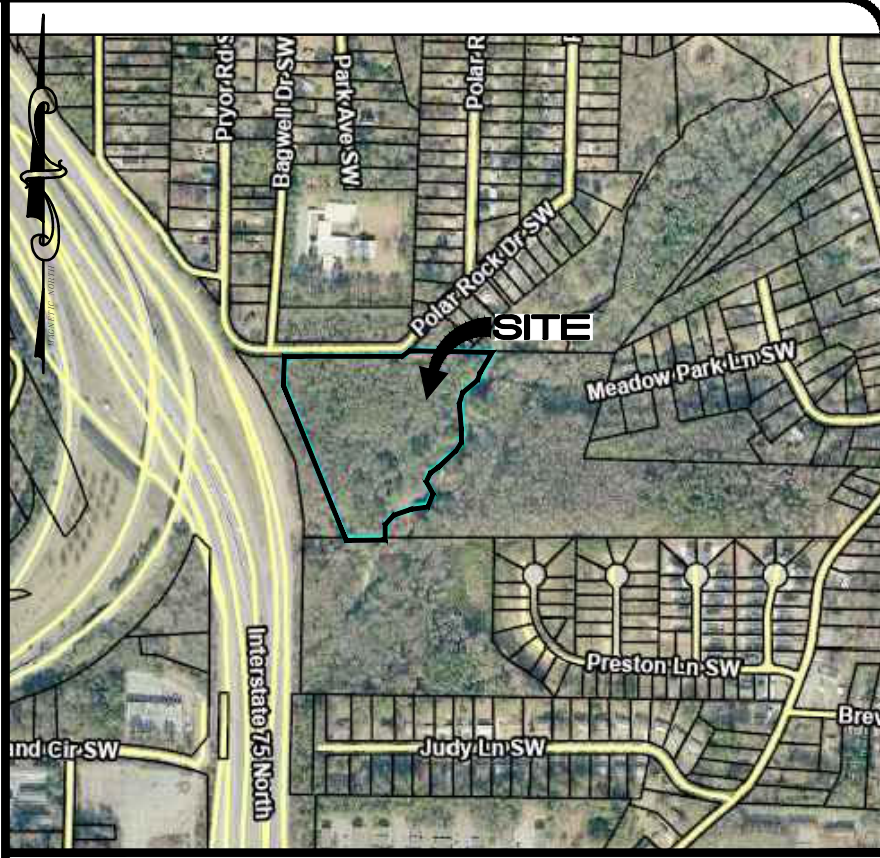
DATE: 7 NOVEMBER 2022			DRAWING NO. H22219-ALTA
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: AU
			CHECKED BY: PPN
			JOB NO.: H22219
			SCALE: 1"=100'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



# RECORDATION AREA

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.04'	200.00'	S 39° 29' 41" W	130.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89° 08' 07" E	128.53
L2	S 89° 08' 07" E	128.53
L3	S 04° 39' 27" W	3.00'
L4	N 44° 36' 17" E	68.96
L5	S 88° 39' 38" E	124.05
L6	S 34° 48' 47" W	47.88
L7	S 29° 39' 50" W	34.02
L8	S 30° 38' 07" W	46.51
L9	S 50° 17' 49" W	49.86
L10	S 41° 43' 55" W	61.29
L11	S 01° 46' 16" W	53.53
L12	S 09° 22' 08" E	34.07
L13	S 07° 48' 33" E	54.86
L14	S 29° 08' 00" W	49.00
L15	S 60° 18' 01" W	22.29
L16	S 46° 28' 11" W	35.30
L17	S 30° 13' 42" W	32.25
L18	S 03° 27' 13" W	57.33
L19	S 14° 46' 44" W	36.67
L20	S 57° 02' 55" W	51.77
L21	S 64° 04' 42" W	44.49
L22	S 87° 34' 22" W	51.91
L23	S 19° 20' 36" W	46.29
L24	S 16° 15' 33" E	35.58
L25	S 22° 11' 35" E	35.10
L26	S 21° 13' 01" W	22.32
L27	N 14° 53' 41" W	22.53
L28	N 20° 38' 59" W	208.48
L29	N 26° 39' 19" W	209.95
L30	N 29° 14' 57" W	39.43
L31	S 01° 05' 06" W	32.43

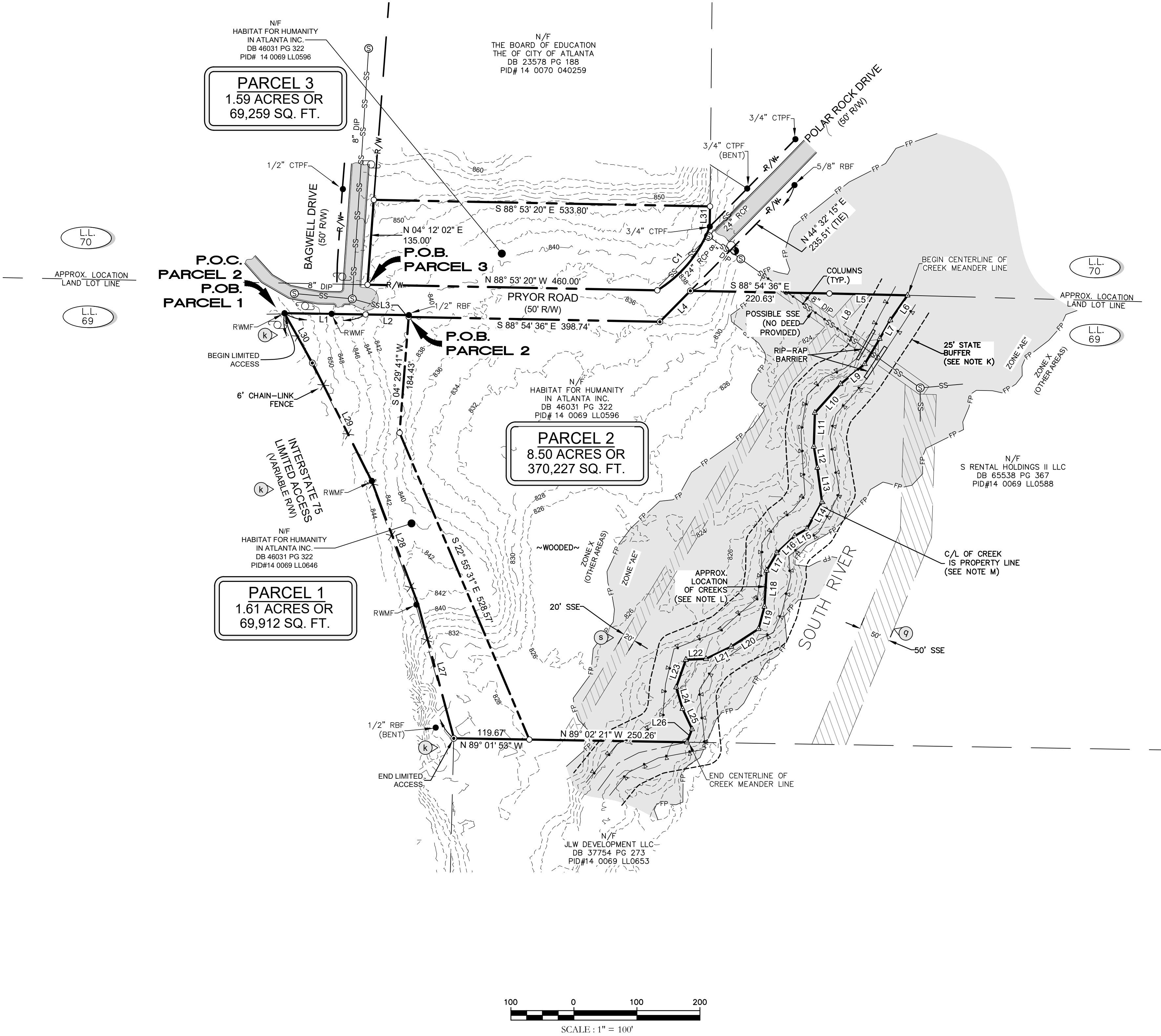


## LOCATION MAP

### ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 2-42012, COMMITMENT DATE: SEPTEMBER 18, 2022 AT 5:00 P.M.

- (f) DEED BY AND BETWEEN MRS. FRANCES BROWN CHASE AND FULTON COUNTY, GEORGIA, DATED MARCH 1950, FILED FOR RECORD APRIL 17, 1950 AT 11:17 A.M., RECORDED IN DEED BOOK 2517, PAGE 281, RECORDS OF FULTON COUNTY, GEORGIA. *(May or may not affect the subject property, not locatable, referenced map was not provided.)*
- (g) EASEMENTS AS CONTAINED IN THE CERTAIN RIGHT OF WAY DEED FROM MRS. ADA JACKSON MAREK, FORMERLY MRS. F. M. JACKSON TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 25, 1949, RECORDED IN DEED BOOK 2574, PAGE 583, AFORESAID RECORDS. *(May or may not affect the subject property. Not discernable.)*
- (h) UTILITY EASEMENT FROM NOEL C. TURNER TO CITY OF ATLANTA, GEORGIA, DATED MARCH 13, 1954, FILED FOR RECORD APRIL 9, 1954 AT 8:30 A.M., RECORDED IN DEED BOOK 4218, PAGE 178, AFORESAID RECORDS. *(May or may not affect the subject property. Not locatable, attached map not legible.)*
- (i) SEWER EASEMENT FROM W. M. SMALL TO CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, FILED FOR RECORD SEPTEMBER 18, 1973 AT 3:21 P.M., RECORDED IN DEED BOOK 5907, PAGE 207, AFORESAID RECORDS. *(May or may not affect the subject property, not locatable, referenced map was not provided.)*
- (j) RIGHT OF WAY DEED FROM ROBERT LEE AVARY, JR., AS TO A 1/4 UNDIVIDED INTEREST AND AS CO-EXECUTOR U/W OF STEPHENS ARCHER AVARY AS TO A 1/8 UNDIVIDED INTEREST, MRS. MARY PIERCE AVARY AS TO A 1/8 UNDIVIDED INTEREST AND AS CO-EXECUTOR U/W OF STEPHENS ARCHER AVARY AS TO A 1/8 UNDIVIDED INTEREST, ET AL TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 1, 1981, FILED FOR RECORD FEBRUARY 24, 1982 AT 10:23 A.M., RECORDED IN DEED BOOK 6067, PAGE 455, AFORESAID RECORDS. *(May or may not affect the subject property. Not discernable.)*
- (k) RIGHT OF WAY DEED (LIMITED ACCESS) FROM ROBERT LEE AVARY, JR. AND MRS. MARY PIERCE AVARY INDIVIDUALLY AND AS TRUSTEES UNDER WILL OF STEPHENS ARCHER TO DEPARTMENT OF TRANSPORTATION, DATED JANUARY 21, 1983, FILED FOR RECORD FEBRUARY 10, 1983 AT 11:37 A.M., RECORDED IN DEED BOOK 6376, PAGE 28, AFORESAID RECORDS. *(Affects the subject property. Shown hereon.)*
- (l) ATTENTION IS DIRECTED TO THE FACT THAT CAPTIONED PROPERTY ABUTS INTERSTATE HIGHWAY NO. 75 WHICH IS A LIMITED ACCESS WAY WITH RIGHTS OF ACCESS LIMITED TO THOSE POINTS DESIGNATED BY THE DEPARTMENT OF TRANSPORTATION OF GEORGIA
- (m) INDEMNITY AGREEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC. TO CITY OF ATLANTA, DATED FEBRUARY 1, 1986, FILED FOR RECORD MARCH 1, 1986 AT 3:34 P.M., RECORDED IN DEED BOOK 20890, PAGE 153, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (n) INDEMNITY AGREEMENT FROM HABITAT FOR HUMANITY TO CITY OF ATLANTA, DATED NOVEMBER 17, 1998, FILED FOR RECORD DECEMBER 4, 1998 AT 4:00 P.M., RECORDED IN DEED BOOK 25792, PAGE 330, AFORESAID RECORDS; AS RE-RECORDED DECEMBER 10, 1998 AT 10:12 A.M., RECORDED IN DEED BOOK 25931, PAGE 325, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (o) DECLARATION OF PROTECTIVE COVENANTS FOR MOUNT ZION MANOR BY HABITAT FOR HUMANITY IN ATLANTA, INC., A GEORGIA NONPROFIT CORPORATION, FILED FOR RECORD DECEMBER 20, 1999 AT 4:40 P.M., RECORDED IN DEED BOOK 28192, PAGE 11, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN NOTICE BY HABITAT FOR HUMANITY IN ATLANTA, INC., DATED JUNE 3, 2005, FILED FOR RECORD JUNE 3, 2005 AT 10:59 A.M., RECORDED IN DEED BOOK 40134, PAGE 80, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (p) EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC. TO GEORGIA POWER COMPANY, DATED JULY 21, 1999, FILED FOR RECORD APRIL 17, 2001 AT 11:42 A.M., RECORDED IN DEED BOOK 30227, PAGE 2, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (q) SEWER EASEMENT AGREEMENT BY AND BETWEEN LOUIS P. GANGAROSA, SR. AND JLV DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 12, 2004, FILED FOR RECORD JUNE 9, 2004 AT 10:55 A.M., RECORDED IN DEED BOOK 37754, PAGE 275, AFORESAID RECORDS. *(Does not affect the subject property. Shown hereon.)*
- (r) EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA TO GEORGIA POWER COMPANY, DATED DECEMBER 8, 2005, FILED FOR RECORD JANUARY 19, 2006 AT 8:51 A.M., RECORDED IN DEED BOOK 41800, PAGE 201, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (s) SANITARY SEWER UTILITY SYSTEM EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC., A GEORGIA NOT FOR PROFIT CORPORATION TO CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, DATED JULY 17, 2009, FILED FOR RECORD SEPTEMBER 9, 2009 AT 8:37 A.M., RECORDED IN DEED BOOK 48346, PAGE 691, AFORESAID RECORDS. *(Affect the subject property. Shown hereon.)*
- (t) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 10, PAGE 142, AFORESAID RECORDS. *(Matters that apply are shown hereon.)*
- (u) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 41, PAGE 47, AFORESAID RECORDS. *(Matters that apply are shown hereon.)*
- (v) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 64, PAGE 11, AFORESAID RECORDS. *(Matters that apply are shown hereon.)*
- (w) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 4, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (x) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 5, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (y) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 6, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (z) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 216, PAGE 59, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (aa) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 216, PAGE 80, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (bb) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 78, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (cc) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 79, AFORESAID RECORDS. *(Does not affect the subject property.)*
- (dd) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 80, AFORESAID RECORDS. *(Does not affect the subject property.)*



### LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTF OPEN TOP PIPE
- △ DOUBLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SS—SS SANITARY SEWER LINE
- SD—SD STORM DRAIN LINE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION

As required by subsection (d) of O.C.G.A. Section 15-8-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Patrick P. Nunn* 11/7/22  
Patrick P. Nunn (Ga. R.L.S. #2860) DATE



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STATE OF GEORGIA  
CERTIFICATE OF AUTHORIZATION  
FOR LAND SURVEYING  
HUGHES-BAY COMPANY, INC.  
LS# 000462 EXPIRES 06/30/24

ALTA/NSPS LAND TITLE SURVEY FOR:  
**THE CONSERVATION FUND & STEWART TITLE GUARANTY COMPANY**  
**MT. ZION SITE A**  
LOCATED IN LAND LOTS 69 & 70  
14TH DISTRICT,  
FULTON COUNTY, GEORGIA

DATE: 7 NOVEMBER 2022			DRAWING NO. H22219-ALTA
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: AU
			CHECKED BY: PPN
			JOB NO.: H22219
			SCALE: 1"=100'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



## RECORDATION AREA

## ALTA TABLE "A" ITEMS

2)THE ADDRESS WAS NOT PROVIDED OR VISIBLE ON THE SITE.

3)BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13121C0367F FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 9/18/2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONES: "A" & "X" (OTHER AREAS) DEFINED THEREON AS FOLLOWS:

ZONE: "A" SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE: "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE LIMITS OF THE FLOOD HAZARD AREA SHOWN HEREON WERE SCANNED FROM IMAGES OF THE FLOOD PANEL AND ARE APPROXIMATE ONLY. THE LIMITS SHOWN SHOULD NOT BE USED FOR PLACEMENT OF STRUCTURES. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR. ON THE PROPERTY, ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.

6)THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO ALTA TABLE A - ITEM 6. NO ZONING INFORMATION IS SHOWN.

11)(a)THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

16)NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

17)NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

19)NO PLOTTABLE OFF-SITE EASEMENTS OR SERVICUTES WERE OBTAINED OR PROVIDED.

## GENERAL NOTES

A. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

B. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.

C. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 10/19/2022.

D. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE 56 ROBOTIC TOTAL STATION AND DATA COLLECTOR.

E. TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD '83 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING gGPS GNSS REAL TIME NETWORK. THE CONTOUR INTERVAL IS 2 FOOT BASED ON AERIAL MAPPING TECHNOLOGY IN ACCORDANCE WITH ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA UTILIZING LIGHT DETECTION AND RANGING TECHNOLOGY.

F. THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING gGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

G. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 11,508 FEET, AND WAS NOT ADJUSTED.

H. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,499,360 FEET.

I. MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).

J. THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.

K. THE STREAM BUFFERS SHOWN ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT OR WRESTED VEGETATION LINE (IF MARKED BY OTHERS), WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.

L. THE CREEK SHOWN WAS NOT MARKED BY A CERTIFIED WETLANDS/STREAM DELINEATOR AND NO WETLANDS INFORMATION WAS PROVIDED. THE SURVEYOR IS UNABLE TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR STREAMS, OR THEIR LIMITS. ANY AREAS WITH POSSIBLE JURISDICTIONAL WETLANDS OR STREAMS SHOULD BE STUDIED BY THE APPROPRIATE AUTHORITIES AND ANY AREAS DETERMINED TO CONTAIN JURISDICTIONAL WETLANDS OR STREAMS MAY BE SUBJECT TO PROTECTION BY FEDERAL, STATE OR LOCAL AUTHORITIES AND MAY REQUIRE BUFFERS WHICH WOULD IMPACT DEVELOPMENT.

M. THE BOUNDARY LINE ALONG THE CREEK IS DEFINED BY RECORD DOCUMENTS AS THE CENTERLINE OF CREEK. THE APPROXIMATE CENTERLINE OF CREEK MEANDER LINE SHOWN IS AN ESTIMATED AVERAGE OF THE MIDDLE OF THE CREEK CHANNEL AT THE TIME OF THE SURVEY AND IS SHOWN FOR THE PURPOSE OF CALCULATING MATHEMATICAL CLOSURES AND APPROXIMATE AREAS AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE. THE BOUNDARY LINE EXTENDS TO THE THREAD OF THE MAIN CURRENT OF THE WATER AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SEE THE OFFICIAL CODE OF GEORGIA ANNOTATED, TITLE 44, CHAPTER 8, FOR A MORE DETAILED DESCRIPTION OF RIPARIAN RIGHTS. OTHER LAWS OR RULINGS MAY APPLY.

# ALTA/NSPS LAND TITLE SURVEY

## THE CONSERVATION FUND

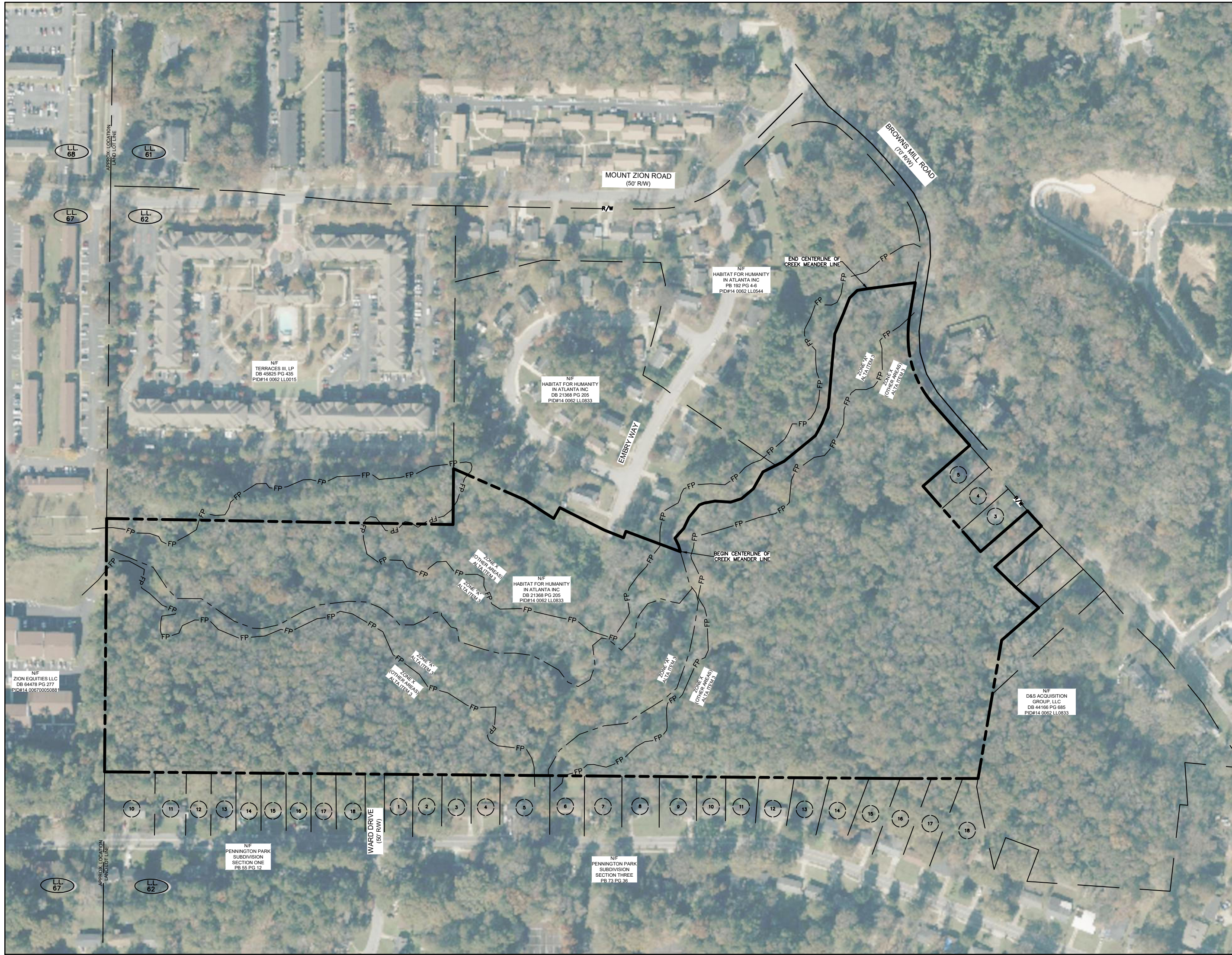
### MT. ZION SITE B

LOCATED IN LAND LOT 62

14TH DISTRICT,

FULTON COUNTY, GEORGIA

## SITE MAP



## ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 2-42012, COMMITMENT DATE: SEPTEMBER 18, 2022 AT 5:00 P.M.

1) DEED BY AND BETWEEN MRS. FRANCES BROWN CHASE AND FULTON COUNTY, GEORGIA, DATED MARCH 1950, FILED FOR RECORD APRIL 17, 1950 AT 11:17 A.M., RECORDED IN DEED BOOK 2517, PAGE 281, RECORDS OF FULTON COUNTY, GEORGIA. (May or may not affect the subject property. Not locatable, referenced map was not provided.)

2) EASEMENTS AS CONTAINED IN THE CERTAIN RIGHT OF WAY DEED FROM MRS. ADA JACKSON MAREK, FORMERLY MRS. F. M. JACKSON TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 25, 1949, RECORDED IN DEED BOOK 2574, PAGE 583, AFORESAID RECORDS. (Does not affect the subject property.)

3) UTILITY EASEMENT FROM NOEL C. TURNER TO CITY OF ATLANTA, GEORGIA, DATED MARCH 13, 1964, FILED FOR RECORD APRIL 9, 1964 AT 8:30 A.M., RECORDED IN DEED BOOK 4218, PAGE 178, AFORESAID RECORDS. (May or may not affect the subject property. Not locatable, attached map not legible.)

4) SEWER EASEMENT FROM W. M. SMALL TO CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, FILED FOR RECORD SEPTEMBER 18, 1973 AT 3:21 P.M., RECORDED IN DEED BOOK 5907, PAGE 207, AFORESAID RECORDS. (Does not affect the subject property.)

5) RIGHT OF WAY DEED FROM ROBERT LEE AVARY, JR. AS TO A 1/4 UNDIVIDED INTEREST AND AS CO-EXECUTOR U/W OF STEPHENS ARCHER AVARY AS TO A 1/8 UNDIVIDED INTEREST, MRS. MARY PIERCE AVARY, AS TO A 1/8 UNDIVIDED INTEREST AND AS CO-EXECUTOR U/W OF STEPHENS ARCHER AVARY AS TO A 1/8 UNDIVIDED INTEREST, ET AL TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 1, 1981, FILED FOR RECORD FEBRUARY 24, 1982 AT 10:23 A.M., RECORDED IN DEED BOOK 8067, PAGE 455, AFORESAID RECORDS. (Does not affect the subject property.)

6) RIGHT OF WAY DEED (LIMITED ACCESS) FROM ROBERT LEE AVARY, JR. AND MRS. MARY PIERCE AVARY INDIVIDUALLY AND AS TRUSTEES UNDER WILL OF STEPHENS ARCHER TO DEPARTMENT OF TRANSPORTATION, DATED JANUARY 21, 1983, FILED FOR RECORD FEBRUARY 10, 1983 AT 11:57 A.M., RECORDED IN DEED BOOK 8376, PAGE 28, AFORESAID RECORDS. (Does not affect the subject property.)

7) ATTENTION IS DIRECTED TO THE FACT THAT CAPTIONED PROPERTY ABUTS INTERSTATE HIGHWAY NO. 75 WHICH IS A LIMITED ACCESS WAY WITH RIGHTS OF ACCESS LIMITED TO THOSE POINTS DESIGNATED BY THE DEPARTMENT OF TRANSPORTATION OF GEORGIA

8) INDEMNITY AGREEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC. TO CITY OF ATLANTA, DATED FEBRUARY 1, 1996, FILED FOR RECORD MARCH 1, 1996 AT 3:34 P.M., RECORDED IN DEED BOOK 2080, PAGE 153, AFORESAID RECORDS. (Affects the subject property. Detention area not plottable.)

9) INDEMNITY AGREEMENT FROM HABITAT FOR HUMANITY TO CITY OF ATLANTA, DATED NOVEMBER 17, 1998, FILED FOR RECORD DECEMBER 4, 1998 AT 4:00 P.M., RECORDED IN DEED BOOK 25792, PAGE 330, AFORESAID RECORDS; AS RE-RECORDED DECEMBER 10, 1998 AT 10:12 A.M., RECORDED IN DEED BOOK 25851, PAGE 325, AFORESAID RECORDS. (Affects a portion of the subject property. Detention area not plottable.)

10) DECLARATION OF PROTECTIVE COVENANTS FOR MOUNT ZION MANOR BY HABITAT FOR HUMANITY IN ATLANTA, INC., A GEORGIA NONPROFIT CORPORATION, FILED FOR RECORD DECEMBER 20, 1999 AT 4:40 P.M., RECORDED IN DEED BOOK 28192, PAGE 11, AFORESAID RECORDS; AS AFFIRMED BY THAT CERTAIN NOTICE BY HABITAT FOR HUMANITY IN ATLANTA, INC., DATED JUNE 3, 2005, FILED FOR RECORD JUNE 3, 2005 AT 10:59 A.M., RECORDED IN DEED BOOK 40134, PAGE 80, AFORESAID RECORDS. (Does not affect the subject property.)

11) EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC. TO GEORGIA POWER COMPANY, DATED JULY 21, 1999, FILED FOR RECORD APRIL 17, 2001 AT 11:42 A.M., RECORDED IN DEED BOOK 30227, PAGE 2, AFORESAID RECORDS. (Does not affect the subject property.)

12) SEWER EASEMENT AGREEMENT BY AND BETWEEN LOUIS P. GANGAROSA, SR. AND J.L.W. DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 12, 2004, FILED FOR RECORD JUNE 9, 2004 AT 10:55 A.M., RECORDED IN DEED BOOK 37754, PAGE 275, AFORESAID RECORDS. (Does not affect the subject property.)

13) EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA TO GEORGIA POWER COMPANY, DATED DECEMBER 8, 2005, FILED FOR RECORD JANUARY 19, 2006 AT 8:51 A.M., RECORDED IN DEED BOOK 41801, PAGE 201, AFORESAID RECORDS. (Does not affect the subject property.)

14) SANITARY SEWER UTILITY SYSTEM EASEMENT FROM HABITAT FOR HUMANITY IN ATLANTA, INC., A GEORGIA NOT FOR PROFIT CORPORATION TO CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, DATED JULY 17, 2009, FILED FOR RECORD SEPTEMBER 9, 2009 AT 8:37 A.M., RECORDED IN DEED BOOK 48340, PAGE 691, AFORESAID RECORDS. (Does not affect the subject property.)

15) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 10, PAGE 142, AFORESAID RECORDS. (Does not affect the subject property.)

16) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 41, PAGE 47, AFORESAID RECORDS. (Does not affect the subject property.)

17) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 64, PAGE 11, AFORESAID RECORDS. (Does not affect the subject property.)

18) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 4, AFORESAID RECORDS. (Does not affect the subject property.)

19) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 5, AFORESAID RECORDS. (Matters that apply are shown hereon.)

20) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 192, PAGE 6, AFORESAID RECORDS. (Matters that apply are shown hereon.)

21) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 216, PAGE 59, AFORESAID RECORDS. (Matters that apply are shown hereon.)

22) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 216, PAGE 60, AFORESAID RECORDS. (Matters that apply are shown hereon.)

23) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 78, AFORESAID RECORDS. (Matters that apply are shown hereon.)

24) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 79, AFORESAID RECORDS. (Matters that apply are shown hereon.)

25) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 80, AFORESAID RECORDS. (Matters that apply are shown hereon.)

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48) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 271, PAGE 80, AFORESAID RECORDS. (Matters that apply are shown hereon.)

## SURVEYED DESCRIPTION

ALL THAT PARCEL OF LAND LYING IN LAND LOT 62, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE SOUTHEASTELY END OF THE CURVED MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHWESTERY RIGHT-OF-WAY LINE OF BROWNS MILL ROAD (70-FOOT RIGHT-OF-WAY) WITH THE SOUTHEASTERY RIGHT-OF-WAY LINE OF MOUNT ZION ROAD (50-FOOT RIGHT-OF-WAY) THENCE ALONG SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 146.87 FEET (SAID ARC HAVING A RADIUS OF 775.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 45 DEGREES 28 MINUTES 19 SECONDS EAST A DISTANCE OF 146.65 FEET) TO A POINT;

THENCE, RUN SOUTH 40 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 72.59 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 182.36 FEET (SAID ARC HAVING A RADIUS OF 210.39 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 15 DEGREES 14 MINUTES 25 SECONDS WEST A DISTANCE OF 30.81 FEET) TO A POINT;

THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 49.88 FEET TO A 1/2-INCH REBAR SET; SAID 1/2-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE, RUN SOUTH 09 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 87.48 FEET TO A 1/2-INCH REBAR SET;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 30.84 FEET (SAID ARC HAVING A RADIUS OF 198.62 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 05 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 30.81 FEET) TO A POINT;

THENCE, RUN SOUTH 00 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 11.97 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 178.50 FEET (SAID ARC HAVING A RADIUS OF 242.87 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 23 MINUTES 25 SECONDS EAST A DISTANCE OF 174.51 FEET) TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 132.59 FEET TO A 1/2-INCH REBAR SET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 56 MINUTES 04 SECONDS WEST A DISTANCE OF 149.61 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 41 DEGREES 18 MINUTES 37 SECONDS EAST A DISTANCE OF 210.00 FEET TO A 5/8-INCH REBAR FOUND;

THENCE, RUN NORTH 48 DEGREES 56 MINUTES 01 SECONDS EAST A DISTANCE OF 150.11 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF BROWNS MILL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN SOUTH 41 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 13.86 FEET TO A POINT;

THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 37.35 FEET (SAID ARC HAVING A RADIUS OF 966.35 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 37.35 FEET) TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 48 DEGREES 56 MINUTES 01 SECONDS WEST A DISTANCE OF 149.51 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 45 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 70.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 74.69 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 48 DEGREES 47 MINUTES 28 SECONDS WEST A DISTANCE OF 118.97 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 09 DEGREES 40 MINUTES 28 SECONDS WEST A DISTANCE OF 337.63 FEET TO A FOUND 1/2-INCH CRIMPED TOP PIPE;

THENCE, RUN SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST A DISTANCE OF 187.21 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST A DISTANCE OF 1916.15 FEET TO A FOUND 1/2-INCH REBAR;

THENCE, RUN NORTH 00 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 610.20 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 88 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 834.18 FEET TO A FOUND 1/2-INCH CRIMPED TOP PIPE;

THENCE, RUN NORTH 00 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 134.50 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 66 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 185.99 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 57 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 84.20 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 29 DEGREES 09 MINUTES 30 SECONDS EAST A DISTANCE OF 30.00 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 63 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 119.90 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 68 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN NORTH 20 DEGREES 29 MINUTES 47 SECONDS EAST A DISTANCE OF 16.43 FEET TO A 1/2-INCH REBAR SET;

THENCE, RUN SOUTH 69 DEGREES 30 MINUTES 13 SECONDS EAST A DISTANCE OF 139.78 FEET TO A POINT AT THE APPROXIMATE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK AN APPROXIMATE DISTANCE OF 900 FEET, SAID CENTERLINE OF CREEK BEING APPROXIMATELY TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 26 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 15.91 FEET TO A POINT;

NORTH 24 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 19.38 FEET TO A POINT;

NORTH 42 DEGREES 50 MINUTES 11 SECONDS EAST A DISTANCE OF 31.98 FEET TO A POINT;

NORTH 25 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 28.50 FEET TO A POINT;

NORTH 39 DEGREES 31 MINUTES 03 SECONDS EAST A DISTANCE OF 39.09 FEET TO A POINT;

NORTH 68 DEGREES 17 MINUTES 28 SECONDS EAST A DISTANCE OF 12.57 FEET TO A POINT;

NORTH 79 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 26.93 FEET TO A POINT;

SOUTH 86 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 37.19 FEET TO A POINT;

NORTH 72 DEGREES 41 MINUTES 02 SECONDS EAST A DISTANCE OF 27.84 FEET TO A POINT;

NORTH 49 DEGREES 46 MINUTES 58 SECONDS EAST A DISTANCE OF 46.45 FEET TO A POINT;

NORTH 29 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 46.45 FEET TO A POINT;

NORTH 63 DEGREES 23 MINUTES 01 SECONDS EAST A DISTANCE OF 57.29 FEET TO A POINT;

NORTH 50 DEGREES 43 MINUTES 54 SECONDS EAST A DISTANCE OF 97.36 FEET TO A POINT;

NORTH 28 DEGREES 09 MINUTES 20 SECONDS EAST A DISTANCE OF 33.43 FEET TO A POINT;

NORTH 21 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 40.37 FEET TO A POINT;

NORTH 04 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 36.83 FEET TO A POINT;

NORTH 04 DEGREES 42 MINUTES 51 SECONDS EAST A DISTANCE OF 37.52 FEET TO A POINT;

NORTH 05 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 55.29 FEET TO A POINT;

NORTH 05 DEGREES 20 MINUTES 15 SECONDS EAST A DISTANCE OF 49.32 FEET TO A POINT;

NORTH 23 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 52.91 FEET TO A POINT;

NORTH 21 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 40.71 FEET TO A POINT;

NORTH 45 DEGREES 39 MINUTES 34 SECONDS EAST A DISTANCE OF 25.96 FEET TO A POINT;

NORTH 80 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 36.42 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF CREEK, RUN NORTH 82 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 114.47 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.39 ACRES OR 1,497,826 SQUARE FEET, MORE OR LESS.

NOTE: THE "SURVEYED DESCRIPTION" DESCRIBES TRACT 2 OF THE REFERENCED TITLE COMMITMENT.

## ALTA CERTIFICATION

TO: THE CONSERVATION FUND AND STEWART TITLE GUARANTY COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 8, 9, 11(a), 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on 10/19/22.

DATE: 11/7/22

PATRICK P. NUNN, GA. R.L.S. No. 2860  
HUGHES-RAY COMPANY, INC.  
6554 E. Church Street  
Douglasville, Georgia 30134



ALTA/NSPS LAND TITLE SURVEY FOR:

## THE CONSERVATION FUND & STEWART TITLE GUARANTY COMPANY MT. ZION SITE B

LOCATED IN



## RECORDATION AREA

## LEGEND

○	----- CALCULATED POINT	⊗	----- WATER METER
●	----- IRON PIN FOUND	⊗	----- WATER VALVE
○	----- IRON PIN SET (1/2" REBAR)	⊗	----- FIRE HYDRANT
□	----- R/W MONUMENT	⊗	----- SANITARY SEWER MANHOLE
---	----- PROPERTY LINE	⊗	----- CLEANOUT
R/W	----- RIGHT OF WAY	⊗	----- GREASE TRAP
N/F	----- NOW OR FORMERLY	⊗	----- GAS METER
B/L	----- BUILDING LINE	⊗	----- POWER METER
OTF	----- OPEN TOP PIPE	⊗	----- POWER BOX
⊗	----- DOUBLE WING CATCH BASIN	⊗	----- POWER METER
⊗	----- HEADWALL	⊗	----- GAS VALVE
⊗	----- JUNCTION BOX	⊗	----- POWER POLE
⊗	----- DROP INLET	⊗	----- GUY ANCHOR
⊗	----- CORRUGATED METAL PIPE	⊗	----- BOLLARD
⊗	----- REINFORCED CONCRETE PIPE	⊗	----- IRRIGATION CONTROL VALVE
⊗	----- LIGHT POLE (1 LAMP)	⊗	----- FIBER OPTIC MARKER
⊗	----- LIGHT POLE (2 LAMPS)	⊗	----- FIRE DEPT. CONNECTION
⊗	----- LIGHT POLE (3 LAMPS)		
⊗	----- LIGHT POLE (4 LAMPS)		
---	----- BOUNDARY LINE		
---	----- FENCE		
---	----- GAS LINE		
---	----- UNDERGROUND POWER LINE		
---	----- OVERHEAD POWER LINE		
---	----- SANITARY SEWER LINE		
---	----- STORM DRAIN LINE		
---	----- WATER LINE		

LINE	BEARING	DISTANCE
L1	S 40° 02' 35" E	72.59
L2	S 09° 33' 45" W	49.88
L3	S 09° 33' 45" W	87.48
L4	S 00° 39' 56" W	11.97
L5	S 41° 26' 47" E	132.59
L6	S 48° 56' 04" W	149.61
L7	S 41° 18' 37" E	210.00
L8	N 48° 56' 01" E	150.11
L9	S 41° 26' 47" E	12.96
L10	S 48° 56' 01" W	149.61
L11	S 45° 48' 43" E	70.00
L12	S 48° 32' 29" E	74.69
L13	S 48° 47' 28" W	118.07
L14	S 89° 55' 33" W	187.21
L15	N 00° 28' 47" E	134.50
L16	S 66° 23' 32" E	185.99
L17	S 57° 18' 58" E	84.20
L18	N 29° 09' 30" E	30.00
L19	S 63° 15' 13" E	119.90
L20	S 68° 17' 35" E	50.01
L21	N 20° 29' 47" E	16.43
L22	S 69° 30' 13" E	139.78
L23	N 16° 18' 57" W	15.91
L24	N 25° 50' 34" W	19.36
L25	N 42° 00' 11" E	31.98
L26	N 25° 10' 20" E	28.50
L27	N 39° 31' 03" E	39.00
L28	S 68° 17' 28" E	12.57
L29	S 96° 15' 00" E	37.19
L30	N 72° 41' 02" E	27.84
L31	N 49° 46' 58" E	37.31
L32	N 28° 38' 54" E	46.45
L33	N 63° 23' 01" E	57.29
L34	N 50° 43' 54" E	97.36
L35	N 28° 09' 20" E	33.43
L36	N 21° 54' 45" E	40.37
L37	N 04° 57' 58" E	36.83
L38	N 04° 42' 51" E	37.52
L39	N 05° 00' 01" E	55.29
L40	N 05° 20' 15" E	49.32
L41	N 23° 01' 11" E	52.91
L42	N 21° 31' 33" E	40.71
L43	N 45° 39' 14" E	25.96
L44	N 80° 54' 36" E	26.42
L45	N 82° 45' 00" E	114.47

N/F  
ZION EQUITIES LLC  
DB 64478 PG 277  
PID#14 0062 L005881

N/F  
TERRACES III, LP  
DB 45825 PG 435  
PID#14 0062 L0015

N/F  
HABITAT FOR HUMANITY  
IN ATLANTA INC  
DB 21368 PG 205  
PID#14 0062 L0833

N/F  
HABITAT FOR HUMANITY  
IN ATLANTA INC  
PB 192 PG 445  
PID#14 0062 L0544

TRACT AREA  
34.39 ACRES +/- OR  
1,497,826 SQ. FT. +/-

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

11/7/22  
DATE

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1  
2

PREPARED BY:  
**HRC**  
HRC ENGINEERS  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
P 770.942.0196  
F 770.942.0152  
www.hrcengineers.com

STATE OF GEORGIA  
CERTIFICATE OF AUTHORIZATION  
FOR LAND SURVEYING  
HUGHES-BAY COMPANY, INC.  
LS# 000462 EXPIRES 06/30/24

ALTA/NSPS LAND TITLE SURVEY FOR:  
**THE CONSERVATION FUND &  
STEWART TITLE GUARANTY COMPANY  
MT. ZION SITE B**  
LOCATED IN LAND LOT 62  
14TH DISTRICT,  
FULTON COUNTY, GEORGIA

DATE: 7 NOVEMBER 2022

NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H22214-ALTA

DRAWN BY: AU

CHECKED BY: PPN

JOB NO.: H22214

SCALE: 1"=100'

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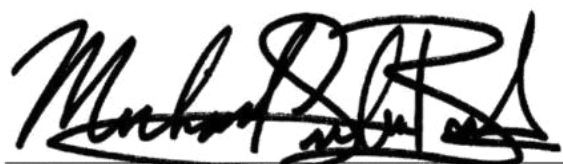
CITY COUNCIL  
ATLANTA, GEORGIA

23-O-1230

SPONSOR SIGNATURES

    
Antonio Lewis, Councilmember, District 12 Jason H Winston, Councilmember, District 1

   
Krisha Sean Waites, Councilmember, Post 3 At Large Matt Westmoreland, Councilmember, Post 2 At Large

  
Michael Julian Bond, Councilmember, Post 1 At Large



CITY COUNCIL  
ATLANTA, GEORGIA

23-O-1230

AN ORDINANCE BY COUNCILMEMBERS ANTONIO LEWIS, MICHAEL JULIAN BOND, MATT WESTMORELAND, KEISHA SEAN WAITES, JASON WINSTON, BYRON D. AMOS, AND JASON DOZIER AS AMENDED BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA ("CITY"), TO ACQUIRE FROM THE CONSERVATION FUND ("TCF") FOUR (4) PARCELS COMPRISING OF APPROXIMATELY 46.09 AGGREGATE ACRES OF REAL PROPERTY LOCATED WITHIN SOUTH RIVER FOREST AT THE FOLLOWING ADDRESS, 2475 PRYOR ROAD ATLANTA, GA 30315 AND AT MOUNT ZION ROAD SE WITH THE FOLLOWING FULTON COUNTY PARCEL ID #'S: 14 0062 LL0833, 14 0069 LL0646, 14 0069 LL0596 AND 14 0069 LL0596 FOR DEVELOPMENT AS A PARK AT A TOTAL PURCHASE PRICE NOT TO EXCEED ONE MILLION SIX HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-EIGHT DOLLARS AND NINETY-NINE CENTS (\$1,657,178.99); AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY, TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE STABILIZATION AND OTHER SITE DEVELOPMENT COSTS TO BE PAID FROM THE PARK IMPACT FEE SOUTH ACCOUNT; AMENDING THE FY2023 GENERAL GOVERNMENT CAPITAL OUTLAY FUND BUDGETS IN THE DEPARTMENT OF PARKS AND RECREATION AND DEPARTMENT OF FINANCE, PARKS SOUTH SERVICE DISTRICT, BY TRANSFERRING TO AND FROM VARIOUS ACCOUNT(S) LISTED; WAIVING SECTION 2-1541(D) OF ARTICLE X OF THE PROCUREMENT AND REAL ESTATE CODE OF THE CITY CODE OF ORDINANCES; AND FOR OTHER PURPOSES.

**Workflow List:**

Atlanta City Council	Completed	05/01/2023 1:00 PM
Community Development/Human Services Committee	Completed	05/09/2023 1:30 PM
Atlanta City Council	Completed	05/15/2023 1:00 PM

**HISTORY:**

05/01/23	Atlanta City Council	REFERRED WITHOUT OBJECTION
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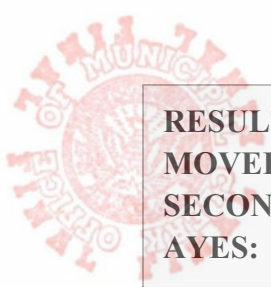
**REFERRED TO COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE  
WITHOUT OBJECTION**

RESULT:	REFERRED WITHOUT OBJECTION	Next: 5/9/2023 1:30 PM
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05/09/23	Community Development/Human Services Committee	FAVORABLE AS AMENDED
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RESULT:	FAVORABLE AS AMENDED [UNANIMOUS]
MOVER:	Antonio Lewis, District 12
SECONDER:	Jason H Winston, District 1
AYES:	Dozier, Amos, Bakhtiari, Lewis, Waites, Westmoreland, Winston

05/15/2023	Atlanta City Council	ADOPTED AS AMENDED
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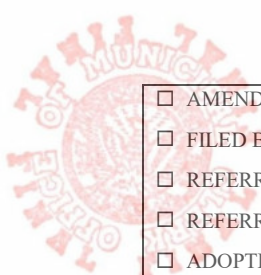


<b>RESULT:</b>	<b>ADOPTED AS AMENDED BY CONSENT VOTE [14 TO 0]</b>
<b>MOVER:</b>	Alex Wan, Councilmember, District 6
<b>SECONDER:</b>	Matt Westmoreland, Councilmember, Post 2 At Large
<b>AYES:</b>	Bond, Westmoreland, Waites, Winston, Farokhi, Amos, Dozier, Bakhtiari, Wan, Shook, Norwood, Hillis, Boone, Overstreet
<b>AWAY:</b>	Antonio Lewis

AN ORDINANCE BY COUNCILMEMBERS ANTONIO LEWIS, MICHAEL JULIAN BOND, MATT WESTMORELAND, KEISHA SEAN WAITES, JASON WINSTON, BYRON D. AMOS, AND JASON DOZIER AS AMENDED BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA ("CITY"), TO ACQUIRE FROM THE CONSERVATION FUND ("TCF") FOUR (4) PARCELS COMPRISING OF APPROXIMATELY 46.09 AGGREGATE ACRES OF REAL PROPERTY LOCATED WITHIN SOUTH RIVER FOREST AT THE FOLLOWING ADDRESS, 2475 PRYOR ROAD ATLANTA, GA 30315 AND AT MOUNT ZION ROAD SE WITH THE FOLLOWING FULTON COUNTY PARCEL ID #'S: 14 0062 LL0833, 14 0069 LL0646, 14 0069 LL0596 AND 14 0069 LL0596 FOR DEVELOPMENT AS A PARK AT A TOTAL PURCHASE PRICE NOT TO EXCEED ONE MILLION SIX HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-EIGHT DOLLARS AND NINETY-NINE CENTS (\$1,657,178.99); AUTHORIZING THE MAYOR OR HIS DESIGNEE, OR THE CHIEF PROCUREMENT OFFICER OR HIS DESIGNEE, ON BEHALF OF THE CITY, TO EXECUTE ALL DOCUMENTS NECESSARY TO ACQUIRE THE PROPERTY; AUTHORIZING ACQUISITION, DUE DILIGENCE, CLOSING COSTS, SIGNAGE, DEMOLITION, SITE STABILIZATION AND OTHER SITE DEVELOPMENT COSTS TO BE PAID FROM THE PARK IMPACT FEE SOUTH ACCOUNT; AMENDING THE FY2023 GENERAL GOVERNMENT CAPITAL OUTLAY FUND BUDGETS IN THE DEPARTMENT OF PARKS AND RECREATION AND DEPARTMENT OF FINANCE, PARKS SOUTH SERVICE DISTRICT, BY TRANSFERRING TO AND FROM VARIOUS ACCOUNT(S) LISTED; WAIVING SECTION 2-1541(D) OF ARTICLE X OF THE PROCUREMENT AND REAL ESTATE CODE OF THE CITY CODE OF ORDINANCES; AND FOR OTHER PURPOSES.

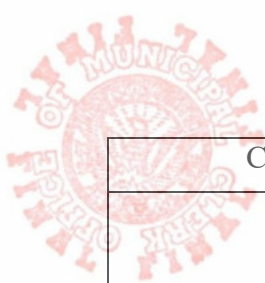
VOTE RECORD - ORDINANCE 23-O-1230						
<input type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> FIRST READING <input type="checkbox"/> SECOND READING <input type="checkbox"/> THIRD READING <input type="checkbox"/> FOURTH READING <input type="checkbox"/> FIFTH READING <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> TABLED <input type="checkbox"/> DEFERRED <input type="checkbox"/> RECONSIDERED <input type="checkbox"/> FILED <input checked="" type="checkbox"/> ADOPTED AS AMENDED <input type="checkbox"/> AMENDED <input type="checkbox"/> ACCEPTED <input type="checkbox"/> SUBSTITUTED			YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MATT WESTMORELAND	SECONDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KEISHA SEAN WAITES	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JASON H WINSTON	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AMIR R FAROKHI	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	BYRON D AMOS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JASON DOZIER	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LILIANA BAKHTIARI	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ALEX WAN	MOVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARY NORWOOD	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DUSTIN HILLIS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDREA L. BOONE	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARCI COLLIER OVERSTREET	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANTONIO LEWIS	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY





<div><div><div><input type="checkbox"/> AMENDED SUBSTITUTE</div><div><input type="checkbox"/> FILED BY COMMITTEE</div><div><input type="checkbox"/> REFERRED TO ZRB AND ZC</div><div><input type="checkbox"/> REFERRED WITHOUT OBJECTION</div><div><input type="checkbox"/> ADOPTED ON SUBSTITUTE</div><div><input type="checkbox"/> ADOPTED SUBSTITUTE AS AMENDED</div><div><input type="checkbox"/> FORWARDED WITH NO RECOMMENDATI</div><div><input type="checkbox"/> REFERRED TO SC</div><div><input type="checkbox"/> FILED WITHOUT OBJECTION</div><div><input type="checkbox"/> FAILED</div><div><input type="checkbox"/> FORWARDED TO FC/NQ</div><div><input type="checkbox"/> FAVORABLE ON SUBSTITUTE</div><div><input type="checkbox"/> FAVORABLE/SUB/AMENDED</div><div><input type="checkbox"/> FAVORABLE/SUB/AMND/COND</div><div><input type="checkbox"/> FAVORABLE/AMND/COND</div><div><input type="checkbox"/> FAVORABLE AS AMENDED</div><div><input type="checkbox"/> RETURNED AS HELD</div><div><input type="checkbox"/> FAVORABLE ON CONDITION</div><div><input type="checkbox"/> FAVORABLE/SUB/CONDITION</div><div><input type="checkbox"/> QUADRENNIALY TERMINATED</div><div><input type="checkbox"/> QUESTION CALLED</div><div><input type="checkbox"/> ROUTED TO COW</div><div><input type="checkbox"/> SUSTAINED</div><div><input type="checkbox"/> OVERRIDDEN</div><div><input type="checkbox"/> NOT ACCEPTED BY COMMITTEE</div><div><input type="checkbox"/> SUSTAINED W/O OBJECTION</div><div><input type="checkbox"/> TABLED W/O OBJECTION</div><div><input type="checkbox"/> HELD IN COW</div><div><input type="checkbox"/> POSTPONED</div><div><input type="checkbox"/> RETAINED AS HELD</div><div><input type="checkbox"/> REFER TO ZRB AND ZC W/O OBJECTION</div><div><input type="checkbox"/> AUTOMATICALLY TERMINATED (FILED)</div></div></div>	
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[Unanimous]



Certified by Presiding Officer	Certified by Clerk
<p><b>CERTIFIED</b></p> <p>5/15/2023</p> <p>ATLANTA CITY COUNCIL PRESIDENT</p> <p><i>Doug Shipman</i></p>	<p><b>CERTIFIED</b></p> <p>5/15/2023</p> <p>MUNICIPAL CLERK</p> <p><i>A. Vanessa Naloh</i></p>
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

**ADOPTED BY COUNCIL**

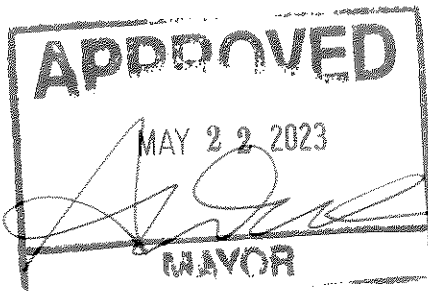
**05/15/2023**



**23-O-1230**

**Adopted by the Atlanta City Council  
May 15, 2023**

**MAYOR'S ACTION AUTHENTICATION PAGE**



**MAYOR'S ACTION**

## Attestation of No Double Counting and No Net Harm





## City of Atlanta Carbon Credit Program (2024) Attestation of No Double Counting of Credits & No Net Harm

I am Chandra Farley, Chief Sustainability Officer for the City of Atlanta and make this attestation regarding the no double counting of credits and no net harm from this tree preservation project, City of Atlanta Carbon Credit Program (2024).

### 1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

### 2. No Double Counting by Applying for Credits from another Registry

The City of Atlanta has not and will not seek credits for CO<sub>2</sub> for the project trees or for this project from any other organization or registry issuing credits for CO<sub>2</sub> storage.

### 3. No Double Counting by Seeking Credits for the Same Trees or Same CO<sub>2</sub> Storage

The City of Atlanta has not and will not apply for a project including the same trees as this project nor will it seek credits for CO<sub>2</sub> storage for the project trees or for this project in any other project or more than once. The City of Atlanta checked the location of the Project Area against the Registry-provided geospatial database, which contains geospatial data on the project areas of all registered urban forest carbon preservation projects to date. Project Operator has determined that there is no overlap of Project Area or Project Trees with any registered urban forest carbon preservation project.


### 4. No Net Harm

The trees preserved in this project will produce many benefits, as described in our Application and PDD. Like almost all urban trees, the project trees are preserved for the benefits they deliver to people, communities, and the environment in a metropolitan area.

The project trees will produce many benefits and will not cause net harm. Specifically, they will not:

- Displace native or indigenous populations
- Deprive any communities of food sources
- Degrade a landscape or cause environmental damage

Signed on 9/10/2025, by Chandra Farley, Chief Sustainability Officer for the City of Atlanta.

DocuSigned by:  
  
Signature

470-316-1936

Phone

cfarley@atlantaga.gov

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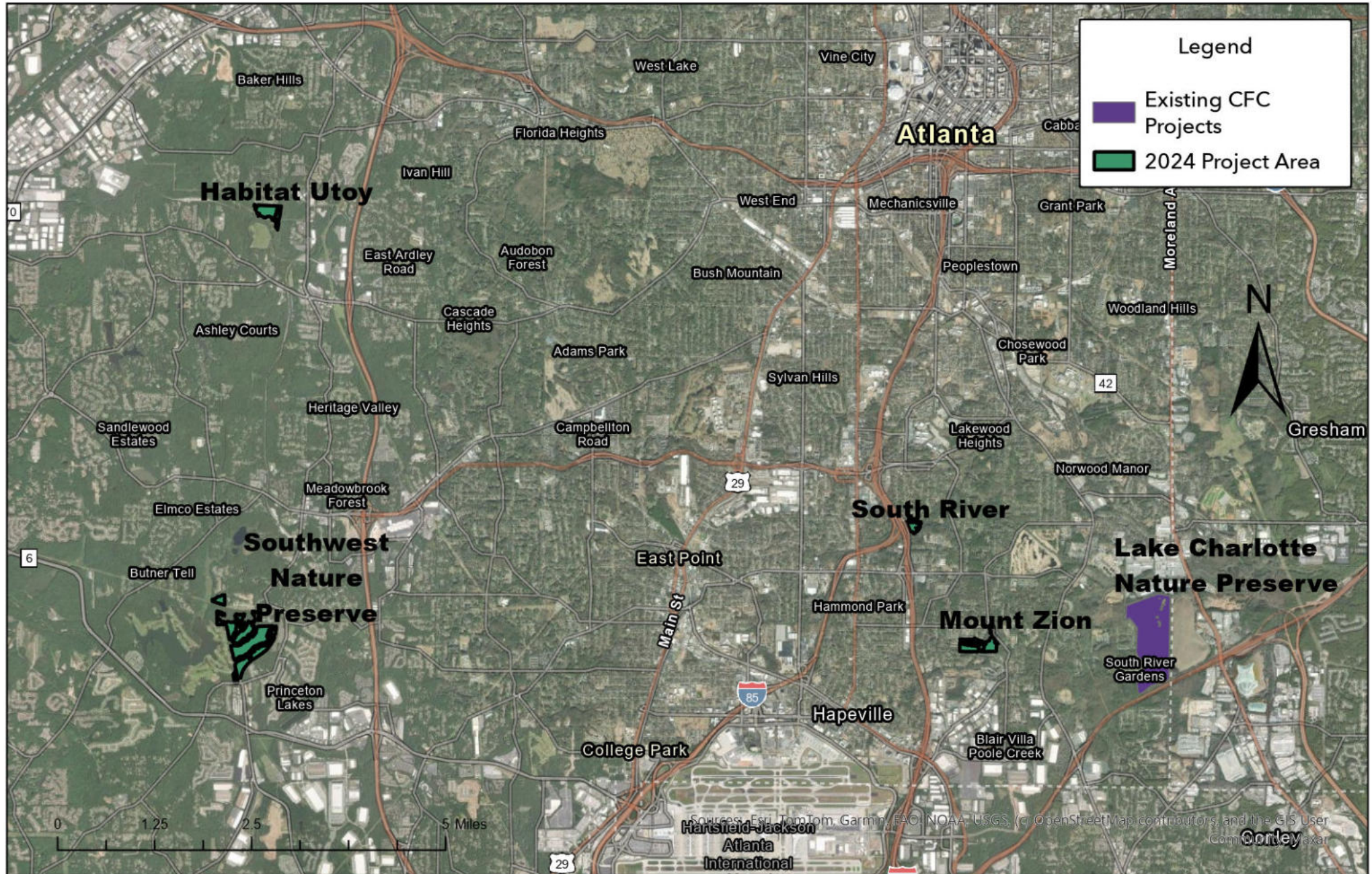
Email





# CARBON CREDIT PROGRAM 2024

## No Double Counting Map



Project areas shown above are derived from tax parcel data (2025) with canopy gaps removed. Stand mapping performed by Trees Atlanta (Southwest, Utoy, and Mount Zion) and City of Atlanta Office of Natural Resources staff (South River). Existing CFC Project Site data from City Forest Credits.

Map prepared by James Moy - COA DPR in June 2025



## Attestation of Additionality





## City of Atlanta Carbon Credit Program (2024)

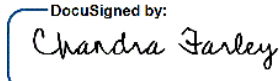
### Attestation of Additionality

I am Chandra Farley, the Chief Sustainability Officer of the City of Atlanta and make this attestation regarding additionality from this tree preservation project, City of Atlanta Carbon Credit Program (2024).

- **Project Description**
  - The Project that is the subject of this attestation is described more fully in the Application and the Project Design Document (PDD), both of which are incorporated into this attestation.
- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
- Prior to the Preservation Commitment, the zoning in the Project Area allowed for a non-forest use.
- Prior to the Preservation Commitment, the trees in the Project Area passed one of three tests to demonstrate a threat or risk of removal or conversion out of forest
- The City of Atlanta recorded in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years.
- Additionality is also embedded in the quantification methodology that our project followed. Projects cannot receive, and the project will not receive, credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. The project also had to apply a discount to credited carbon for potential displaced development due to the project.
- **Project Implementation Agreement for Project Duration**
  - The City of Atlanta signed a Project Implementation Agreement with City Forest Credits for 40 years.
- **Financial Additionality**
  - The successful preservation of carbon stock on the Project Area over the 40-year Project Duration requires stewardship and maintenance to manage forest health, including the increased risk of pests, disease, and invasive species encroachment in urban and peri-urban areas. The City of Atlanta has no guaranteed source of long-term maintenance that protects and improves urban forest health funding outside of the carbon revenues.
  - The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area's carbon stock by providing funding for stewardship and maintenance that ensures the forest's long-term health and resilience.
  - The revenues from the sale of carbon credits will also be utilized to help scale urban forest preservation and overall climate resilience initiatives for the City of Atlanta that support climate resilience mitigation and adaptation.
- **Prior consideration:** The City of Atlanta first became aware of carbon credits as a potential revenue source through our conservation-focused non-profit partners, including the

Conservation Fund and Trees Atlanta in 2022. This helped lead to the City’s first verified Carbon Credit Program Project at [Lake Charlotte Nature Preserve](#), made possible through City Forest Credits. The success of this project helped lead the City of Atlanta scaling its carbon credit work and establishing the [City of Atlanta Carbon Credit Program \(2024\)](#) to include four of the City’s newest purchases to protects urban forest in the city of Atlanta.

Signed on 9/10/2025, by Chandra Farley, the Chief Sustainability Officer for the City of Atlanta.

DocuSigned by:  
  
CC0254C62D7B4C8...

Signature

Chandra Farley

Printed Name

470-316-1936

Phone

cfarley@atlantaga.gov

Email

# Carbon Quantification Tool

Project Name

Project Location

Carbon Quantification Summary

146.240

Total Project Area Acres

B43, B44, B45, B46

US Forest Service General Technical Report NE-343 - Table Number

69.64045405

Stand age (years)

59.12540345

Biomass tC/ac

216.8

Biomass tCO2e/ac

98%

Percent cover

31.108

Project Stock, tCO2e

24.886

Accounting Stock, tCO2e

83%

Fraction at risk of tree removal

20,571

Avoided Biomass Emissions, tCO2e

49%

Avoided impervious surface, percent

71.3908866

Avoided impervious surface, acres

8,567

Avoided Soil Carbon Emissions, tCO2e

18.3%

Displacement

3,765

Displaced Biomass Emissions, tCO2e

2,596

Displaced Soil Emissions

16,807

Credits from Avoided Biomass Emissions, tCO2e

5,971

Credits from Avoided Soil Emissions, tCO2e

22,778

Total Credits attributed to the project, tCO2e

2,278

Registry Reversal Pool Account (10%), tCO2e

20,500

Total credits issued to the project, tCO2e

140

Total credits issued to the project, tCO2e/acre

Protocol Section

Supplemental Information/Notes

include project area for all parcels enrolled in carbon project

11.1.A based on the GTR regions map and primary forest type

11.1.A determine using aerial photos

11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number

11.1.A

11.1.A include i-Tree Canopy file containing coordinates of evaluated points

11.1.A

11.1.A

11.2 Based on zoning - see 11.2 in preservation protocol

11.2

11.3 Based on zoning - see 11.4 in preservation protocol

11.3

11.3

11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area

11.4

11.4 Assumes that redevelopment causes increase in impervious surface on redeveloped parcels

Year	Credits Issued This Year	Cumulative Credits Issued	Buffer Credits Issued
1		7009	779
2		7009	779
3		6482	720
4		0	0
5		0	0

Credit Sum Check (delete before finalizing document)

20500.15916 If not equal to B29, check math!



Project Name		
Project Location		
Stand & Zoning		

Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
B44	2.100	Total Project Area Acres	include project area for all parcels enrolled in carbon project
		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
20		Stand age (years)	11.1.A determine using aerial photos
	21.1	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	77.4	Biomass tCO2e/ac	11.1.A
	85%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	138	Project Stock, tCO2e	11.1.A
	110	Accounting Stock, tCO2e	11.1.A
	90%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	99	Avoided Biomass Emissions, tCO2e	11.2
	50%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	1.05	Avoided impervious surface, acres	11.3
	126	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	18	Displaced Biomass Emissions, tCO2e	11.4
	38	Displaced Soil Emissions	11.4
	81	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	88	Credits from Avoided Soil Emissions, tCO2e	
	169	Total Credits attributed to the project, tCO2e	
	17	Registry Reversal Pool Account (10%), tCO2e	
		152	Total credits issued to the project, tCO2e
		72	Total credits issued to the project, tCO2e/acre

Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
B45	22.320	Total Project Area Acres	Include project area for all parcels enrolled in carbon project
		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
65		Stand age (years)	11.1.A determine using aerial photos
	54.2	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	198.7	Biomass tCO2e/ac	11.1.A
	97%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	4,303	Project Stock, tCO2e	11.1.A
	3,442	Accounting Stock, tCO2e	11.1.A
	79%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	2,705	Avoided Biomass Emissions, tCO2e	11.2
	50%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	11.16	Avoided impervious surface, acres	11.3
	1,339	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	495	Displaced Biomass Emissions, tCO2e	11.4
	406	Displaced Soil Emissions	11.4
	2,210	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	933	Credits from Avoided Soil Emissions, tCO2e	
	3,143	Total Credits attributed to the project, tCO2e	
	314	Registry Reversal Pool Account (10%), tCO2e	
	2,829	Total credits issued to the project, tCO2e	
	127	Total credits issued to the project, tCO2e/acre	

Project Name		
Project Location		
Stand & Zoning		

Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
	0.900 Total Project Area Acres		include project area for all parcels enrolled in carbon project
B43	US Forest Service General Technical Report NE-343 - Table Number	11.1.A	based on the GTR regions map and primary forest type
44	Stand age (years)	11.1.A	determine using aerial photos
	39.7 Biomass tC/ac	11.1.A	use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	145.6 Biomass tCO2e/ac	11.1.A	
	98% Percent cover	11.1.A	include i-Tree Canopy file containing coordinates of evaluated points
	128 Project Stock, tCO2e	11.1.A	
	103 Accounting Stock, tCO2e	11.1.A	
	46% Fraction at risk of tree removal	11.2	Based on zoning - see 11.2 in preservation protocol
	47 Avoided Biomass Emissions, tCO2e	11.2	
	50% Avoided impervious surface, percent	11.3	Based on zoning - see 11.3 in preservation protocol
	0.45 Avoided impervious surface, acres	11.3	
	54 Avoided Soil Carbon Emissions, tCO2e	11.3	
	18.3% Displacement	11.4	Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	9 Displaced Biomass Emissions, tCO2e	11.4	
	16 Displaced Soil Emissions	11.4	
	38 Credits from Avoided Biomass Emissions, tCO2e	11.4	Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	38 Credits from Avoided Soil Emissions, tCO2e		
	76 Total Credits attributed to the project, tCO2e		
	8 Registry Reversal Pool Account (10%), tCO2e		
	68 Total credits issued to the project, tCO2e		
	76 Total credits issued to the project, tCO2e/acre		

Project Name		
Project Location		
Stand & Zoning		

Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
	0.910 Total Project Area Acres		include project area for all parcels enrolled in carbon project
B46	US Forest Service General Technical Report NE-343 - Table Number	11.1.A	based on the GTR regions map and primary forest type
53	Stand age (years)	11.1.A	determine using aerial photos
	51 Biomass tC/ac	11.1.A	use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	187.0 Biomass tCO2e/ac	11.1.A	
	95% Percent cover	11.1.A	include i-Tree Canopy file containing coordinates of evaluated points
	162 Project Stock, tCO2e	11.1.A	
	129 Accounting Stock, tCO2e	11.1.A	
	63% Fraction at risk of tree removal	11.2	Based on zoning - see 11.2 in preservation protocol
	82 Avoided Biomass Emissions, tCO2e	11.2	
	50% Avoided impervious surface, percent	11.3	Based on zoning - see 11.3 in preservation protocol
	0.455 Avoided impervious surface, acres	11.3	
	55 Avoided Soil Carbon Emissions, tCO2e	11.3	
	18.3% Displacement	11.4	Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	15 Displaced Biomass Emissions, tCO2e	11.4	
	17 Displaced Soil Emissions	11.4	
	67 Credits from Avoided Biomass Emissions, tCO2e	11.4	Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	38 Credits from Avoided Soil Emissions, tCO2e		
	105 Total Credits attributed to the project, tCO2e		
	10 Registry Reversal Pool Account (10%), tCO2e		
	94 Total credits issued to the project, tCO2e		
	104 Total credits issued to the project, tCO2e/acre		



Project Name		
Project Location		
Stand & Zoning		
Carbon Quantification Summary		Protocol Section Supplemental Information/Notes
B45	4,700 Total Project Area Acres	include project area for all parcels enrolled in carbon project
	US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
44	Stand age (years)	11.1.A determine using aerial photos
	41.8 Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	153.3 Biomass tCO2e/ac	11.1.A
	98% Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	706 Project Stock, tCO2e	11.1.A
	565 Accounting Stock, tCO2e	11.1.A
	88% Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	499 Avoided Biomass Emissions, tCO2e	11.2
	50% Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	2.35 Avoided impervious surface, acres	11.3
	282 Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3% Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	91 Displaced Biomass Emissions, tCO2e	11.4
	85 Displaced Soil Emissions	11.4
	408 Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	197 Credits from Avoided Soil Emissions, tCO2e	
	604 Total Credits attributed to the project, tCO2e	
	60 Registry Reversal Pool Account (10%), tCO2e	
	544 Total credits issued to the project, tCO2e	
	116 Total credits issued to the project, tCO2e/acre	

Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
B44	1.900	Total Project Area Acres	include project area for all parcels enrolled in carbon project
		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
36		Stand age (years)	11.1.A determine using aerial photos
	37.8	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	138.6	Biomass tCO2e/ac	11.1.A
	96%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	253	Project Stock, tCO2e	11.1.A
	202	Accounting Stock, tCO2e	11.1.A
	90%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	182	Avoided Biomass Emissions, tCO2e	11.2
	50%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	0.95	Avoided impervious surface, acres	11.3
	114	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	33	Displaced Biomass Emissions, tCO2e	11.4
	35	Displaced Soil Emissions	11.4
	149	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	79	Credits from Avoided Soil Emissions, tCO2e	
	228	Total Credits attributed to the project, tCO2e	
	23	Registry Reversal Pool Account (10%), tCO2e	
	205	Total credits issued to the project, tCO2e	
	108	Total credits issued to the project, tCO2e/acre	

Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
	62.170	Total Project Area Acres	include project area for all parcels enrolled in carbon project
B44		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
87		Stand age (years)	11.1.A determine using aerial photos
	71.5	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	262.2	Biomass tCO2e/ac	11.1.A
	99%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	16,136	Project Stock, tCO2e	11.1.A
	12,909	Accounting Stock, tCO2e	11.1.A
	90%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	11,618	Avoided Biomass Emissions, tCO2e	11.2
	49%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	30.32	Avoided impervious surface, acres	11.3
	3,638	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	2,126	Displaced Biomass Emissions, tCO2e	11.4
	1,102	Displaced Soil Emissions	11.4
	9,492	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	2,536	Credits from Avoided Soil Emissions, tCO2e	
	12,027	Total Credits attributed to the project, tCO2e	
	1,203	Registry Reversal Pool Account (10%), tCO2e	
	10,825	Total credits issued to the project, tCO2e	
	174	Total credits issued to the project, tCO2e/acre	

Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
B45	33.100	Total Project Area Acres	Include project area for all parcels enrolled in carbon project
		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
50		Stand age (years)	11.1.A determine using aerial photos
	45.1	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	165.4	Biomass tCO2e/ac	11.1.A
	99%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	5,419	Project Stock, tCO2e	11.1.A
	4,335	Accounting Stock, tCO2e	11.1.A
	90%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	3,902	Avoided Biomass Emissions, tCO2e	11.2
	47%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	15.59	Avoided impervious surface, acres	11.3
	1,871	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	714	Displaced Biomass Emissions, tCO2e	11.4
	567	Displaced Soil Emissions	11.4
	3,188	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	1,304	Credits from Avoided Soil Emissions, tCO2e	
	4,492	Total Credits attributed to the project, tCO2e	
	449	Registry Reversal Pool Account (10%), tCO2e	
4,042 Total credits issued to the project, tCO2e			
122 Total credits issued to the project, tCO2e/acre			



Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
	0.400	Total Project Area Acres	include project area for all parcels enrolled in carbon project
B46		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
57		Stand age (years)	11.1.A determine using aerial photos
	54.8	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	200.9	Biomass tCO2e/ac	11.1.A
	96%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	77	Project Stock, tCO2e	11.1.A
	62	Accounting Stock, tCO2e	11.1.A
	10%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	6	Avoided Biomass Emissions, tCO2e	11.2
	50%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	0.2	Avoided impervious surface, acres	11.3
	24	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	1	Displaced Biomass Emissions, tCO2e	11.4
	7	Displaced Soil Emissions	11.4
	5	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	17	Credits from Avoided Soil Emissions, tCO2e	
	22	Total Credits attributed to the project, tCO2e	
	2	Registry Reversal Pool Account (10%), tCO2e	
	20	Total credits issued to the project, tCO2e	
	49	Total credits issued to the project, tCO2e/acre	

Project Name			
Project Location			
Stand & Zoning			
Carbon Quantification Summary		Protocol Section	Supplemental Information/Notes
B44 70	10.840	Total Project Area Acres	include project area for all parcels enrolled in carbon project
		US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
		Stand age (years)	11.1.A determine using aerial photos
	61	Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	223.7	Biomass tCO2e/ac	11.1.A
	98%	Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	2,376	Project Stock, tCO2e	11.1.A
	1,901	Accounting Stock, tCO2e	11.1.A
	48%	Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	912	Avoided Biomass Emissions, tCO2e	11.2
	50%	Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	5.42	Avoided impervious surface, acres	11.3
	650	Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3%	Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	167	Displaced Biomass Emissions, tCO2e	11.4
	197	Displaced Soil Emissions	11.4
	745	Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	453	Credits from Avoided Soil Emissions, tCO2e	
	1,198	Total Credits attributed to the project, tCO2e	
	120	Registry Reversal Pool Account (10%), tCO2e	
	1,079	Total credits issued to the project, tCO2e	
	100	Total credits issued to the project, tCO2e/acre	

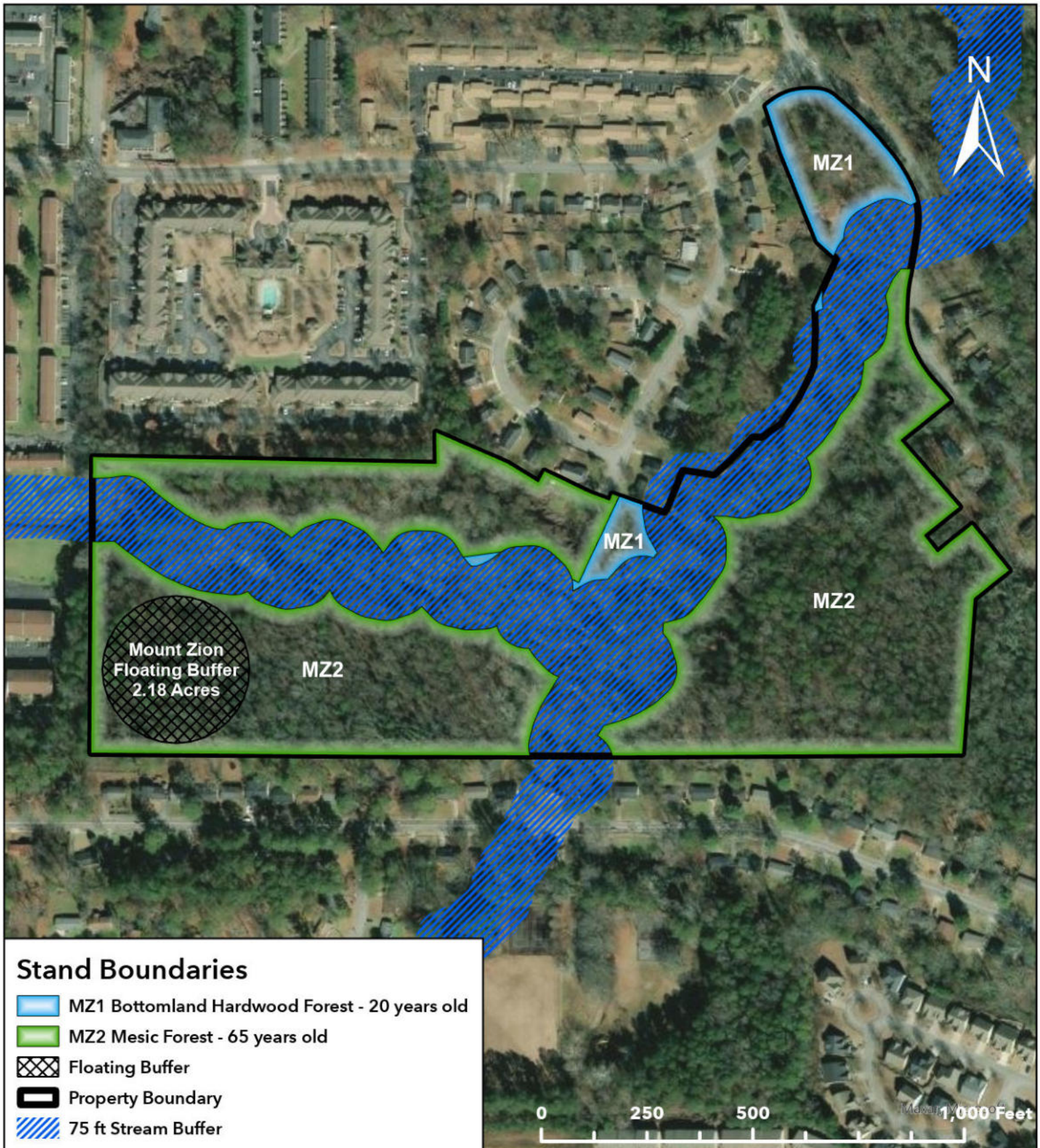
Project Name		
Project Location		
Stand & Zoning		
Carbon Quantification Summary		Protocol Section Supplemental Information/Notes
B44 70	6.900 Total Project Area Acres	include project area for all parcels enrolled in carbon project
	US Forest Service General Technical Report NE-343 - Table Number	11.1.A based on the GTR regions map and primary forest type
	Stand age (years)	11.1.A determine using aerial photos
	61 Biomass tC/ac	11.1.A use appropriate GTR table and stand age, use bottom half of table, find years on the left and use "total nonsoil" number
	223.7 Biomass tCO2e/ac	11.1.A
	95% Percent cover	11.1.A include i-Tree Canopy file containing coordinates of evaluated points
	1,466 Project Stock, tCO2e	11.1.A
	1,173 Accounting Stock, tCO2e	11.1.A
	44% Fraction at risk of tree removal	11.2 Based on zoning - see 11.2 in preservation protocol
	520 Avoided Biomass Emissions, tCO2e	11.2
	50% Avoided impervious surface, percent	11.3 Based on zoning - see 11.3 in preservation protocol
	3.45 Avoided impervious surface, acres	11.3
	414 Avoided Soil Carbon Emissions, tCO2e	11.3
	18.3% Displacement	11.4 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
	95 Displaced Biomass Emissions, tCO2e	11.4
	125 Displaced Soil Emissions	11.4
	425 Credits from Avoided Biomass Emissions, tCO2e	11.4 Assumes that redevelopment causes increase in impervious surface on reveveloped parcels
	289 Credits from Avoided Soil Emissions, tCO2e	
	714 Total Credits attributed to the project, tCO2e	
	71 Registry Reversal Pool Account (10%), tCO2e	
	642 Total credits issued to the project, tCO2e	
	93 Total credits issued to the project, tCO2e/acre	

Tree Inventory





# MOUNT ZION NATURE PRESERVE FOREST STAND MAP

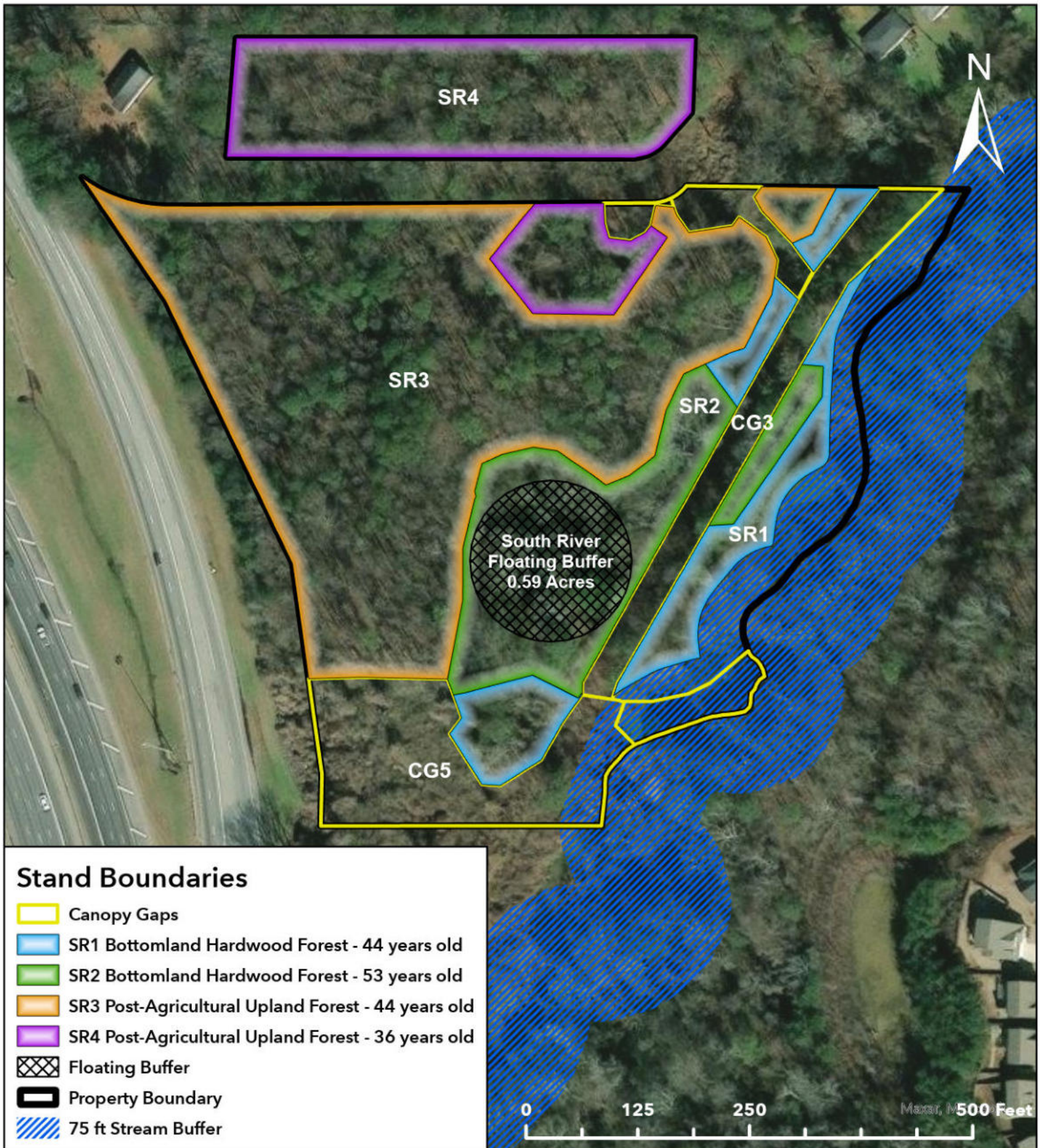


Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Aerial imagery from ESRI. Map prepared by James Moy - COA DPR, August 2025





# SOUTH RIVER NATURE PRESERVE FOREST STAND MAP



Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Aerial imagery from ESRI. Map prepared by James Moy - COA DPR, August 2025





# SOUTHWEST NATURE PRESERVE FOREST STAND MAP

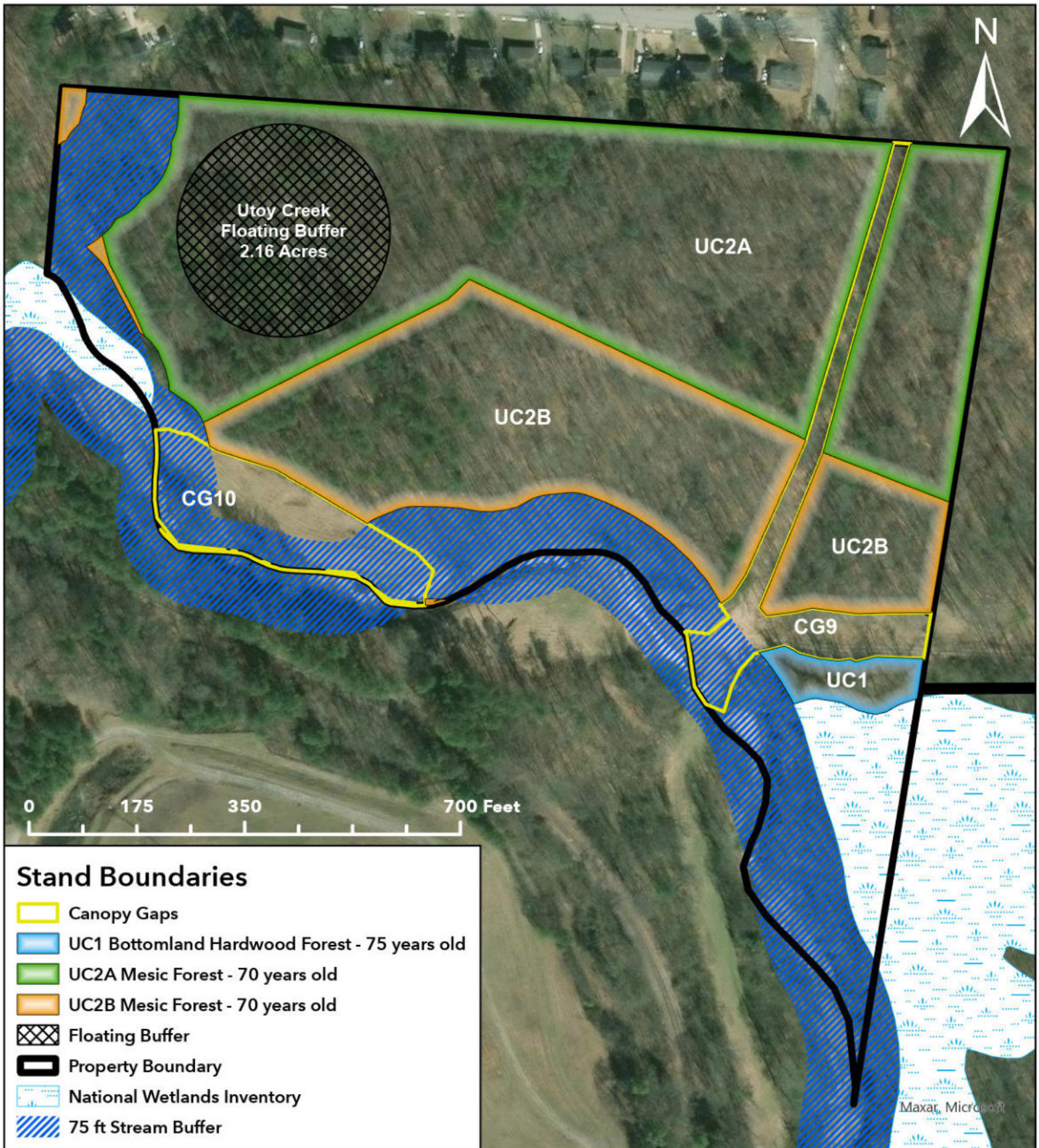


Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Aerial imagery from ESRI. Map prepared by James Moy - COA DPR, August 2025





# UTOY CREEK NATURE PRESERVE FOREST STAND MAP

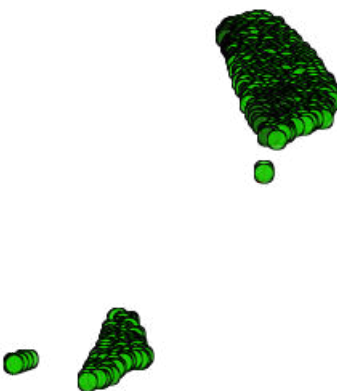


Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Map prepared by James Moy - COA DPR, August 2025



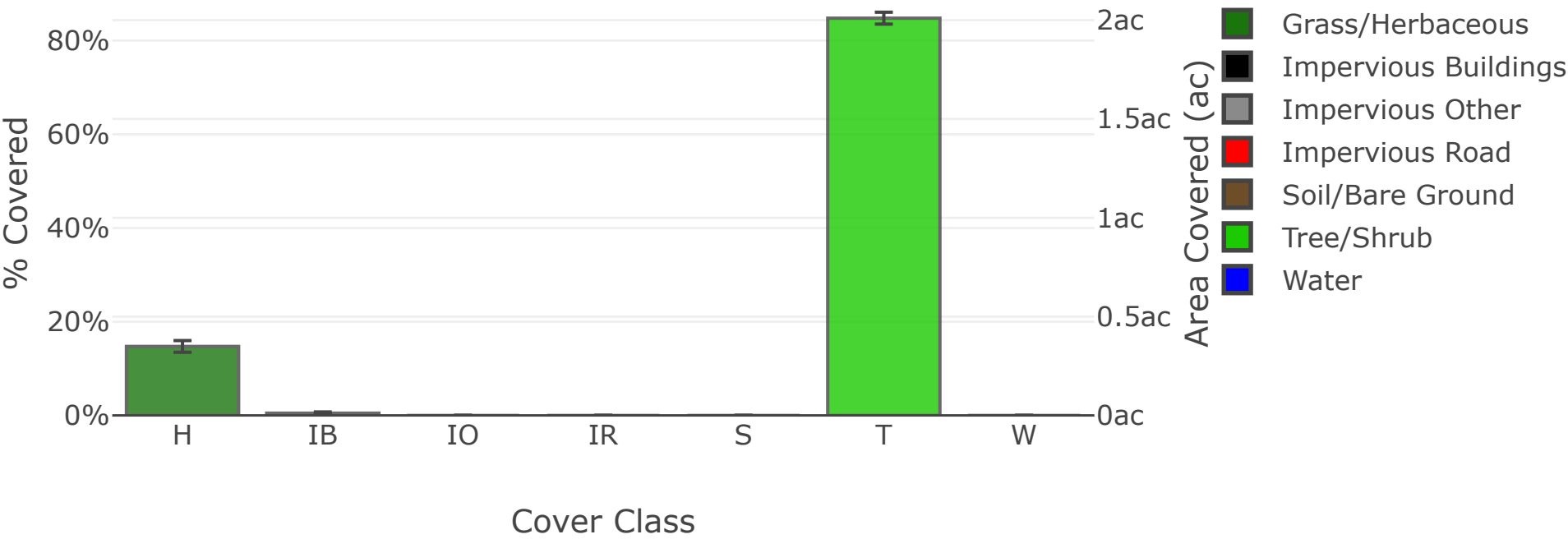
## iTree Canopy Report

Mount Zion  
Stand MZ1



Google

Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		118	14.73 ± 1.25	0.35 ± 0.03
IB	Impervious Buildings		4	0.50 ± 0.25	0.01 ± 0.01
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		679	84.77 ± 1.27	2.01 ± 0.03
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			801	100.00	2.38

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	2.75	±0.04	10.08	±0.15	\$1,190	±18
Stored in trees (Note: this benefit is not an annual rate)	69.06	±1.03	253.21	±3.79	\$29,883	±448

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	1.92	±0.03	\$1	±0
NO2	Nitrogen Dioxide removed annually	7.60	±0.11	\$1	±0
O3	Ozone removed annually	91.56	±1.37	\$27	±0
SO2	Sulfur Dioxide removed annually	16.39	±0.25	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	4.78	±0.07	\$56	±1
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	36.71	±0.55	\$124	±2
Total		158.96	±2.38	\$209	±3

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.954 @ \$0.71 | NO2 3.771 @ \$0.08 | O3 45.451 @ \$0.29 | SO2 8.136 @ \$0.01 | PM2.5 2.373 @ \$11.76 | PM10\* 18.225 @ \$3.38 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	7.13	±0.11	\$64	±1
E	Evaporation	125.62	±1.88	N/A	N/A
I	Interception	126.46	±1.89	N/A	N/A
T	Transpiration	148.79	±2.23	N/A	N/A
PE	Potential Evaporation	775.72	±11.62	N/A	N/A
PET	Potential Evapotranspiration	775.72	±11.62	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:  
AVRO 3.539 @ \$8.94 | E 62.361 @ N/A | I 62.777 @ N/A | T 73.861 @ N/A | PE 385.073 @ N/A | PET 385.073 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

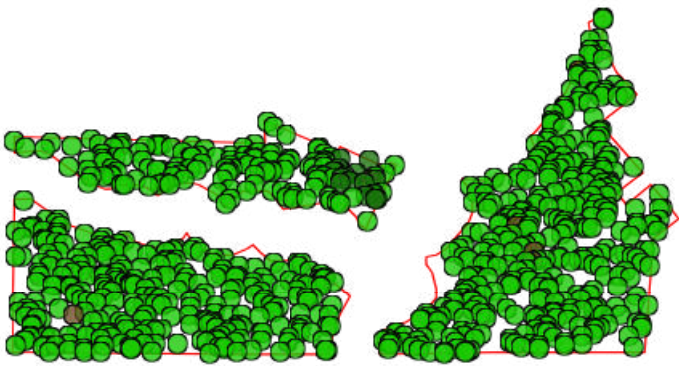
About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

Limitations of i-Tree Canopy

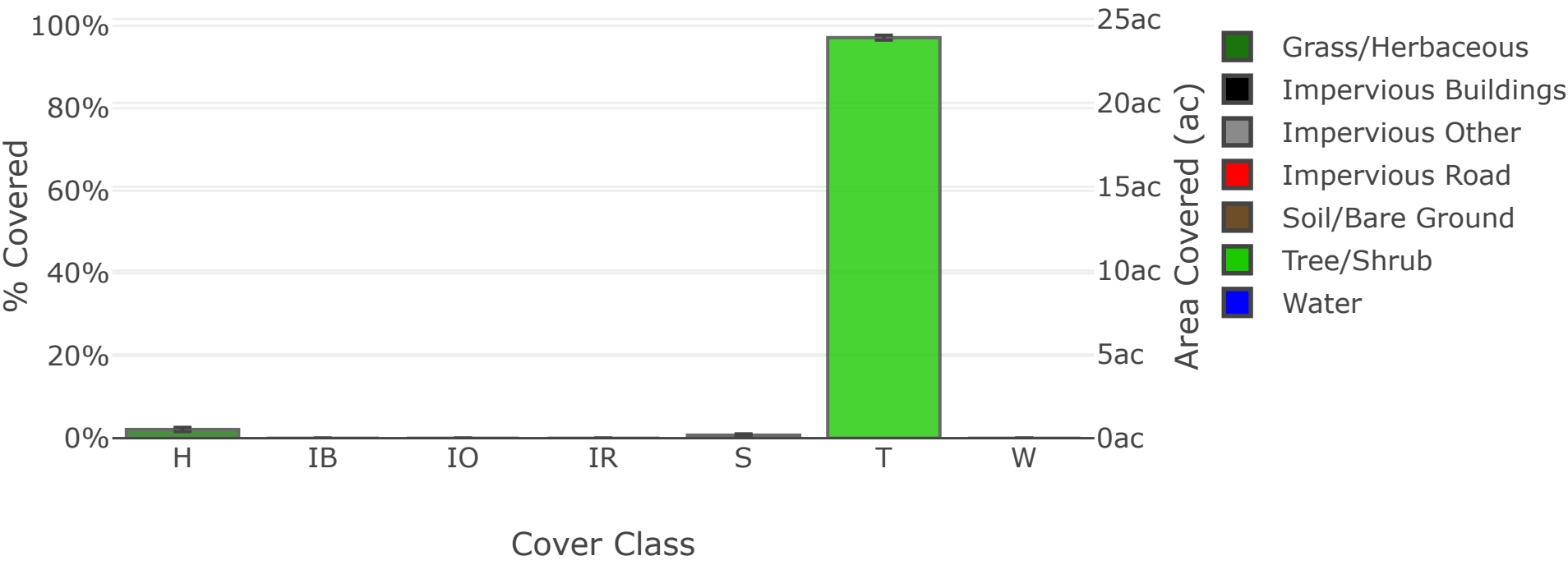
The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.

# Mount Zion Stand MZ2



Google

Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		17	2.13 ± 0.51	0.52 ± 0.13
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		6	0.75 ± 0.31	0.18 ± 0.08
T	Tree/Shrub		777	97.13 ± 0.59	23.88 ± 0.15
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			800	100.00	24.58

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	32.59	±0.20	119.50	±0.73	\$14,103	±86
Stored in trees (Note: this benefit is not an annual rate)	818.48	±4.98	3,001.10	±18.26	\$354,179	±2,154

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	22.78	±0.14	\$16	±0
NO2	Nitrogen Dioxide removed annually	90.03	±0.55	\$7	±0
O3	Ozone removed annually	1,085.17	±6.60	\$316	±2
SO2	Sulfur Dioxide removed annually	194.25	±1.18	\$1	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	56.66	±0.34	\$666	±4
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	435.13	±2.65	\$1,471	±9
Total		1,884.02	±11.46	\$2,478	±15

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.954 @ \$0.71 | NO2 3.771 @ \$0.08 | O3 45.451 @ \$0.29 | SO2 8.136 @ \$0.01 | PM2.5 2.373 @ \$11.76 | PM10\* 18.225 @ \$3.38 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	84.51	±0.51	\$755	±5
E	Evaporation	1,488.91	±9.06	N/A	N/A
I	Interception	1,498.84	±9.12	N/A	N/A
T	Transpiration	1,763.47	±10.73	N/A	N/A
PE	Potential Evaporation	9,193.83	±55.92	N/A	N/A
PET	Potential Evapotranspiration	9,193.83	±55.92	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:  
AVRO 3.539 @ \$8.94 | E 62.361 @ N/A | I 62.777 @ N/A | T 73.861 @ N/A | PE 385.073 @ N/A | PET 385.073 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

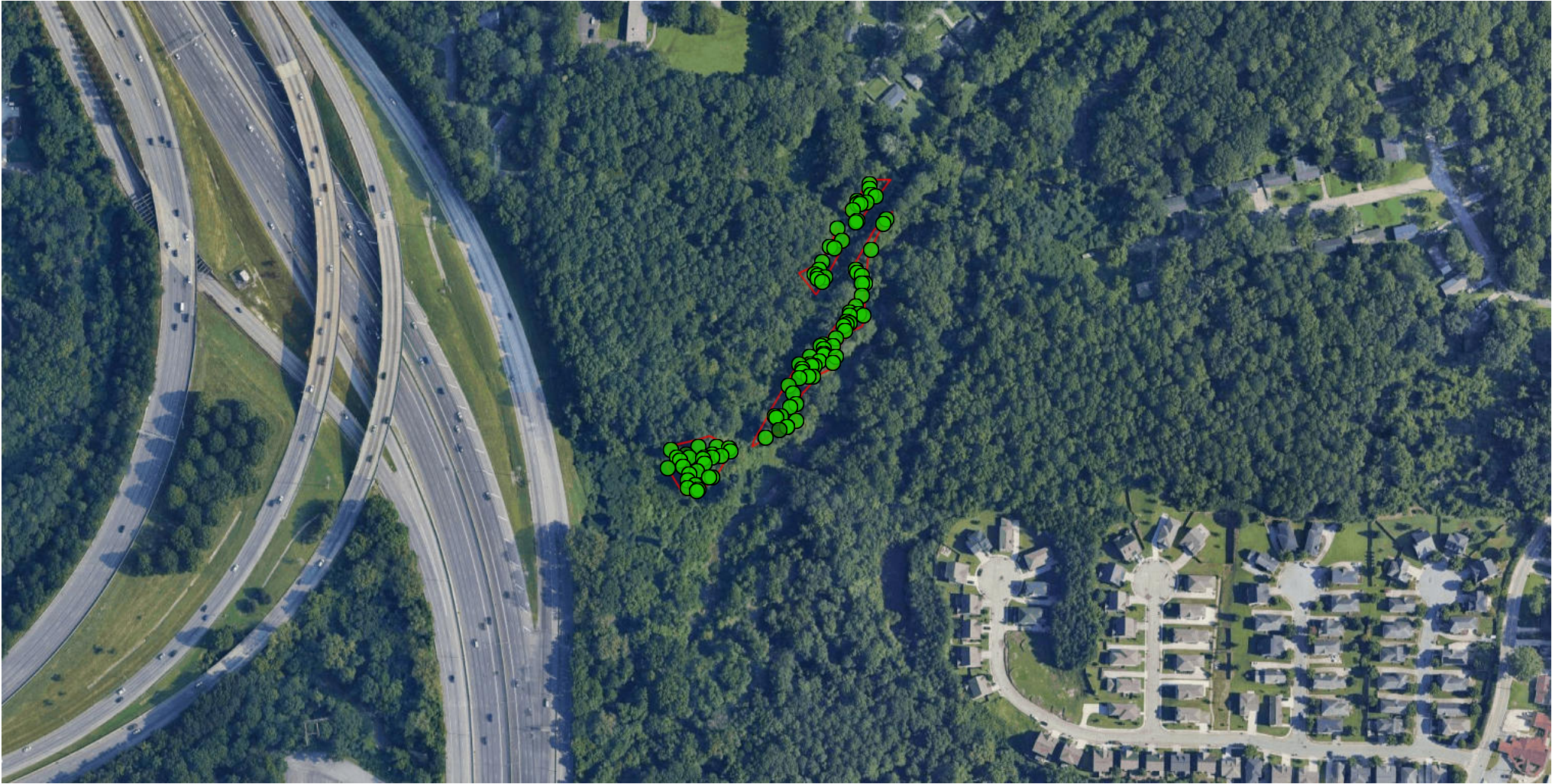
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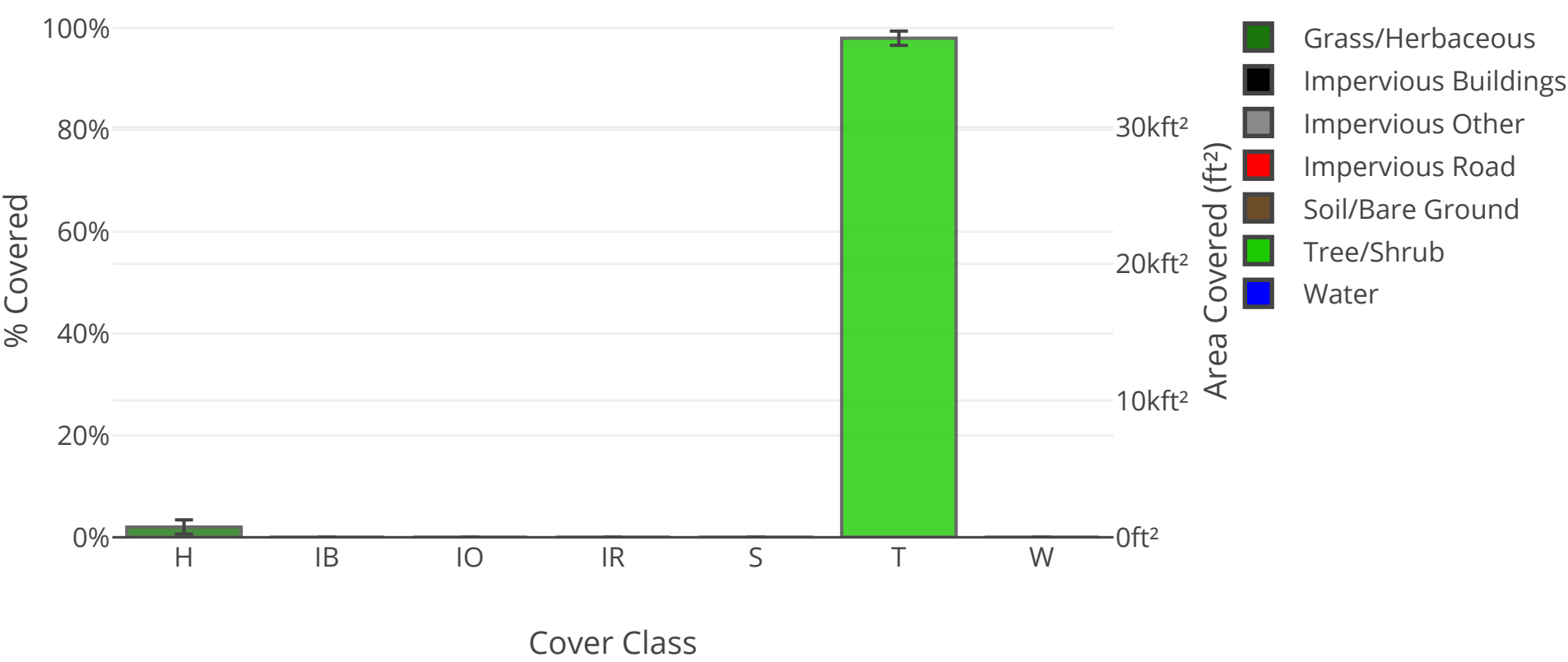




Google

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Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ft²) ± SE
H	Grass/Herbaceous		2	2.00 ± 1.41	745.01 ± 526.80
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		98	98.00 ± 1.40	36505.36 ± 521.51
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			100	100.00	37250.37

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	1.14	±0.02	4.19	±0.06	\$495	±7
Stored in trees (Note: this benefit is not an annual rate)	28.73	±0.41	105.34	±1.50	\$12,432	±178

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 0.000 T of Carbon, or 0.000 T of CO<sub>2</sub>, per ft²/yr and rounded. Amount stored is based on 0.001 T of Carbon, or 0.003 T of CO<sub>2</sub>, per ft² and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ft² = square feet)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (oz)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	12.84	±0.18	\$1	±0
NO2	Nitrogen Dioxide removed annually	50.74	±0.72	\$0	±0
O3	Ozone removed annually	611.60	±8.74	\$11	±0
SO2	Sulfur Dioxide removed annually	109.48	±1.56	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	31.93	±0.46	\$23	±0
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	245.24	±3.50	\$52	±1
Total		1,061.83	±15.17	\$87	±1

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in oz/ft²/yr @ \$/oz/yr and rounded:  
CO 0.000 @ \$0.04 | NO2 0.001 @ \$0.00 | O3 0.017 @ \$0.02 | SO2 0.003 @ \$0.00 | PM2.5 0.001 @ \$0.73 | PM10\* 0.007 @ \$0.21 (English units: oz = ounces, ft² = square feet)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	2.97	±0.04	\$27	±0
E	Evaporation	52.26	±0.75	N/A	N/A
I	Interception	52.61	±0.75	N/A	N/A
T	Transpiration	61.90	±0.88	N/A	N/A
PE	Potential Evaporation	322.71	±4.61	N/A	N/A
PET	Potential Evapotranspiration	322.71	±4.61	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ft²/yr @ \$/Kgal/yr and rounded:  
AVRO 0.000 @ \$8.94 | E 0.001 @ N/A | I 0.001 @ N/A | T 0.002 @ N/A | PE 0.009 @ N/A | PET 0.009 @ N/A (English units: Kgal = thousands of gallons, ft² = square feet)

About i-Tree Canopy

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Limitations of i-Tree Canopy

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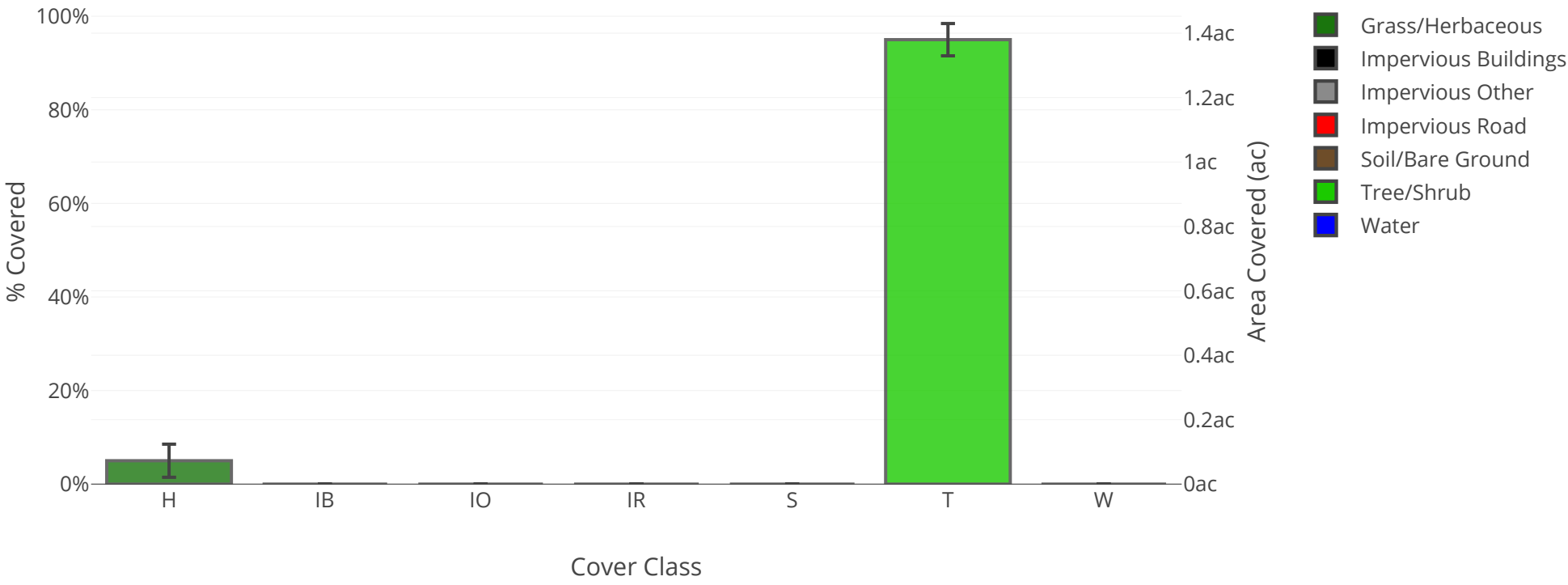




Google

Imagery ©2025 Airbus, Maxar Technologies Report a map error

Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		2	5.00 ± 3.54	0.07 ± 0.05
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		38	95.00 ± 3.45	1.38 ± 0.05
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			40	100.00	1.46

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	1.89	±0.07	6.92	±0.25	\$817	±30
Stored in trees (Note: this benefit is not an annual rate)	47.41	±1.72	173.84	±6.31	\$20,516	±744

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	1.32	±0.05	\$1	±0
NO2	Nitrogen Dioxide removed annually	5.22	±0.19	\$0	±0
O3	Ozone removed annually	62.86	±2.28	\$18	±1
SO2	Sulfur Dioxide removed annually	11.25	±0.41	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	3.28	±0.12	\$39	±1
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	25.20	±0.91	\$85	±3
Total		109.13	±3.96	\$144	±5

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.954 @ \$0.71 | NO2 3.771 @ \$0.08 | O3 45.451 @ \$0.29 | SO2 8.136 @ \$0.01 | PM2.5 2.373 @ \$11.76 | PM10\* 18.225 @ \$3.38 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	4.89	±0.18	\$44	±2
E	Evaporation	86.24	±3.13	N/A	N/A
I	Interception	86.82	±3.15	N/A	N/A
T	Transpiration	102.15	±3.71	N/A	N/A
PE	Potential Evaporation	532.55	±19.32	N/A	N/A
PET	Potential Evapotranspiration	532.55	±19.32	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:  
AVRO 3.539 @ \$8.94 | E 62.361 @ N/A | I 62.777 @ N/A | T 73.861 @ N/A | PE 385.073 @ N/A | PET 385.073 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

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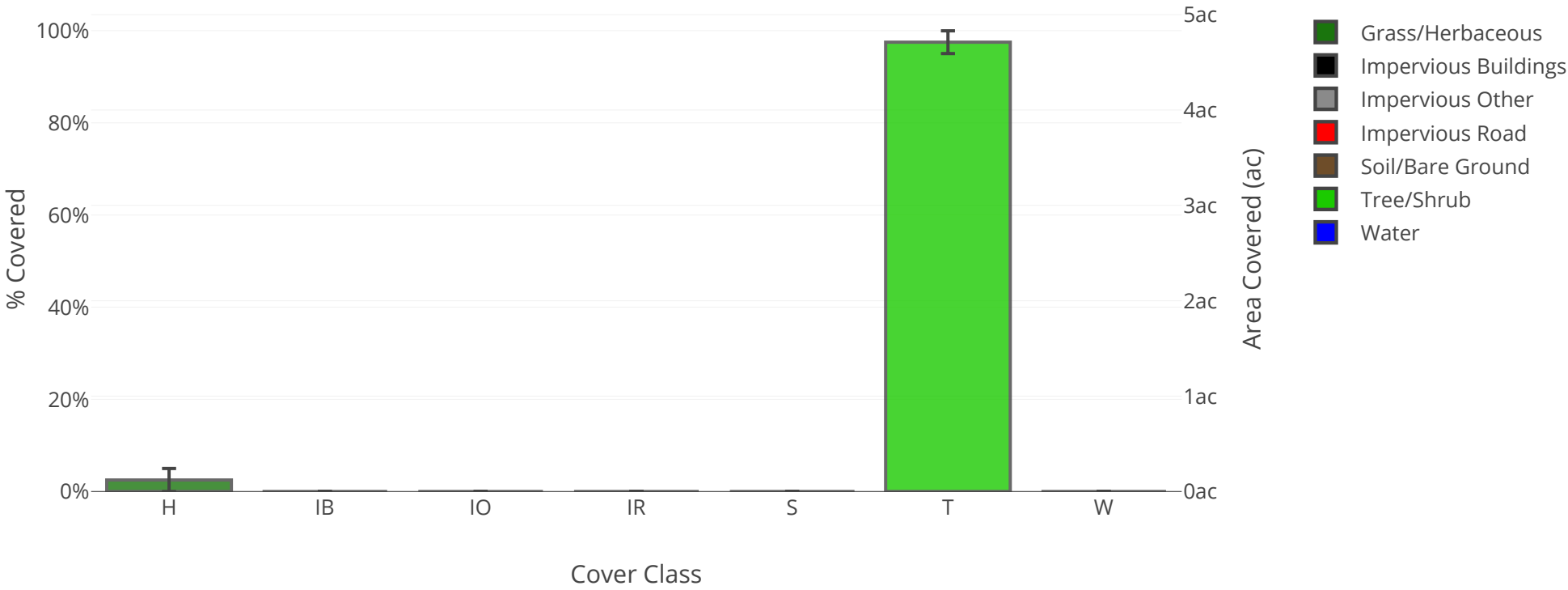
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Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		1	2.50 ± 2.50	0.12 ± 0.12
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		39	97.50 ± 2.47	4.71 ± 0.12
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			40	100.00	4.83

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	6.43	±0.16	23.59	±0.60	\$2,784	±70
Stored in trees (Note: this benefit is not an annual rate)	161.57	±4.09	592.44	±15.00	\$69,918	±1,770

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	4.50	±0.11	\$3	±0
NO2	Nitrogen Dioxide removed annually	17.77	±0.45	\$1	±0
O3	Ozone removed annually	214.22	±5.42	\$62	±2
SO2	Sulfur Dioxide removed annually	38.35	±0.97	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	11.18	±0.28	\$132	±3
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	85.90	±2.17	\$290	±7
Total		371.92	±9.42	\$489	±12

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
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Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	16.68	±0.42	\$149	±4
E	Evaporation	293.92	±7.44	N/A	N/A
I	Interception	295.88	±7.49	N/A	N/A
T	Transpiration	348.12	±8.81	N/A	N/A
PE	Potential Evaporation	1,814.93	±45.95	N/A	N/A
PET	Potential Evapotranspiration	1,814.93	±45.95	N/A	N/A

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i-Tree Canopy Report

i-Tree Benefits and Cover Assessment

Estimated using random sampling statistics on 6/27/2025

South River

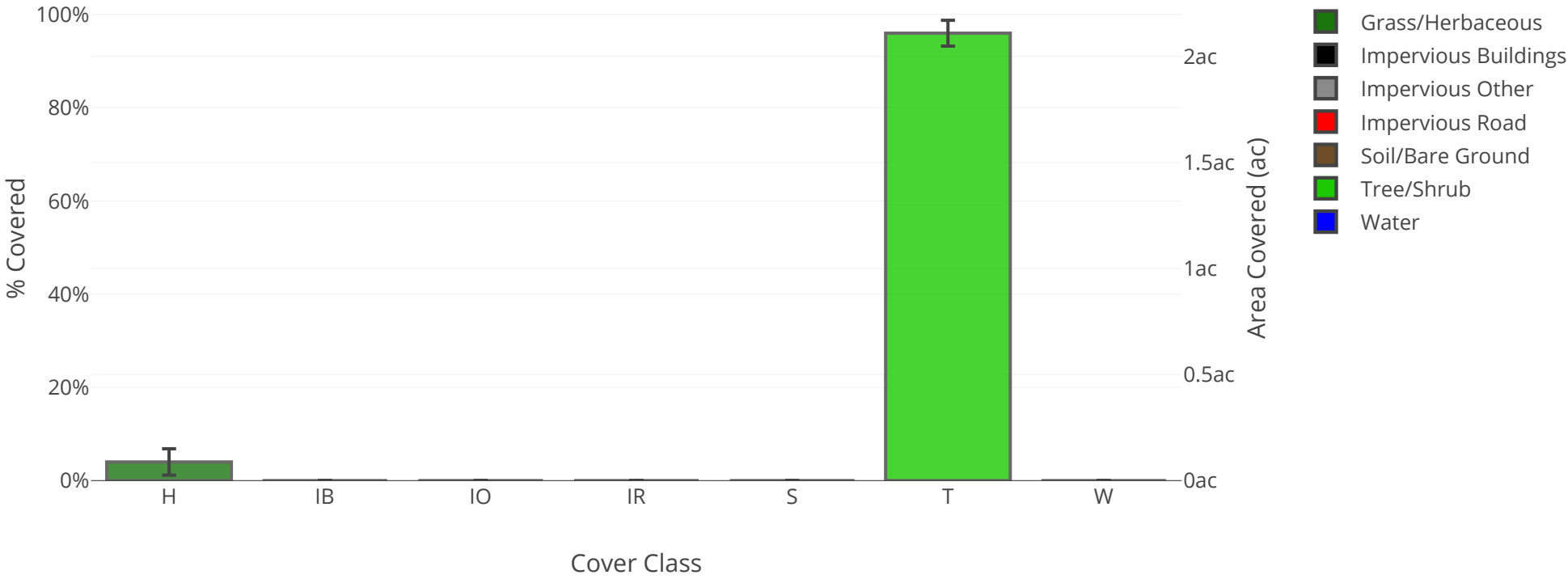
Stand SR4



Google

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Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		2	4.00 ± 2.83	0.09 ± 0.06
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		48	96.00 ± 2.77	2.11 ± 0.06
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			50	100.00	2.20

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	2.88	±0.08	10.55	±0.30	\$1,245	±36
Stored in trees (Note: this benefit is not an annual rate)	72.24	±2.09	264.87	±7.65	\$31,259	±902

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	2.01	±0.06	\$1	±0
NO2	Nitrogen Dioxide removed annually	7.95	±0.23	\$1	±0
O3	Ozone removed annually	95.78	±2.76	\$28	±1
SO2	Sulfur Dioxide removed annually	17.14	±0.49	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	5.00	±0.14	\$59	±2
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	38.40	±1.11	\$130	±4
Total		166.28	±4.80	\$219	±6

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Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	7.46	±0.22	\$67	±2
E	Evaporation	131.41	±3.79	N/A	N/A
I	Interception	132.29	±3.82	N/A	N/A
T	Transpiration	155.64	±4.49	N/A	N/A
PE	Potential Evaporation	811.44	±23.42	N/A	N/A
PET	Potential Evapotranspiration	811.44	±23.42	N/A	N/A

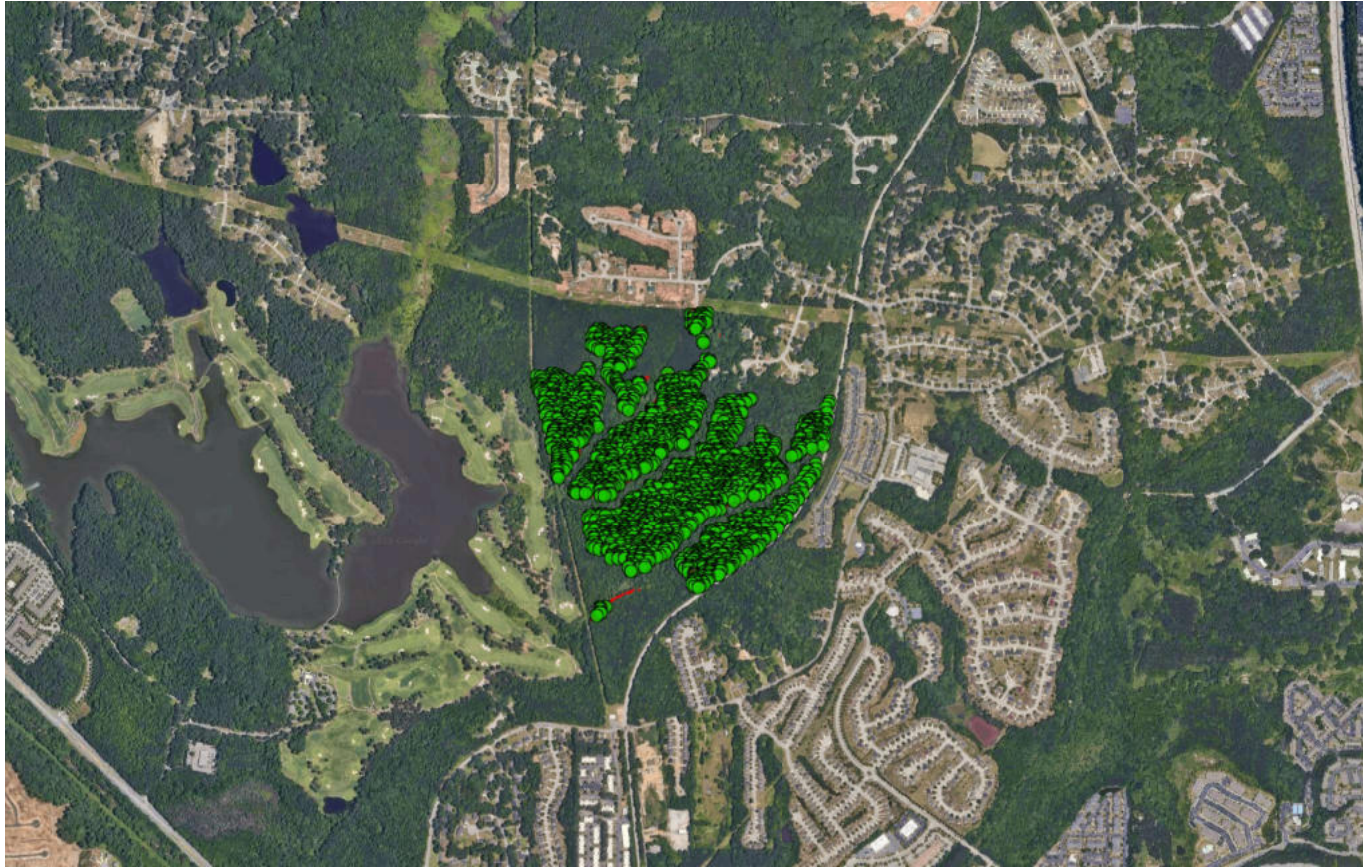
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Limitations of i-Tree Canopy

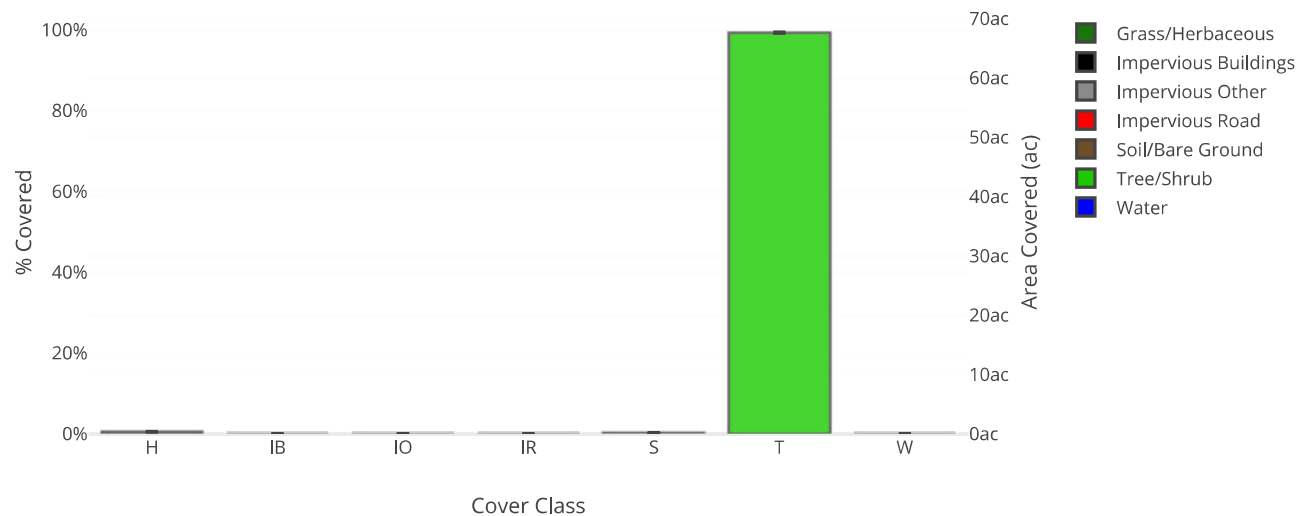
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Google

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## Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		12	0.50 ± 0.14	0.34 ± 0.10
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		5	0.21 ± 0.09	0.14 ± 0.06
T	Tree/Shrub		2382	99.29 ± 0.17	67.62 ± 0.12
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			2399	100.00	68.10

### Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	92.31	±0.16	338.46	±0.58	\$39,943	±69
Stored in trees (Note: this benefit is not an annual rate)	2,318.15	±4.00	8,499.89	±14.66	\$1,003,128	±1,730

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

### Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	61.07	±0.11	\$12	±0
NO2	Nitrogen Dioxide removed annually	305.52	±0.53	\$4	±0
O3	Ozone removed annually	3,248.31	±5.60	\$188	±0
SO2	Sulfur Dioxide removed annually	305.14	±0.53	\$1	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	160.53	±0.28	\$394	±1
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	1,154.29	±1.99	\$1,131	±2
Total		5,234.86	±9.03	\$1,730	±3

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.903 @ \$0.20 | NO2 4.518 @ \$0.01 | O3 48.036 @ \$0.06 | SO2 4.512 @ \$0.00 | PM2.5 2.374 @ \$2.46 | PM10\* 17.070 @ \$0.98 (English units: lb = pounds, ac = acres)

### Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	60.72	±0.10	\$543	±1
E	Evaporation	5,009.57	±8.64	N/A	N/A
I	Interception	5,034.57	±8.68	N/A	N/A
T	Transpiration	7,762.74	±13.39	N/A	N/A
PE	Potential Evaporation	38,089.64	±65.70	N/A	N/A
PET	Potential Evapotranspiration	38,089.64	±65.70	N/A	N/A

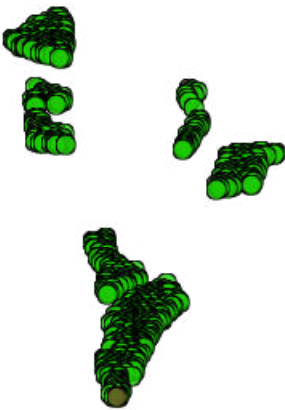
Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:  
AVRO 0.898 @ \$8.94 | E 74.082 @ N/A | I 74.452 @ N/A | T 114.796 @ N/A | PE 563.274 @ N/A | PET 563.274 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

#### About i-Tree Canopy

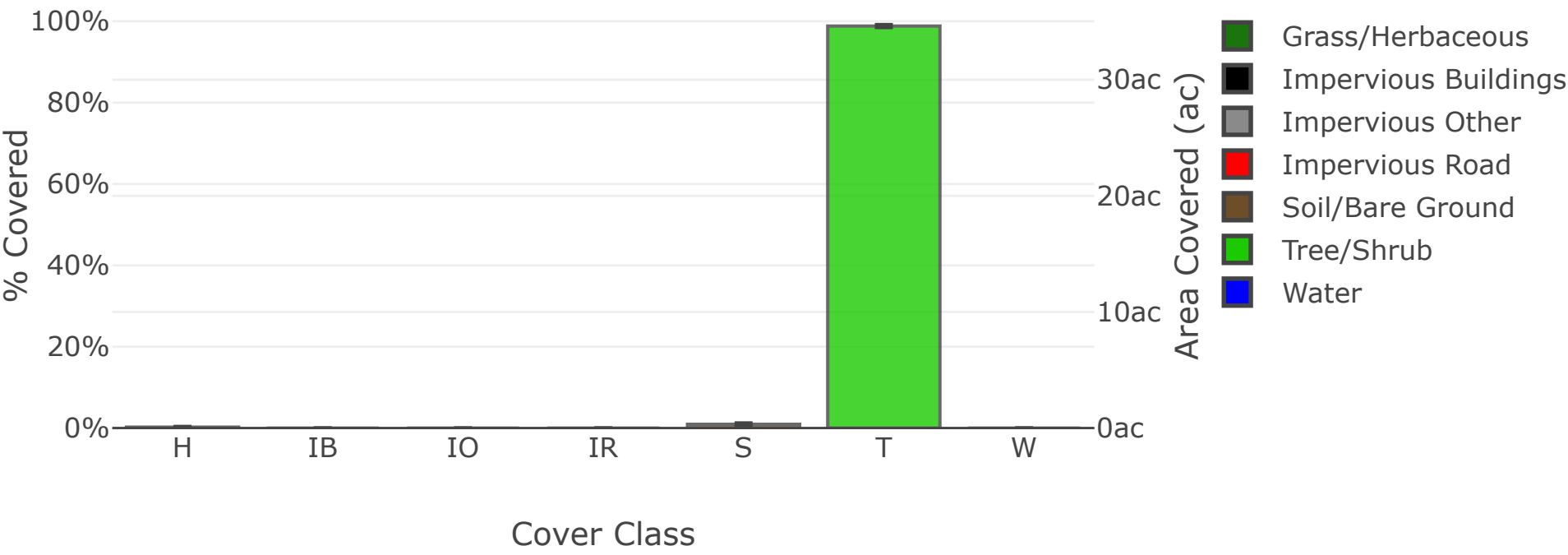
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#### Limitations of i-Tree Canopy

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Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		2	0.24 ± 0.17	0.08 ± 0.06
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		8	0.94 ± 0.33	0.33 ± 0.12
T	Tree/Shrub		841	98.82 ± 0.37	34.62 ± 0.13
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			851	100.00	35.04

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	47.26	±0.18	173.30	±0.65	\$20,452	±76
Stored in trees (Note: this benefit is not an annual rate)	1,186.96	±4.44	4,352.20	±16.27	\$513,631	±1,920

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	33.03	±0.12	\$24	±0
NO2	Nitrogen Dioxide removed annually	130.56	±0.49	\$10	±0
O3	Ozone removed annually	1,573.71	±5.88	\$459	±2
SO2	Sulfur Dioxide removed annually	281.71	±1.05	\$2	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	82.16	±0.31	\$966	±4
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	631.03	±2.36	\$2,133	±8
Total		2,732.21	±10.21	\$3,593	±13

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.954 @ \$0.71 | NO2 3.771 @ \$0.08 | O3 45.451 @ \$0.29 | SO2 8.136 @ \$0.01 | PM2.5 2.373 @ \$11.76 | PM10\* 18.225 @ \$3.38 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	122.55	±0.46	\$1,095	±4
E	Evaporation	2,159.22	±8.07	N/A	N/A
I	Interception	2,173.63	±8.12	N/A	N/A
T	Transpiration	2,557.39	±9.56	N/A	N/A
PE	Potential Evaporation	13,332.93	±49.84	N/A	N/A
PET	Potential Evapotranspiration	13,332.93	±49.84	N/A	N/A

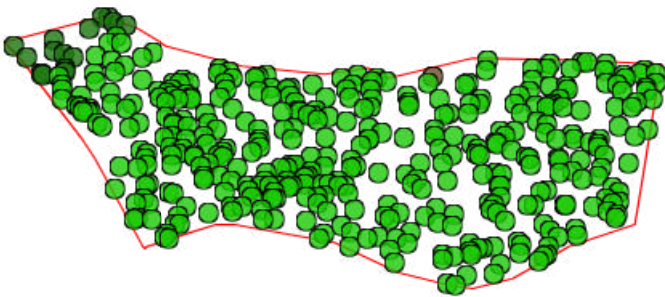
Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:  
AVRO 3.539 @ \$8.94 | E 62.361 @ N/A | I 62.777 @ N/A | T 73.861 @ N/A | PE 385.073 @ N/A | PET 385.073 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

About i-Tree Canopy

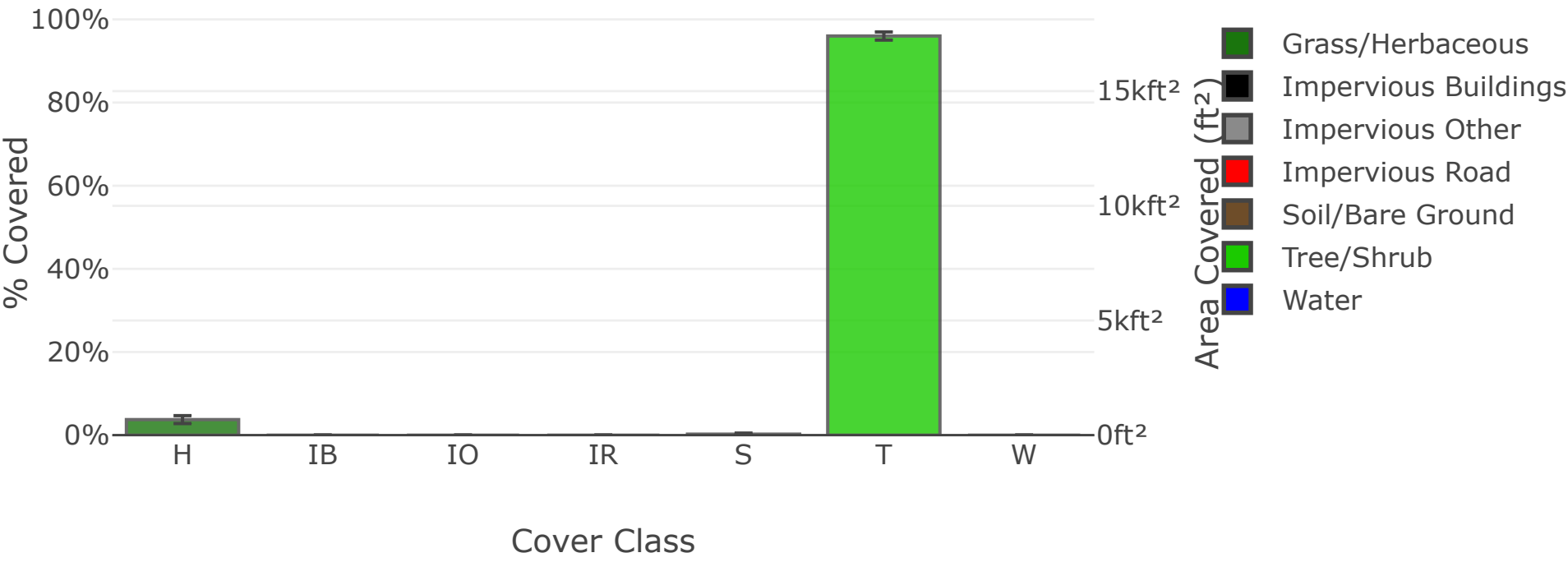
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Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ft²) ± SE
H	Grass/Herbaceous		15	3.75 ± 0.95	679.83 ± 172.21
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		1	0.25 ± 0.25	45.32 ± 45.32
T	Tree/Shrub		384	96.00 ± 0.98	17403.77 ± 177.63
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			400	100.00	18128.93

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (lb)	±SE	CO <sub>2</sub> Equiv. (lb)	±SE	Value (USD)	±SE
Sequestered annually in trees	1,090.76	±11.13	3,999.45	±40.82	\$236	±2
Stored in trees (Note: this benefit is not an annual rate)	27,393.07	±279.58	100,441.24	±1,025.12	\$5,927	±60

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 0.063 lb of Carbon, or 0.230 lb of CO<sub>2</sub>, per ft²/yr and rounded. Amount stored is based on 1.574 lb of Carbon, or 5.771 lb of CO<sub>2</sub>, per ft² and rounded. Value (USD) is based on \$0.22/lb of Carbon, or \$0.06/lb of CO<sub>2</sub> and rounded. (English units: lb = pounds, ft² = square feet)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (oz)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	6.12	±0.06	\$0	±0
NO2	Nitrogen Dioxide removed annually	24.19	±0.25	\$0	±0
O3	Ozone removed annually	291.58	±2.98	\$5	±0
SO2	Sulfur Dioxide removed annually	52.19	±0.53	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	15.22	±0.16	\$11	±0
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	116.92	±1.19	\$25	±0
Total		506.22	±5.17	\$41	±0

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in oz/ft²/yr @ \$/oz/yr and rounded:  
CO 0.000 @ \$0.04 | NO2 0.001 @ \$0.00 | O3 0.017 @ \$0.02 | SO2 0.003 @ \$0.00 | PM2.5 0.001 @ \$0.73 | PM10\* 0.007 @ \$0.21 (English units: oz = ounces, ft² = square feet)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	1.41	±0.01	\$13	±0
E	Evaporation	24.92	±0.25	N/A	N/A
I	Interception	25.08	±0.26	N/A	N/A
T	Transpiration	29.51	±0.30	N/A	N/A
PE	Potential Evaporation	153.85	±1.57	N/A	N/A
PET	Potential Evapotranspiration	153.85	±1.57	N/A	N/A

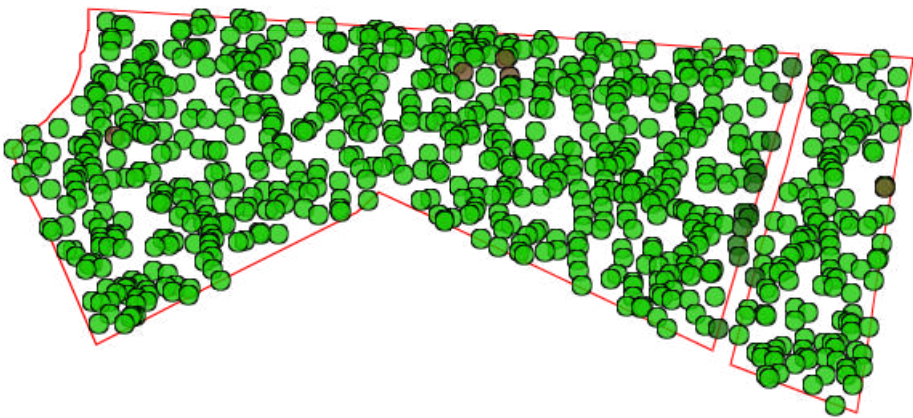
Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ft²/yr @ \$/Kgal/yr and rounded:  
AVRO 0.000 @ \$8.94 | E 0.001 @ N/A | I 0.001 @ N/A | T 0.002 @ N/A | PE 0.009 @ N/A | PET 0.009 @ N/A (English units: Kgal = thousands of gallons, ft² = square feet)

About i-Tree Canopy

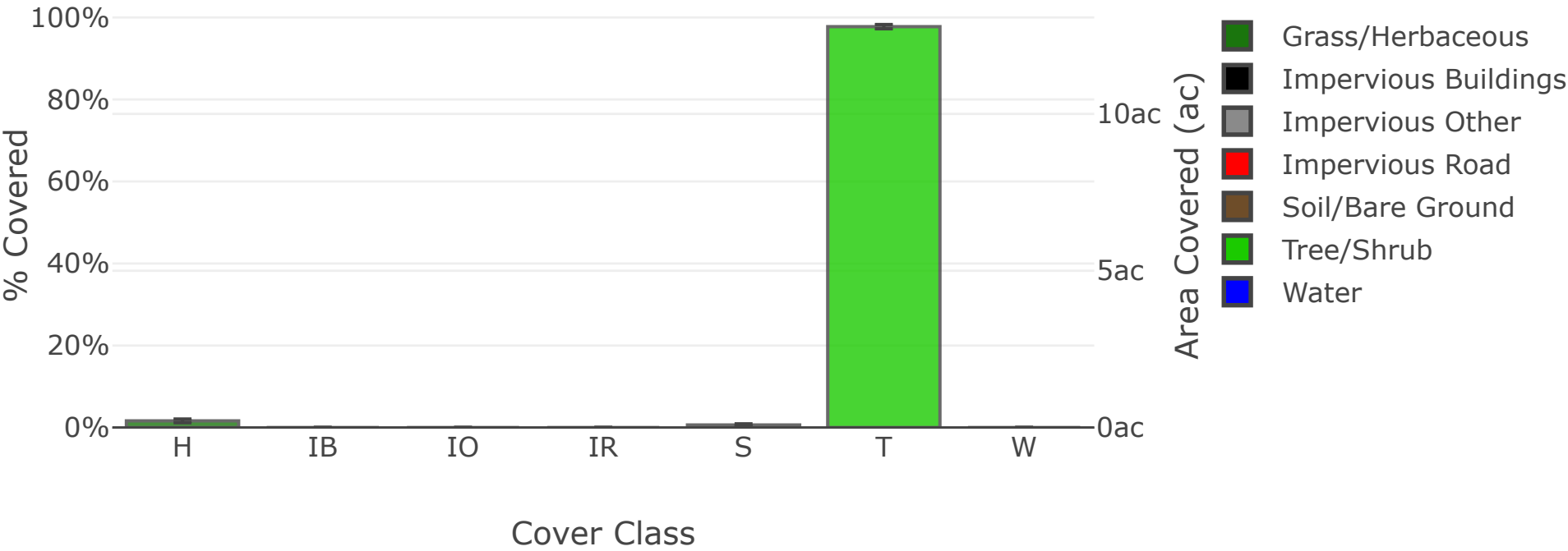
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Land Cover





Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		13	1.63 ± 0.45	0.21 ± 0.06
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		5	0.63 ± 0.28	0.08 ± 0.04
T	Tree/Shrub		782	97.75 ± 0.52	12.78 ± 0.07
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			800	100.00	13.08

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	17.45	±0.09	63.98	±0.34	\$7,550	±40
Stored in trees (Note: this benefit is not an annual rate)	438.19	±2.35	1,606.69	±8.62	\$189,616	±1,017

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	12.19	±0.07	\$9	±0
NO2	Nitrogen Dioxide removed annually	48.20	±0.26	\$4	±0
O3	Ozone removed annually	580.96	±3.12	\$169	±1
SO2	Sulfur Dioxide removed annually	104.00	±0.56	\$1	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	30.33	±0.16	\$357	±2
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	232.96	±1.25	\$787	±4
Total		1,008.64	±5.41	\$1,327	±7

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:  
CO 0.954 @ \$0.71 | NO2 3.771 @ \$0.08 | O3 45.451 @ \$0.29 | SO2 8.136 @ \$0.01 | PM2.5 2.373 @ \$11.76 | PM10\* 18.225 @ \$3.38 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	45.24	±0.24	\$404	±2
E	Evaporation	797.11	±4.28	N/A	N/A
I	Interception	802.43	±4.30	N/A	N/A
T	Transpiration	944.10	±5.06	N/A	N/A
PE	Potential Evaporation	4,922.08	±26.40	N/A	N/A
PET	Potential Evapotranspiration	4,922.08	±26.40	N/A	N/A

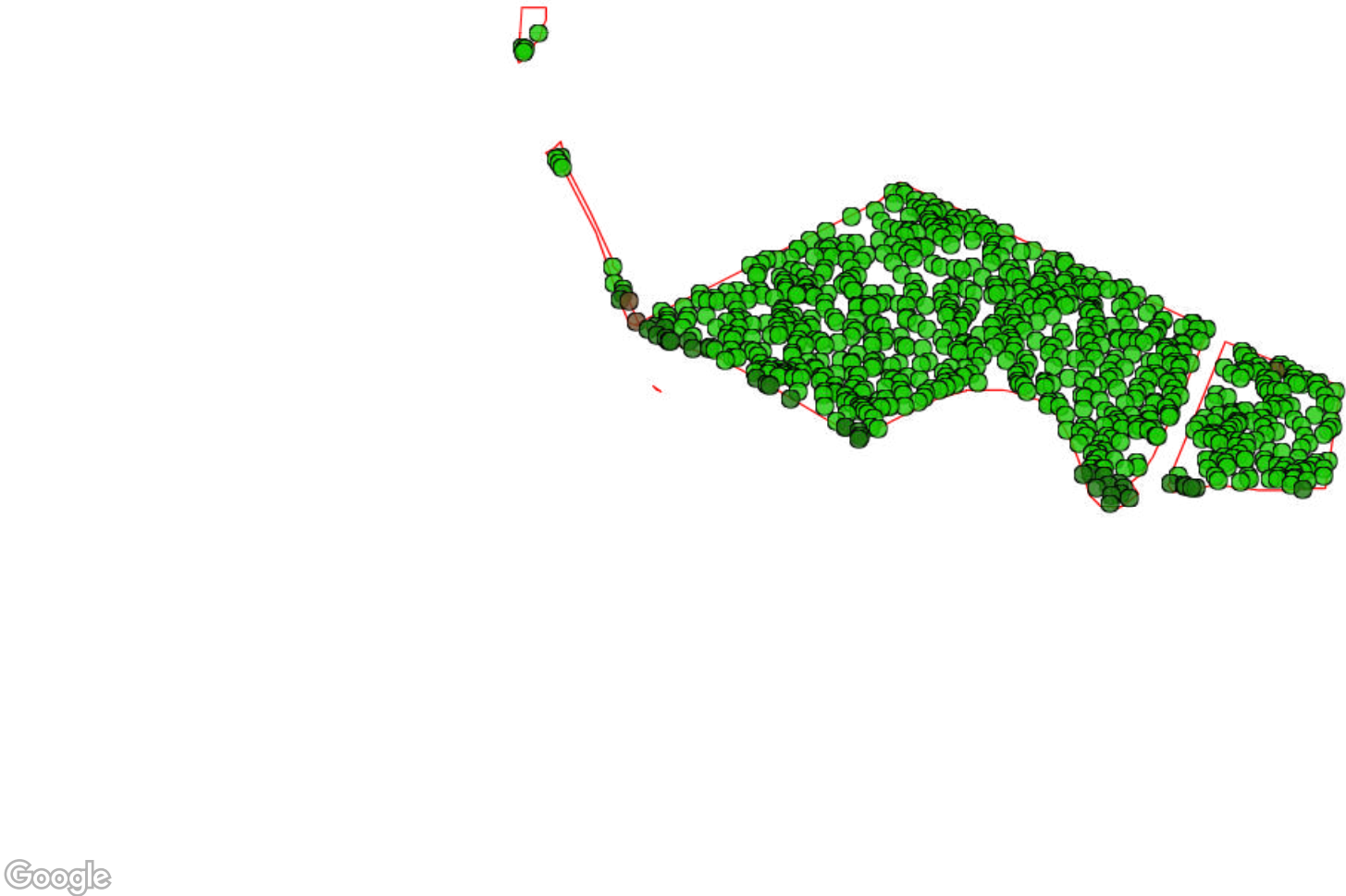
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AVRO 3.539 @ \$8.94 | E 62.361 @ N/A | I 62.777 @ N/A | T 73.861 @ N/A | PE 385.073 @ N/A | PET 385.073 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

About i-Tree Canopy

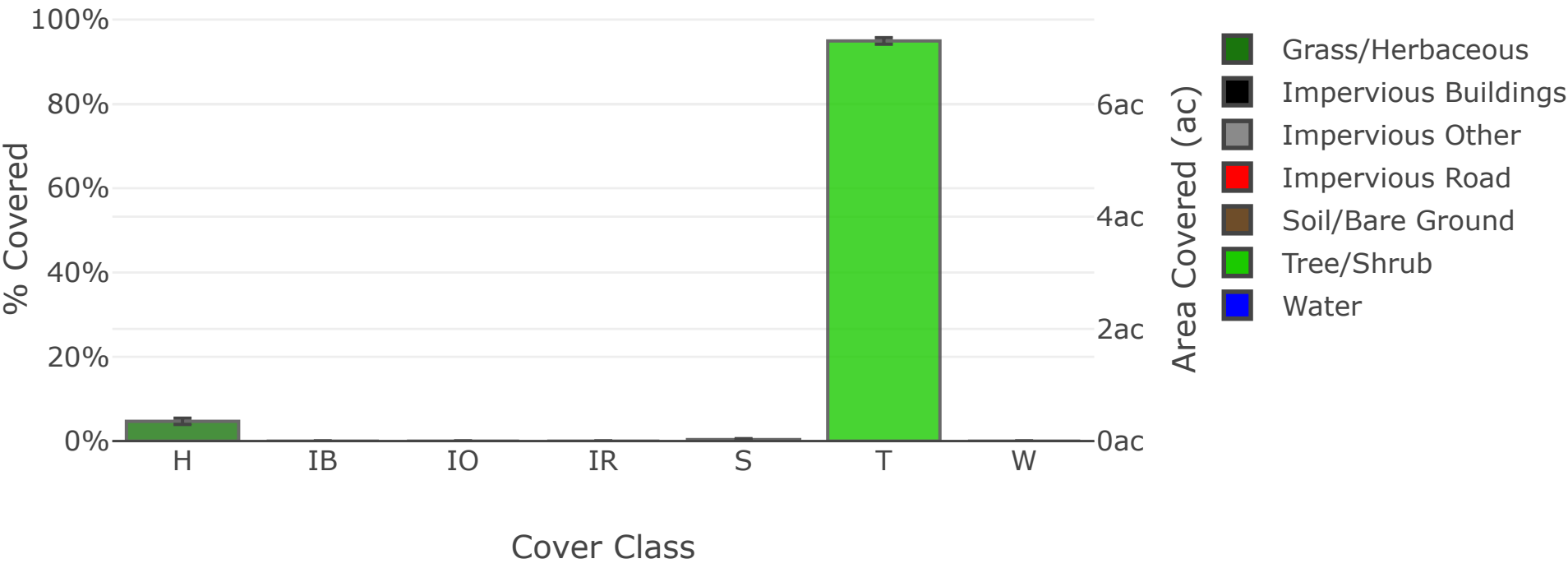
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Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		38	4.70 ± 0.74	0.35 ± 0.06
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		3	0.37 ± 0.21	0.03 ± 0.02
T	Tree/Shrub		767	94.93 ± 0.77	7.13 ± 0.06
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			808	100.00	7.51

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	9.73	±0.08	35.68	±0.29	\$4,210	±34
Stored in trees (Note: this benefit is not an annual rate)	244.35	±1.99	895.95	±7.29	\$105,737	±860

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Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	6.80	±0.06	\$5	±0
NO2	Nitrogen Dioxide removed annually	26.88	±0.22	\$2	±0
O3	Ozone removed annually	323.97	±2.64	\$94	±1
SO2	Sulfur Dioxide removed annually	57.99	±0.47	\$0	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	16.91	±0.14	\$199	±2
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	129.90	±1.06	\$439	±4
Total		562.46	±4.57	\$740	±6

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Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	25.23	±0.21	\$225	±2
E	Evaporation	444.50	±3.62	N/A	N/A
I	Interception	447.47	±3.64	N/A	N/A
T	Transpiration	526.47	±4.28	N/A	N/A
PE	Potential Evaporation	2,744.73	±22.32	N/A	N/A
PET	Potential Evapotranspiration	2,744.73	±22.32	N/A	N/A

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## Forest Composition Report and Site Photos



# City of Atlanta Carbon Credit Program Expansion 2024

## Forest Composition Report

*Instructions – Complete the report by providing a thorough description of the forest as outlined below. Include photos (at least four-five for each parcel) in Exhibit A.*

I am Taryn Heidel, the Arboricultural Manager of Natural Areas and Land Management for the City of Atlanta Department of Parks and Recreation and co-wrote this Forest Composition Report with Jess Riddle (Natural Resource GIS Coordinator for the City of Atlanta Department of Parks and Recreation), Jai Gonzales (Natural Resources GIS Analyst for the City of Atlanta Department of Parks and Recreation), James Moy (Natural Resources GIS Analyst for the City of Atlanta Department of Parks and Recreation), Brian Williams (Urban Forestry Director for Trees Atlanta), and Madison Cummiskey (Forest Restoration Manager for Trees Atlanta) for Mount Zion Nature Preserve, South River Nature Preserve, Southwest Nature Preserve, and Utoy Creek Nature Preserve (Project #63) in September 2025. I am a Certified Arborist (SO-10703A), have eight years of urban forestry and forest restoration experience, and co-wrote the vegetation analysis and management document for Southwest Nature Preserve and Utoy Creek Nature Preserve.

These descriptions are based on familiarity with the sites over 3 years, an in-depth vegetation analysis on native plant communities and invasive plant extents and densities found on site for Southwest Nature Preserve and Utoy Creek Nature Preserve, management of invasive plant control contractors onsite, and follow-up site visits to the properties.

This project is made up of 4 properties and 11 forest stands described below. Photos for each forest stand can be found in Exhibit A.

## Table of Contents

Summary of stands included in the project .....	3
Mount Zion Nature Preserve .....	4
Stand MZ1: 20-Year-Old Bottomland Hardwood Forest.....	6
Stand MZ2: 65-Year-Old Mesic Forest .....	7
South River Nature Preserve.....	9
Stand SR1: 44-Year-Old Bottomland Hardwood Forest.....	12
Stand SR2: 53-Year-Old Bottomland Hardwood Forest.....	12
Stand SR3: 44-Year-Old Post-Agricultural Upland Forest .....	13
Stand SR4: 36-Year-Old Post-Agricultural Upland Forest .....	14
Southwest Nature Preserve .....	16
Stand SW1: 87-Year-Old Oak-Hickory Forest.....	17
Stand SW2: 50-Year-Old Mixed Pine Hardwood Forest.....	18
Utoy Creek Nature Preserve .....	20
Stand UC1: 57-Year-Old Bottomland Hardwood Forest .....	22
Stand UC2A & UC2B: 70-Year-Old Mesic Forest .....	23

## Summary of stands included in the project

Stand	Acres	Age	Forest type group	Biomass (tC/ac)
MZ1	2.1	20	Oak/hickory	21.1
MZ2	24.5	65	Oak/pine	54.2
SR1	0.9	44	Oak/gum/cypress	39.7
SR2	1.5	53	Elm/ash/cottonwood	51
SR3	4.7	44	Oak/pine	41.8
SR4	1.9	36	Oak/hickory	37.8
SW1	67.9	87	Oak/hickory	71.5
SW2	33.1	50	Oak/pine	45.1
UC1	0.4	57	Elm/ash/cottonwood	54.8
UC2A	13.0	70	Oak/hickory	61
UC2B	6.9	70	Oak/hickory	61

## Mount Zion Nature Preserve

Mount Zion Nature Preserve is 37.6 acres of undeveloped forest located in southern Atlanta with a tributary of the South River that runs east to west through the forest. Per City of Atlanta code, there is a 75 ft buffer on either side of this stream that cannot be developed accounting for 11.0 acres of the 37.6-acre total. This tributary and the natural topography have created both upland and bottomland forest types within Mount Zion. It is bordered by the Glenrose Heights neighborhood on the northern and eastern property boundaries and entrance into Mount Zion is obtainable off of Browns Mill Rd SE and has no existing trail network.

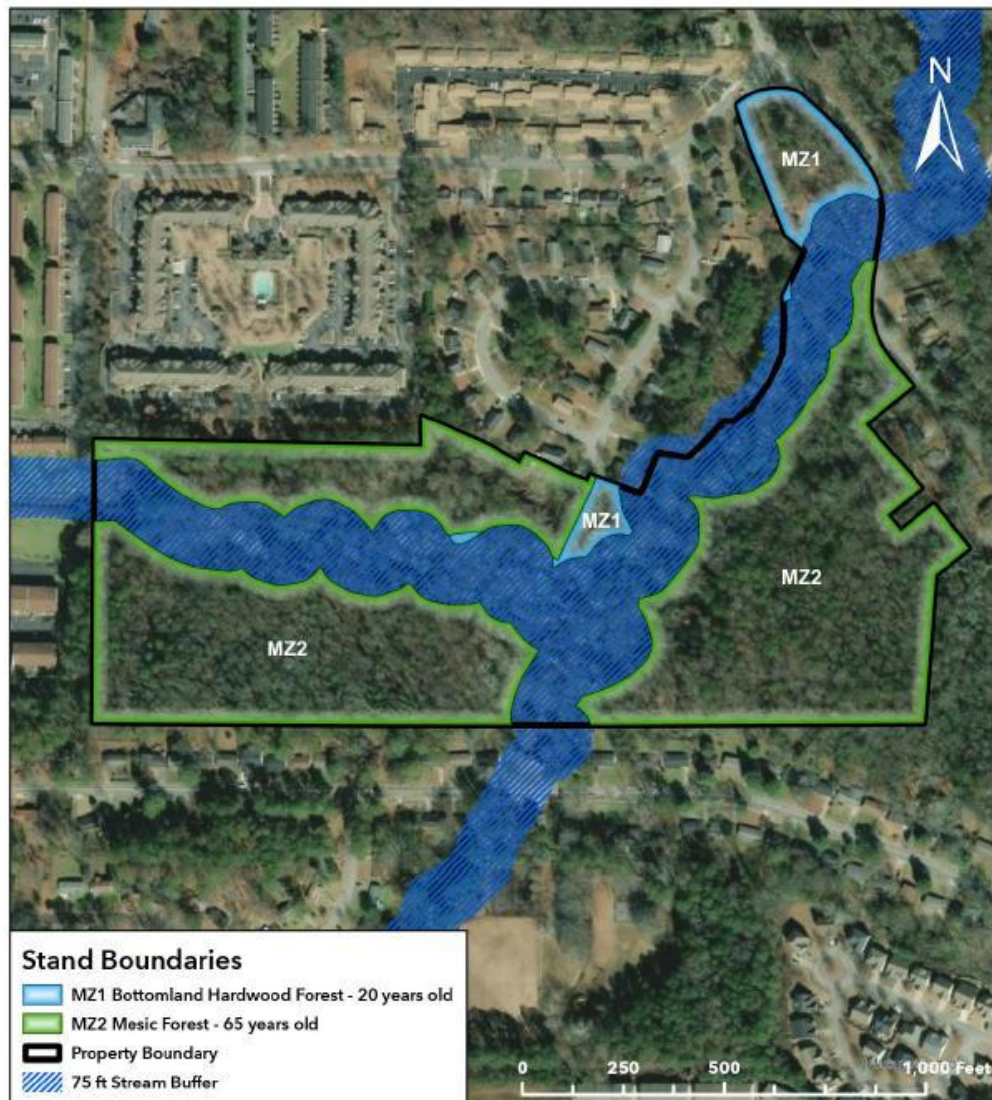
The remaining 26.6 (71%) acres of the site is completely forested and outside of the protected stream buffer the site can be divided into two stands differing in tree density, tree uniformity, or forest type:

- **Stand MZ1:** Riparian Forest (2.1 acres after deducting 2.8 acres of stream buffer)
- **Stand MZ2:** Mesic Forest (24.5 acres after deducting 8.1 acres of stream buffer)





## MOUNT ZION NATURE PRESERVE FOREST STAND MAP



Map of project forest stands and stream buffer with labels

## Stand MZ1: 20-Year-Old Bottomland Hardwood Forest

Photographs of the stand from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 5 locations throughout Stand MZ1.

Stand MZ1 occupies 8% (2.1 acres of 26.6 acres) of the site. The age of the forest appears to be at least 20 years old based on satellite imagery taken in 2005. Tree density and height is uniform around 223 trees/acre throughout the zone, although in the northern section at the intersection of Browns Mill Rd SE and Mount Zion SE lower tree density is observed. In the southern portion of the stand stormwater runoff from Alyson Ct and Embry Way SE appears to run through the stand and into the South River tributary. Topography, proximity to the South River tributary and runoff create wet to semi-wet soil conditions aligning this stand with a riparian zone. There is high invasive plant pressure present throughout the stand creating a lack of healthy native groundlayer and midstory layer leading this stand to be categorized as a mid-successional forest.

There are no existing manmade trails or infrastructure that allow for navigation through the forest so there does not seem to be recreational use except for the presence of debris piles and illegal dumping along the property boundary. There does appear to be land encroachment in the northern section from possible road construction disturbance and neighborhood development. Previous land use cannot be detected through historical satellite imagery, but it can be assumed it was cleared and used for agriculture based on the agricultural history of this region of Atlanta.

The overall health of this stand is low due to the invasive plant pressure, disturbance from runoff and erosion and the assumed loss of ash trees due to the emerald ash borer. Invasive plant species removal should focus on kudzu along the northern section that threatens the canopy, English ivy that is dominating the groundlayer and invasive trees and shrubs. The City of Atlanta Department of Parks and Recreation is planning invasive species treatments across the site, which will prevent kudzu and English ivy from killing the trees.

This forest can best be described as a bottomland hardwood forest and there is slight variability in the top tree species present and little diversity in the composition of minor tree species. Indicator species found in this stand include tulip poplar (*Liriodendron tulipifera*), white oak (*Quercus alba*), southern red oak (*Quercus falcata*), hickory species (mockernut, shagbark), American sycamore (*Platanus occidentalis*), loblolly pine (*Pinus taeda*), pecan (*Carya illinoensis*), winged elm (*Ulmus alata*), box elder (*Acer negundo*) and sweetgum (*Liquidambar styraciflua*). When this stand was first mapped in 2020 it was observed that there was a significant loss of green ash (*Fraxinus pennsylvanica*) in the canopy and green ash saplings. Green ash is still observed within the stand and now present within the understory. This mix of species comes closest to the Forest Inventory and Analysis (FIA) Sweetgum/yellow-poplar forest type (508) within the Oak/hickory group.

#### Stand MZ1 Characteristics

Stand Size (acres)	2.1
Stand Age (years)	20
GTR Tables	B44 oak-hickory
Biomass (tC/ac)	21.1

#### Stand MZ1 Dominance

Tree species	Percentage
Tulip poplar	33
Oak (red and white)	17
Hickory	13
Loblolly pine	13
Other (sweetgum, loblolly pine, pecan, elm, beech)	25

## Stand MZ2: 65-Year-Old Mesic Forest

Photographs of the stand from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 5 locations throughout Stand MZ2.

Stand MZ2 occupies 92 % (24.5 acres of 26.6 acres) of the site. The age of the forest appears to be at least 65 years old based on satellite imagery taken in 1960 and tree density and height is uniform at roughly 304 trees/acre throughout the zone. Historical satellite imaging does not indicate land disturbance in the last 75 years. In the southern section of the stand there is north facing slope that presents a species-rich area with low invasive plant pressure compared to the rest of the stand. The heavy presence of invasive plant species throughout the stand has allowed minimal native plant growth in the groundlayer and understory layer. As topography moves down to areas of the South River tributary there is erosion streambank and undercutting of the streambank.

There are no existing manmade trails or infrastructure that allow for navigation through the forest so there does not seem to be recreational use except for the presence of debris piles and illegal dumping along the property boundary. Previous land use cannot be detected through historical satellite imagery, but it can be assumed it was cleared and used for agriculture based on the agricultural history of this region of Atlanta.

The overall health of this stand is low due to the invasive plant pressure and lack of a healthy native understory and groundlayer. Invasive trees and shrubs should be a priority for removal along with climbing English ivy. Groundlayer English ivy can be more accessible once invasive trees and shrubs are removed.

The top species most represented throughout stand MZ2 are outlined below. Indicator species found in this zone include tulip poplar (*Liriodendron tulipifera*), loblolly pine (*Pinus taeda*), white oak (*Quercus alba*), southern red oak (*Quercus falcata*), American beech (*Fagus grandifolia*) and red maple (*Acer rubrum*). Other species found throughout the zone include flowering dogwood (*Cornus florida*), American hornbeam (*Carpinus caroliniana*) and pawpaw (*Asimina triloba*). The top species most

represented throughout stand MZ2 are outlined below. This stand comes closest to the FIA Loblolly pine/hardwood forest type in the Oak/pine group.

**Stand MZ2 Characteristics**

<b>Stand Size (acres)</b>	24.5
<b>Stand Age (years)</b>	65
<b>GTR Tables</b>	B45 oak-pine
<b>Biomass (tC/ac)</b>	54.2

**Stand MZ2 Dominance**

<b>Tree species</b>	<b>Percentage</b>
<b>Tulip poplar</b>	29
<b>Loblolly pine</b>	25
<b>Oak</b>	17
<b>Sweetgum</b>	12
<b>Other</b> (American beech, red maple, winged elm, hickory)	17



## South River Nature Preserve

South River Nature Preserve presents 11.6 acres of mostly disturbed upland and bottomland forest, situated by the South River. The eastern edge of the property borders the South River, which is designated by the Georgia Environmental Protection Division as impaired but also serves as the heart of the proposed South River Forest environmental conservation area. The project area for carbon quantification at this site is 9.03 acres and includes land owned by the City of Atlanta with a 75-foot buffer area from South River and all canopy gaps removed.

The six canopy gaps on site occupy 1.91 acres (16% of the property). Photos of the canopy gaps can be found in Exhibit A.

- **Canopy Gap 1 ( 0.05 acres):** Paper-road, will be used for multi-use trail, cleared 12 years ago
- **Canopy Gap 2 ( 0.15 acres):** Wisteria pit by entrance
- **Canopy Gap 3 ( 0.61 acres):** Sewer easement, cleared 12 years ago, will likely be cleared again for access to infrastructure
- **Canopy Gap 4 ( 0.15 acres):** Grassland next to South River
- **Canopy Gap 5 ( 0.95 acres):** Wisteria pit next to interstate

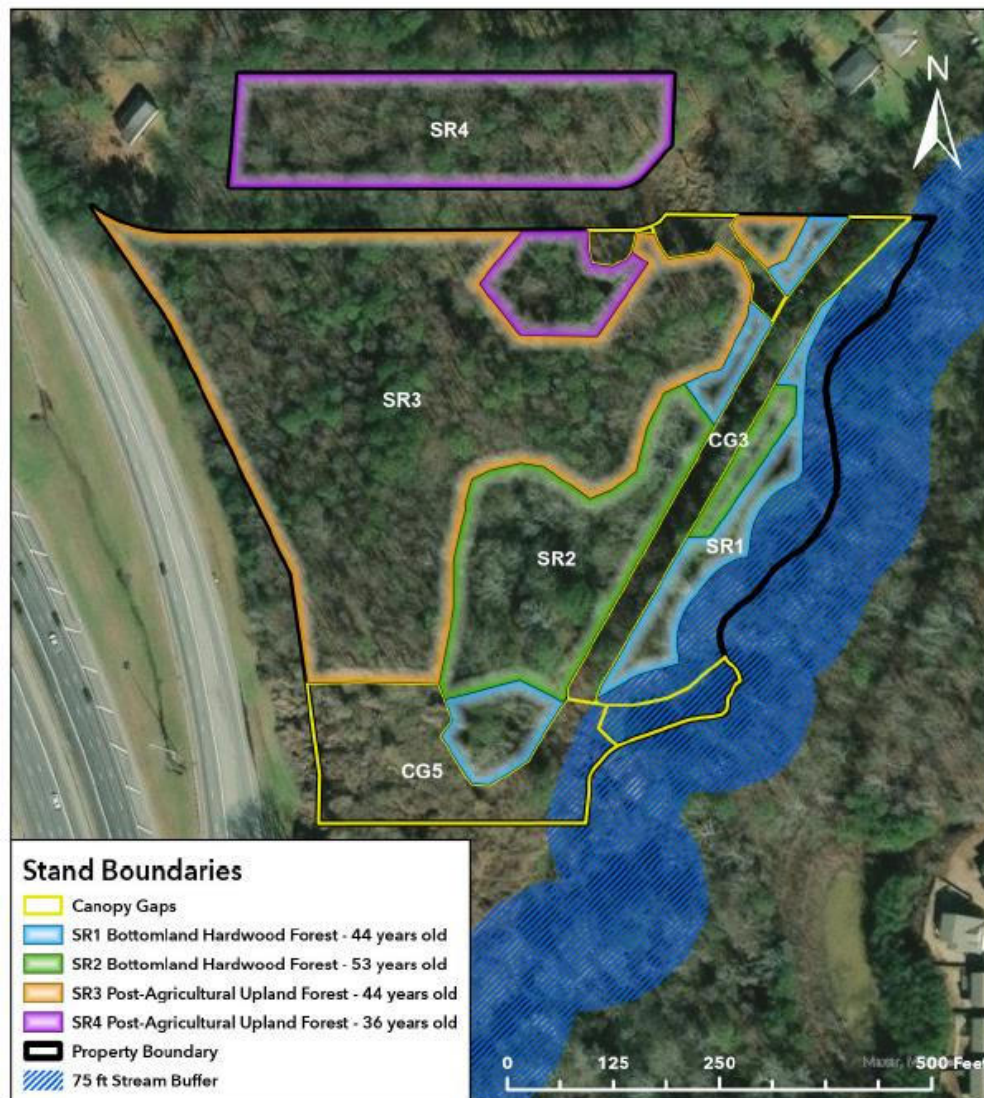
The remaining 9.71 acres (83%) of the property is completely forested.

The project area can be divided into four stands differing in tree density, tree uniformity, or forest type:

- **Stand SR1:** 44-year-old Bottomland Forest (0.9 acres, 98% forested)
- **Stand SR2:** 53-year-old Bottomland Forest (1.5 acres, 95% forested)
- **Stand SR3:** 44-year-old Post-agricultural Upland Forest (4.7 acres, 98% forested)
- **Stand SR4:** 36-year-old Post-agricultural Upland Forest (1.9 acres, 96% forested)



## SOUTH RIVER NATURE PRESERVE FOREST STAND MAP



Map of project forest stands, canopy gaps, and stream buffer with labels

The age of the forest stands and extents of the canopy gaps were determined using the following aerial imagery data (images and citations in Exhibit B):

- **1968:** Used to determine the age of stand SR2
- **1972:** Used to determine the age of stand SR1, stand SR2, and stand SR3
- **1981:** Used to determine the age of stand SR1, stand SR3, and stand SR4
- **1989:** Used to determine the age of stand SR4
- **2010:** Used to determine age and extent of CG3 & CG4
- **2013:** Used to determine age and extent of CG3 & CG4

Forest composition was sampled with a 10 ft<sup>2</sup>/acre factor prism. Sample points were intentionally located in the broadest portion of the relatively thin stands to minimize potential overlap with adjacent

stands. Trees per acre represented by each sampled tree was estimated as  $10/\text{basal area of sampled tree in square feet}$ . Trees per acre were then summed for each plot and averaged for the stand to determine the stand density.

There is significant invasive plant pressure present on site. Areas where these invasive plants have compromised the canopy have been recorded as canopy gaps and were removed from the project area. Invasive plant control is scheduled to begin on site in 2025.

## Stand SR1: 44-Year-Old Bottomland Hardwood Forest

Images and other data from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 2 locations in Stand SR1.

Stand SR1 occupies 10% (0.9 of 9.0 acres) of the South River project area. The stand is entirely within the active floodplain of the South River, and the eastern side of the stand borders the river. A sewer-line easement and access to that easement divide the stand into four separate sections, but all are within 50 feet of another section. An ephemeral stream draining the upland portions of the site is deeply entrenched and partially rip-rapped as it passes through this stand.

Aerial imagery indicates the entire stand was cleared prior to 1972. The mixed species composition and light from adjacent openings has led to a closed but uneven canopy and uneven tree size. Density averages 358 trees/acre with the mixture of species preventing neat successional classification.

The canopy features a wide variety of deciduous and evergreen trees. Sweetgum (*Liquidambar styraciflua*), loblolly pine (*Pinus taeda*), and American elm (*Ulmus americana*) are the only species that make up over 10% of the canopy (Stand SR1 Dominance by Basal Area). Most of the trees are well-adapted to flooding, including red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), and pecan (*Carya illinoensis*). In the understory, Chinese privet (*Ligustrum sinense*) is abundant and sometimes reaches tree size. The Chinese privet will be controlled in planned site-wide invasive species treatments. This mix of sweetgum and flood tolerant hardwoods best matches the Sweetgum/Nuttall oak/willow of forest type in the Oak/gum/cypress group.

**Stand SR1 Characteristics**

<b>Stand Size (acres)</b>	0.9
<b>Stand Age (years)</b>	44
<b>GTR Tables</b>	B43 oak-gum-cypress
<b>Biomass (tC/ac)</b>	39.7

**Stand SR1 Dominance by Basal Area**

<b>Tree species</b>	<b>Percentage</b>
<b>Sweetgum</b>	39
<b>Loblolly pine</b>	22
<b>American elm</b>	12
<b>Other</b> (Chinese privet, green ash, black cherry, red maple, water oak, pecan)	27

## Stand SR2: 53-Year-Old Bottomland Hardwood Forest

Images and other data from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 2 locations in Stand SR2.

Stand SR2 encompasses 17% (1.5 of 9.0 acres) of the South River project area. SR2 lies in the South River floodplain between the upland edge and Stand SR1, which separates it from the river. Most of the stand is west of the sewer-line easement with a small portion on the other side. The stand occupies the most poorly drained part of the South River floodplain within the project area.



Aerial imagery indicates most of the stand was cleared before 1972, but smaller areas date to 1968 (23%) and 1981 (7%). By area, the stand averages 53 years old. Late-successional trees now form a closed canopy that is lower than in the adjacent better-drained forest. Tree size is highly variable by species with an average of 102 trees/acre.

Bottomland hardwoods dominate SR3. Red maple, green ash, and boxelder (*A. negundo*) are the primary overstory species (Stand SR2 Dominance by Basal Area). Emerald ash borer (*Agrilus planipennis*) threatens the green ash at the site, but the trees are not yet showing crown dieback. Chinese privet is the primary understory species and occasionally reaches tree size. Native species are much more prevalent in the groundcover than in adjacent areas and include clearweed (*Pilea pumila*) and butterweed (*Packera glabella*). These species match the Red maple/lowland forest type in the Elm/ash/cottonwood group.

**Stand SR2 Characteristics**

<b>Stand Size (acres)</b>	1.5
<b>Stand Age (years)</b>	53
<b>GTR Table</b>	B46 elm-ash-cottonwood
<b>Biomass (tC/ac)</b>	51.0

**Stand SR2 Dominance by Basal Area**

<b>Tree species</b>	<b>Percentage</b>
<b>Red maple</b>	43
<b>Green ash</b>	29
<b>Boxelder</b>	14
<b>Other</b> (Chinese privet, loblolly pine)	14

## Stand SR3: 44-Year-Old Post-Agricultural Upland Forest

Images and other data from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 3 locations throughout Stand SR3.

Stand SR3 occupies 52% (4.7 of 9.0 acres) of the South River project area. A sewer access path splits a small area of the stand off from the main body. The stand slopes gently to the southeast with an isolated area of short, steep slopes at the south end. A minimally-incised ephemeral stream runs through the center.

Aerial imagery indicates the stand developed following agricultural abandonment sometime before 1981. The stand is still undergoing self-thinning as it continues to recover from agriculture. While the loblolly pines tend to be somewhat larger than the hardwoods, the even-age structure and intense competition has kept the dominant trees relatively even in size. Similarly, tree density is largely uniform throughout the stand averaging 221 trees/acre, but basal area is high, 178 ft<sup>2</sup>/acre.

Fast-growing, early-successional tree species dominate the entire stand. Tuliptree (*Liriodendron tulipifera*) is the most abundant species, but loblolly pine (*Pinus taeda*) and sweetgum (*Liquidambar*

*styraciflua*) are common too (Stand SR3 Dominance by Basal Area). Later successional species such as sugarberry (*Celtis laevigata*), and red maple (*Acer rubrum*) also grow in the stand, but they are generally restricted to suppressed and intermediate canopy positions. Wisteria (*Wisteria* sp.) and Chinese privet (*Ligustrum sinense*) form an often-thick shrub layer. The ground layer typically contains smaller individuals of species found in the shrub layer, but ground ivy (*Glechoma haederacea*) and greater periwinkle (*Vinca major*) are locally abundant. The dominant trees fit the Loblolly pine/hardwood forest type in the Oak/pine group.

A group of about half-a-dozen tuliptrees along the ephemeral stream appeared dead despite no obvious external damage or fungal infection. Wisteria grows on most of the trees in the eastern parts of the stand and threatens to kill them. The City of Atlanta Department of Parks and Recreation is planning invasive species treatments across the site, which will prevent wisteria from killing the trees.

**Stand SR3 Characteristics**

<b>Stand Size (acres)</b>	4.7
<b>Stand Age (years)</b>	44
<b>GTR Table</b>	B45 oak-pine
<b>Biomass (tC/ac)</b>	41.8

**Stand SR3 Dominance by Basal Area**

<b>Tree species</b>	<b>Percentage</b>
<b>Tuliptree</b>	48
<b>Loblolly pine</b>	32
<b>Sweetgum</b>	14
<b>Other</b> (red maple, water oak, sugarberry)	6

## Stand SR4: 36-Year-Old Post-Agricultural Upland Forest

Images and other data from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 2 locations in Stand SR4.

The stand includes the area north of an abandoned road through the site, and a small area adjacent to the south side of the road. It covers 21% (1.9 of 9.0 acres) of South River project area. The stand slopes gently to the southeast and has an artificial embankment along the northern edge but generally has little topographic relief within the stand.

Aerial imagery reveals that most of the stand was cleared shortly before 1989, but the clearing was not complete. Trees that date back to around 1965 were left along former edges and are now conspicuously larger than most trees in the stand. Prior to that, the entire area was farmed. The stand averages 146 trees/acre.

Fast-growing, early-successional species dominate as in SR3, but pines are much less abundant. Tuliptree is by far the most abundant species, but sweetgum and water oak are also common. Other hardwoods, including black cherry and red maple occur as scattered individuals. Wisteria and other invasive species are common in the understory and herbs are sparse. The dominance by a mixture of

tuliptree and sweetgum is consistent with the Sweetgum/yellow-poplar forest type in the Oak/hickory group.

**Stand SR4 Characteristics**

<b>Stand Size (acres)</b>	1.9
<b>Stand Age (years)</b>	36
<b>GTR Table</b>	B44 oak-hickory
<b>Biomass (tC/ac)</b>	37.8

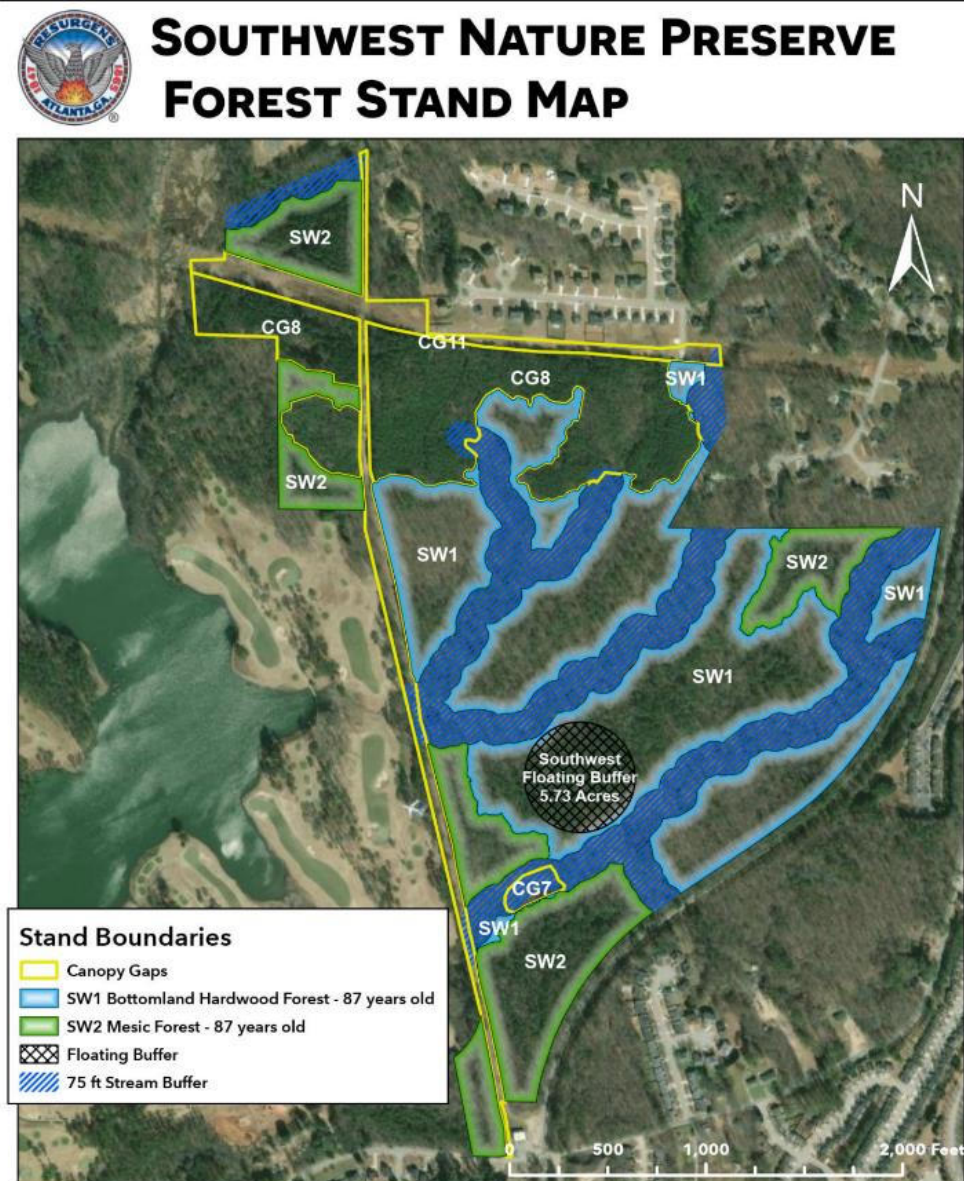
**Stand SR4 dominance by Basal Area**

<b>Tree species</b>	<b>Percentage</b>
<b>Tuliptree</b>	60
<b>Sweetgum</b>	17
<b>Water oak</b>	10
<b>Other</b> (black cherry, red maple)	13

## Southwest Nature Preserve

Southwest Nature Preserve is 178.5 acres. The remaining 101.0 acres of the site is completely forested and outside of the protected stream buffer the site can be divided into four stands differing in tree density, tree uniformity, or forest type:

- **Stand SW1:** Oak-Hickory Forest (67.9 acres)
- **Stand SW2:** Mixed Pine Hardwood Forest (33.1 acres)



Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Aerial imagery from ESRI. Map prepared by James Moy - COA DPR, August 2025

Map of project forest stands, canopy gaps, and stream buffer with labels



## Stand SW1: 87-Year-Old Oak-Hickory Forest

Photographs of the stand from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 14 locations throughout Stand SW1.

Stand 1 occupies 67% (67.9 acres of 101.0 acres) of the site. Forest age appears to be at least 87 years old based on aerial imagery from 1938. The majority of the stand occupies a plateau that slopes gently to the southwest and is dissected by narrow stream valleys. Tree height is relatively uniform throughout the stand around 118 trees/acre while there are local areas of higher and lower stem density associated with changes in topography. Canopy gap 7 is located in the southern end of the stand where the soil remains wet and flooding seems to be a regular occurrence. Invasive tree and shrub density is higher in the western section.

There does not seem to have been land disturbance within this stand. Historically, this property was used for agriculture and logging. The permeable trail system that starts in the southern section and runs north was once used as logging roads and cuts through areas of this stand. Currently, foot traffic does not appear to be causing disturbance to this stand, and any additional trail network are spur trails created by deer.

Overall forest health is good. Invasive plant abundance is generally low for an urban area, but there are pockets of higher density, especially in riparian areas. The City of Atlanta Department of Parks and Recreation is planning invasive species treatments across the site.

The top species most represented throughout stand SW1 are outlined below. Dominant species found in this stand include oak (*Quercus* spp.), sweetgum (*Liquidambar styraciflua*), maples (*Acer* spp.), and tulip poplar (*Liriodendron tulipifera*). Other species present in this stand include loblolly pine (*Pinus taeda*), hickories (*Carya* spp.), American beech (*Fagus grandifolia*), black gum (*Nyssa sylvatica*), sourwood (*Oxydendrum arboreum*) and winged elm (*Ulmus alata*). This mixed stand qualifies as Mixed upland hardwoods in the Oak/hickory group.

**Stand SW1 Characteristics**

<b>Stand Size (acres)</b>	67.9
<b>Stand Age (years)</b>	87
<b>GTR Tables</b>	B44 oak-hickory
<b>Biomass (tC/ac)</b>	71.5

**Stand SW1 Dominance**

<b>Tree species</b>	<b>Percentage</b>
<b>Oak</b> (white and water)	24
<b>Sweetgum</b>	16
<b>Maple</b>	12
<b>Tulip Poplar</b>	12

<b>Other</b> (loblolly pine, hickories, beach, sourwood, black gum)	36
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## Stand SW2: 50-Year-Old Mixed Pine Hardwood Forest

Photographs of the stand from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 5 locations throughout Stand SW2.

Stand SW2 occupies 33% (33.1 acres of 101.0 acres) of the site. The age of the forest appears to be at least 50 years old based on historical imagery from 2007, 2005, 1955, and 1938. This stand is an early successional forest and has uniform tree density and height with roughly 833 trees/acre. Any density variability is due to patches of invasive trees and shrubs present throughout the stand and trail maintenance. Species composition doesn't have much variability and is mostly made up of a high density of successional tree species. There is high stem density in stand 3 and is the highest of the 4 stands. This can be contributed to adequate sun exposure post disturbance. There is little variability in species composition.

This stand displays post-disturbance regrowth and historical imagery shows this stand was cleared in 1938 when the rest of the property was left intact. Historically, this property was used for agriculture and logging. The permeable trail system that was once used as logging roads runs through this zone and is actively being managed through native tree thinning and invasive tree and shrub removal. This maintenance has taken place for three years.

Overall forest health is moderate. Management of this stand should include removal of the high-density invasive plant species patches and native thinning of high-density patches of successional species. This will help progress natural succession and create space within the stand.

The top species most represented throughout stand SW2 are outlined below. Indicator species found in this stand include loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), tulip poplar (*Liriodendron tulipifera*), red maple (*Acer rubrum*) and southern sugar maple (*Acer floridanum*). Other species found in this stand include American beech (*Fagus grandifolia*), white oak (*Quercus alba*), water oak (*Quercus nigra*) and sourwood (*Oxydendrum arboreum*). This species mix qualifies the stand as Loblolly pine/hardwood in the Oak/pine group.

**Stand SW2 Characteristics**

<b>Stand Size (acres)</b>	33.1
<b>Stand Age (years)</b>	50
<b>GTR Tables</b>	B45 oak-pine
<b>Biomass (tC/ac)</b>	45.1

**Stand SW2 Dominance**

<b>Tree species</b>	<b>Percentage</b>
<b>Loblolly pine</b>	27
<b>Sweetgum</b>	21

<b>Tulip poplar</b>	19
<b>Maple (red and souther sugar)</b>	12
<b>Other</b> (hornbeam, American beech, oak, sourwood)	21

## Utoy Creek Nature Preserve

Utoy Creek Nature Preserve is 28.5 acres of undeveloped forest located in northwest Atlanta with Utoy Creek running east-west through the southern portion of the property. Per City of Atlanta code, there is a 75- ft buffer on either side of this stream that cannot be developed accounting for 3.9 acres of the 28.5-acre total. An additional 1.2 acres cannot be developed due to area in the National Wetland Inventory. There are 2 canopy gaps within the Utoy Creek property, occupying 2.7 acres (0.7 acres of which overlap with the stream buffer). Photos of the canopy gaps can be found in Exhibit A.

- **Canopy Gap 10 (CG10) 1.4 acres:** easement that consists of bare soil or mulch and contains some prairie, it is currently active with construction. 0.91 acres of the gap overlaps with the stream buffer.
- **Canopy Gap 9 (CG9) 1.3 acres:** easement that consists of bare soil or mulch and some prairie; 0.23 acres of the gap overlaps with the stream buffer.

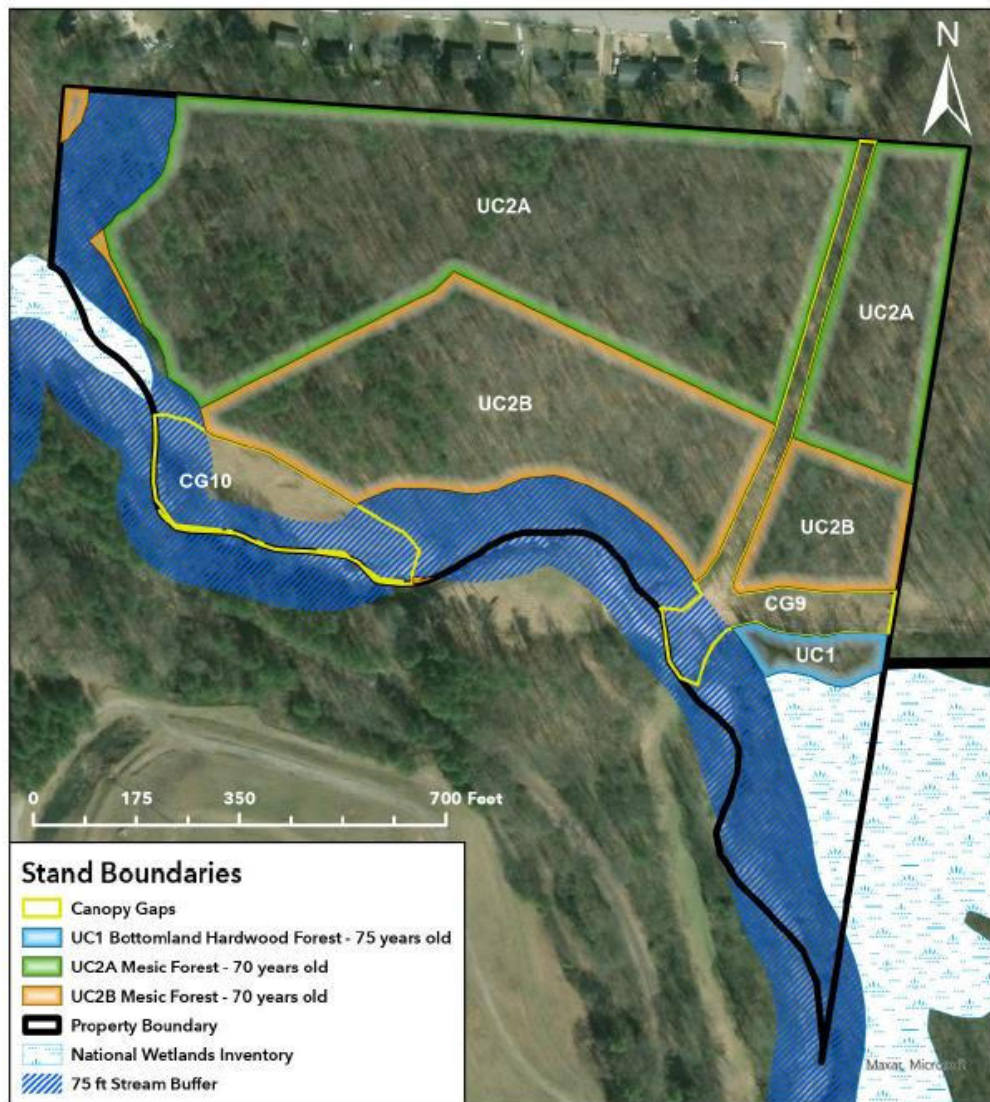
The remaining 20.3 acres (71%) of the site is completely forested and outside of the protected stream buffer the site can be divided into two stands differing in tree density, tree uniformity, or forest type:

- **Stand UC1:** Riparian Forest (0.4 acres after deducting 2.5 acres of stream buffer)
- **Stand UC2A & UC2B:** Mesic Forest (19.9 acres after deducting 2.7 acres of stream buffer)
  - **Stand UC2A** (13.0 acres after deducting 0.36 acres of stream buffer)
  - **Stand UC2B** (6.9 acres after deducting 2.32 acres of stream buffer)





## UTOY CREEK NATURE PRESERVE FOREST STAND MAP



Map of project forest stands, canopy gaps, and stream buffer with labels

## Stand UC1: 57-Year-Old Bottomland Hardwood Forest

Photographs of the stand from the site visit(s) are included in Exhibit B of this document. Data and photographs were taken in 5 locations throughout Stand 1.

Stand UC1 occupies 2% (0.4 acres of 20.3 acres) of the site. Forest age appears to be 57 years old based on historical satellite imaging from 1968. Tree density and height are fairly uniform around 246 trees/acre with a higher density of trees in the northern section and taller trees in the southern section. This stand has wet soil and contains gullies and small streams stemming from Utoy Creek and flooding seems to be common in this stand. The stream buffer consists of almost half of this stand and one of the stand edges is the streambank that is eroding. This stand is at a mid-successional phase and has a high density of invasive trees and shrubs that are outcompeting any native understory growth. Along the northern edge there is construction happening along the easement that could be causing additional runoff and disturbance in the stand.

There are no existing manmade trails or infrastructure that allow for navigation through the forest so there does not seem to be recreational use except for the presence of debris piles and illegal dumping along the forest edge. Although the use is unknown, historical imagery from 1938 shows this stand was cleared and development would be difficult due to the riparian forest characteristics of this stand.

Overall forest health is low due to invasive plant pressure and the presence of naturally felled trees within the stand shows the canopy is at risk. Removal of invasive trees and shrubs should be a priority to allow for native regeneration of the seedbank. A comprehensive monitoring and removal plan should be put in place for Japanese stiltgrass which has heavily invaded the groundlayer of stand UC1. The City of Atlanta Department of Parks and Recreation has already begun removing invasive plants on the site to preserve existing canopy and allow for regeneration.

This forest can best be described as a bottomland hardwood forest. Indicator species found in this stand include river birch (*Betula nigra*), box elder (*Acer negundo*), silver maple (*Acer saccharinum*), American sycamore (*Platanus occidentalis*), green ash (*Fraxinus pennsylvanica*) and sweetgum (*Liquidambar styraciflua*). Other species found in this stand include tulip poplar (*Liriodendron tulipifera*), Eastern cottonwood (*Populus deltoides*), red maple (*Acer rubrum*) and anglepod (*Gonolobus suberosus*) a native vine that was observed to be growing in healthy patches throughout the stand, despite competing for habitat with invasive vine species. The top species most represented throughout stand UC1 are outlined below. This stand matches the FIA River birch/sycamore forest type in the Elm/ash/cottonwood group.

**Stand UC1 Characteristics**

<b>Stand Size (acres)</b>	0.4
<b>Stand Age (years)</b>	57

<b>GTR Tables</b>	B46 elm-ash-cottonwood
<b>Biomass (tC/ac)</b>	54.8

#### Stand UC1 Dominance

<b>Tree species</b>	<b>Percentage</b>
<b>River birch</b>	30
<b>Box elder</b>	27
<b>Maple</b> (silver and red)	16
<b>Tulip poplar</b>	12
<b>Other</b> (American sycamore, water oak, green ash, sweetgum, and cottonwood)	15

## Stand UC2A & UC2B: 70-Year-Old Mesic Forest

Photographs of the stand from the site visits are included in Exhibit B of this document. Data and photographs were taken in 5 locations throughout Stand 2.

Stand UC2 occupies 98% (19.9 acres of 20.3 acres) of the site. Stand UC2A occupies 63% (13.0 acres of 20.3 acres) of the site and Stand UC2B occupies 34% (6.9 acres of 20.3 acres) of the site. Although forest type is the same and species composition is almost identical, stand UC2 differs in uniformity and density. Both stands are 70 years old based on satellite imagery taken in 1955 and are observed to be a late-successional forest. In the southern section of the property stand UC2A and UC2B are separated by Utoy Creek that runs east to west through the site. Throughout the years, the development of an easement and trails have created more separation and fragmentation of these two sections of mesic forest. Canopy loss has been observed along the forest edge of this stand where accessibility is needed for construction along the easement that is currently taking place. Canopy gap 9 and 10 are located within this stand and are directly correlated with the easement.

Stand UC2A has uniform tree density (165 trees/acre) and height throughout the area with higher tree density along the forest edge. Stand UC2B is less uniform than stand UC2A, typically around 181 trees/acre, which could be due to land disturbance that took place throughout 1950-1960 and present day. There is minimal variability in species composition amongst the two stands, and they share common invasive plant pressure which is only observed to be present along the forest edge. There is no invasive plant pressure in the center of stand UC2 (southern section of stand UC2A, northern section of stand UC2B). Other than the easement there are no manmade trails but there are distinct spur trails that allow for navigation through the stand.

Overall forest health is good, and the stand is maintaining its native canopy and understory well. Invasive plant pressure is moderate, and spread has not been observed over the last 3 years although management should still take place. The observed construction along the easement is concerning due to the possibility of spreading invasive plant species throughout the site.

This forest can best be described as a mesic forest. Indicator species found in this stand include tulip poplar (*Liriodendron tulipifera*), loblolly pine (*Pinus taeda*), white oak (*Quercus alba*), southern red oak

(*Quercus falcata*), water oak (*Quercus nigra*), American beech (*Fagus grandifolia*) and red maple (*Acer rubrum*). Other species found in this stand include sweetgum (*Liquidambar styraciflua*), American sycamore (*Platanus occidentalis*), sourwood (*Oxydendrum arboreum*), American hornbeam (*Carpinus caroliniana*), flowering dogwood (*Cornus florida*), pawpaw (*Asimina triloba*) and painted buckeye (*Aesculus sylvatica*). This diverse stand may best be categorized as Mixed upland hardwoods (520) in the Oak/hickory group

#### Stand UC2A Characteristics

<b>Stand Size (acres)</b>	13.0
<b>Stand Age (years)</b>	70
<b>GTR Tables</b>	B44 oak-hickory
<b>Biomass (tC/ac)</b>	61

#### Stand UC2A Dominance

<b>Tree species</b>	<b>Percentage</b>
<b>Oak</b>	20
<b>American beech</b>	15
<b>Loblolly pine</b>	15
<b>Tulip poplar</b>	15
<b>Other</b> (red maple, sweetgum, sourwood, American sycamore, hornbeam)	35

#### Stand UC2B Characteristics

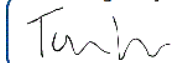
<b>Stand Size (acres)</b>	6.9
<b>Stand Age (years)</b>	70
<b>GTR Tables</b>	B44 oak-hickory
<b>Biomass (tC/ac)</b>	61

#### Stand UC2B Dominance

<b>Tree species</b>	<b>Percentage</b>
<b>Oak</b>	15
<b>American beech</b>	15
<b>Loblolly pine</b>	15
<b>Tulip poplar</b>	15
<b>Other</b> (red maple, sweetgum, American sycamore, hornbeam)	40



Signed on October 27th in 2025, by Taryn Heidel, Arboricultural Manager – Natural Areas & Land Management, City of Atlanta Department of Parks and Recreation.

DocuSigned by:  
  
8CD03BF99BD446B...  
Signature

\_\_470-714-1293\_\_  
Phone

\_\_taheidel@atlantaga.gov\_\_  
Email

## Historical Photos

# Exhibit A – Forest Photos

Mount Zion .....	2
Stand MZ1 .....	2
Stand MZ2 .....	6
South River .....	11
Stand SR1 .....	11
Stand SR2 .....	14
Stand SR3 .....	15
Stand SR4 .....	19
Southwest .....	22
Stand SW1 .....	22
Stand SW2 .....	36
Utoy Creek .....	40
Stand UC1 .....	40
Stand UC2A .....	43
Stand UC2B .....	48

# Mount Zion

## Stand MZ1

Stand MZ1 Camera Point 1 (CP1)





Stand MZ1 Camera Point 2 (CP2)





Stand MZ1 Camera Point 3 (CP3)



Stand MZ1 Camera Point 4 (CP4)







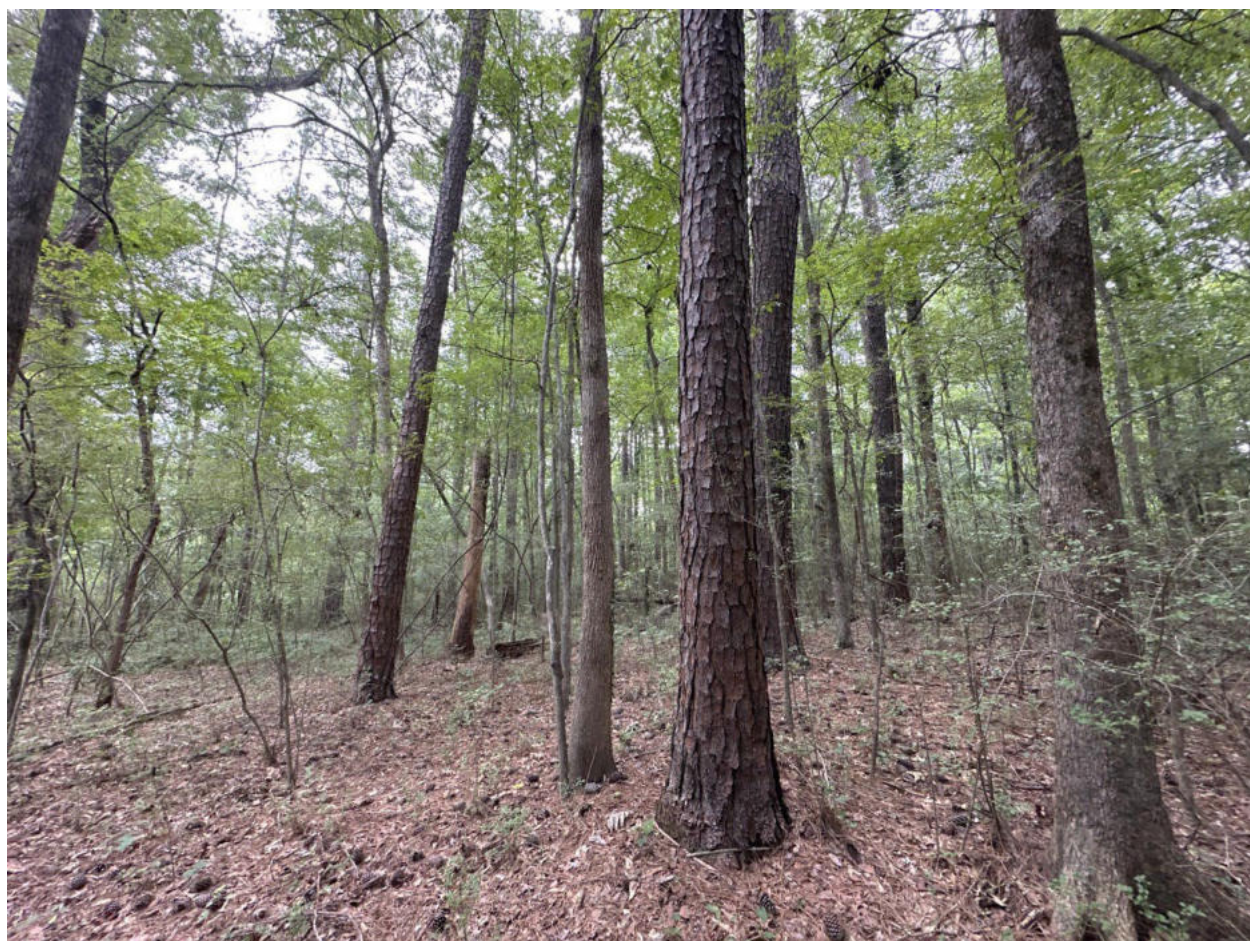
Stand MZ1 Camera Point 5 (CP5)



## Stand MZ2

Stand MZ2 Camera Point 1 (CP1)





Stand MZ2 Camera Point 2 (CP2)







Stand MZ2 Camera Point 3 (CP3)



Stand MZ2 Camera Point 4 (CP4)







# South River

## Stand SR1

Stand SR1 Point 1a



Stand SR1 Point 1b







Stand SR1 Point 2a



Stand SR1 Point 2b





## Stand SR2

Stand SR2 Point 1a



Stand SR2 Point 1b





Stand SR2 Point 2a



Stand SR2 Point 2b



Stand SR3

Stand SR3 Point 1a





Stand SR3 Point 1b



Stand SR3 Point 2a





Stand SR3 Point 2b



Stand SR3 Point 3a





Stand SR3 Point 3b





## Stand SR4

Stand SR4 Point 1a



Stand SR4 Point 1b





Stand SR4 Point 2a



Stand SR4 Point 2b





# Southwest

## Stand SW1

Stand SW1 Camera Point 1 (CP1)





Stand SW1 Camera Point 2 (CP2)



Stand SW1 Camera Point 3 (CP3)





Stand SW1 Camera Point 4 (CP4)





Stand SW1 Camera Point 5 (CP5)





Stand SW1 Camera Point 6 (CP6)





Stand SW1 Camera Point 7 (CP7)





Stand SW1 Camera Point 8 (CP8)





Stand SW1 Camera Point 9 (CP9)





Stand SW1 Camera Point 10 (CP10)





Stand SW1 Camera Point 11 (CP11)





Stand SW1 Camera Point 12 (CP12)







Stand SW1 Camera Point 13 (CP13)



Stand SW1 Camera Point 14 (CP14)







## Stand SW2

Stand SW2 Camera Point 1 (CP1)



Stand SW2 Camera Point 2 (CP2)





Stand SW2 Camera Point 3 (CP3)







Stand SW2 Camera Point 4 (CP4)





# Utoy Creek

## Stand UC1

Stand 1 Camera Point 1 (CP1)



Stand UC1 Camera Point 2 (CP2)





Stand UC1 Camera Point 3 (CP3)





Stand UC1 Camera Point 4 (CP4)





Stand UC2A

Stand UC2A Camera Point 1 (CP1)





Stand UC2A Camera Point 2 (CP2)





Stand UC2A Camera Point 3 (CP3)





Stand UC2A Camera Point 4 (CP4)







## Stand UC2B

Stand UC2B Camera Point 1 (CP1)



Stand UC2B Camera Point 2 (CP2)





Stand UC2B Camera Point 3 (CP3)





Stand UC2B Camera Point 4 (CP4)





Stand UC2B Camera Point 5 (CP5)

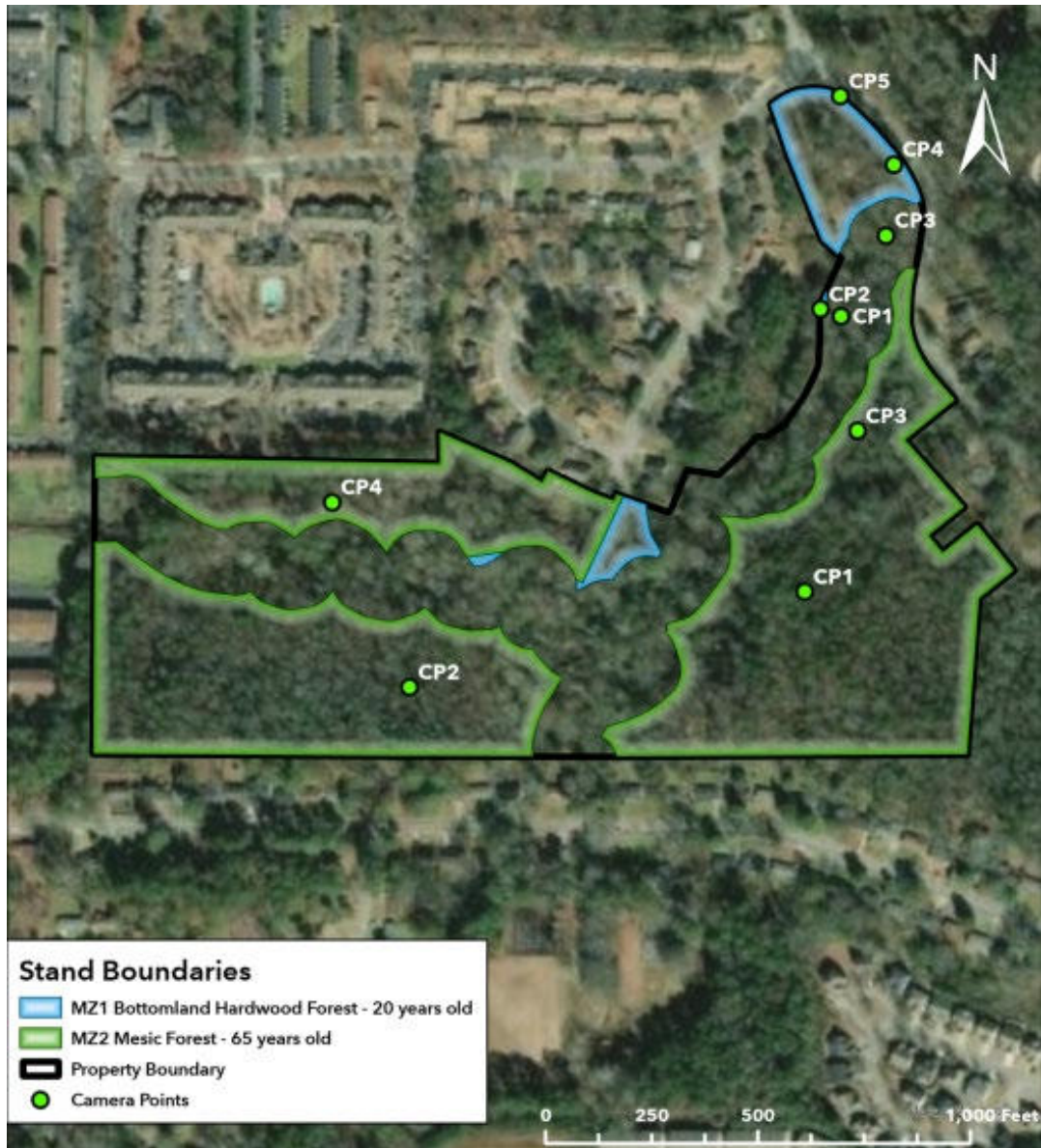




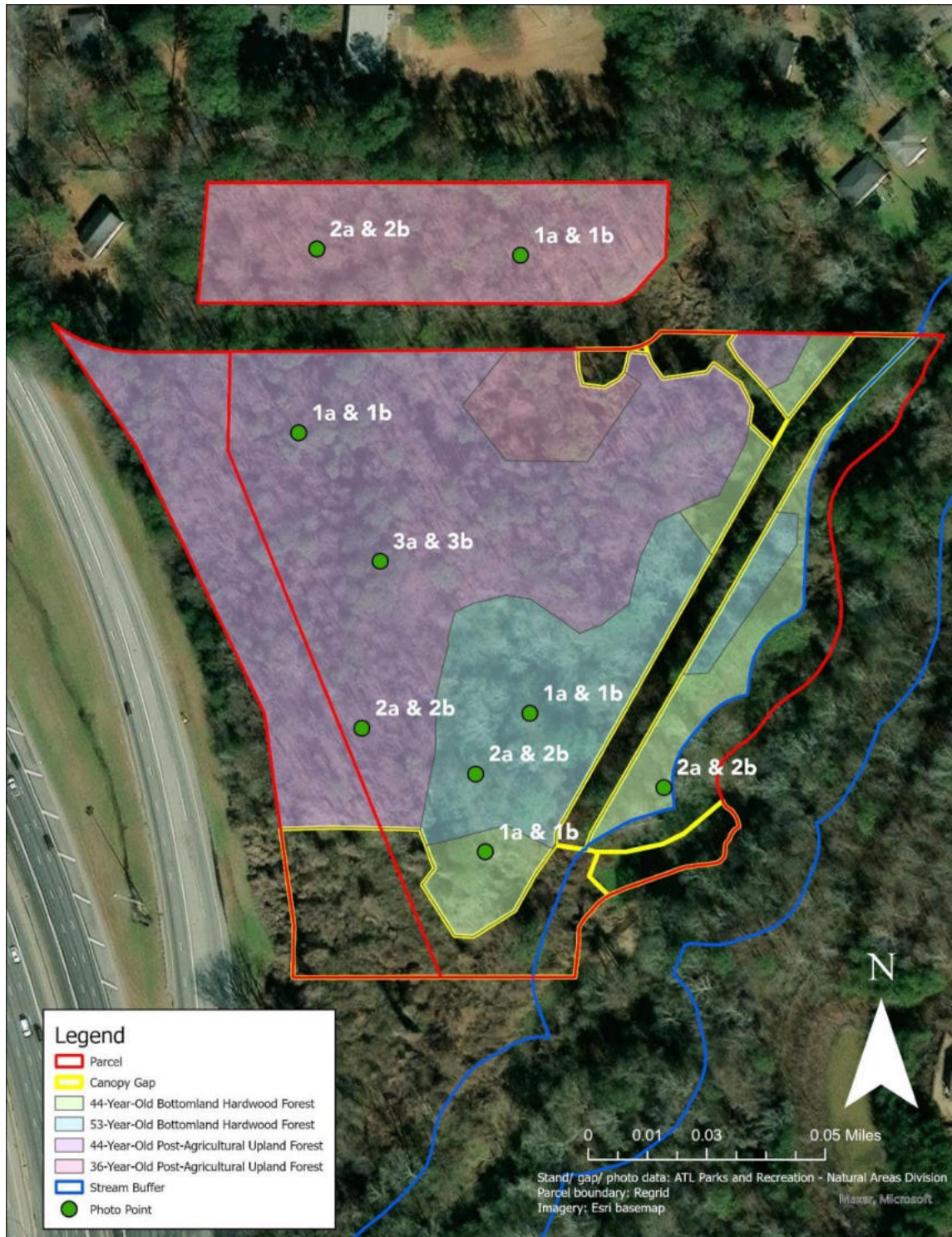


# Exhibit B – Photo Point Maps

Mount Zion



## South River



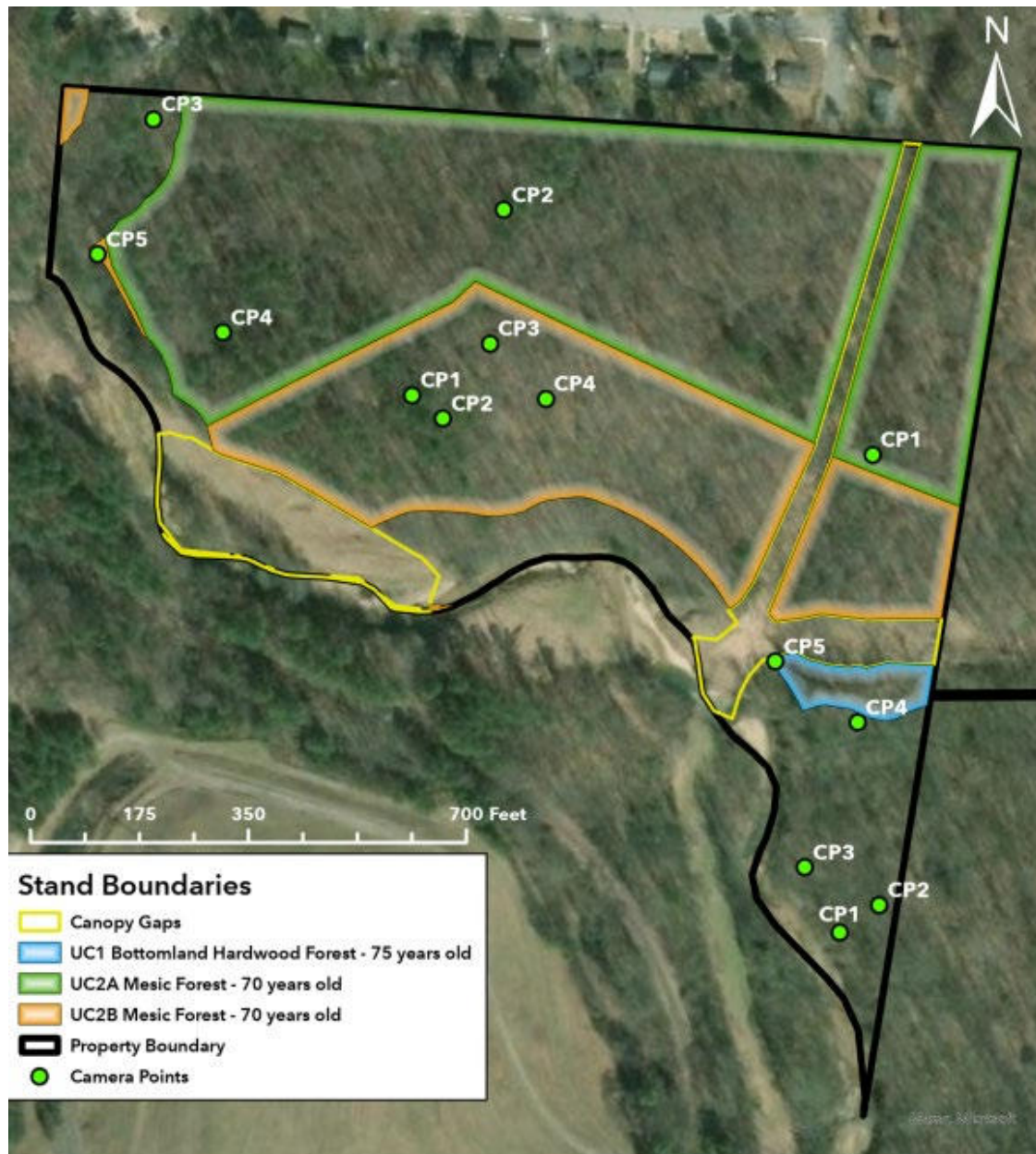


## Southwest





## Utoy Creek



# Exhibit C – Forest Stand Maps

Mount Zion



## MOUNT ZION NATURE PRESERVE FOREST STAND MAP

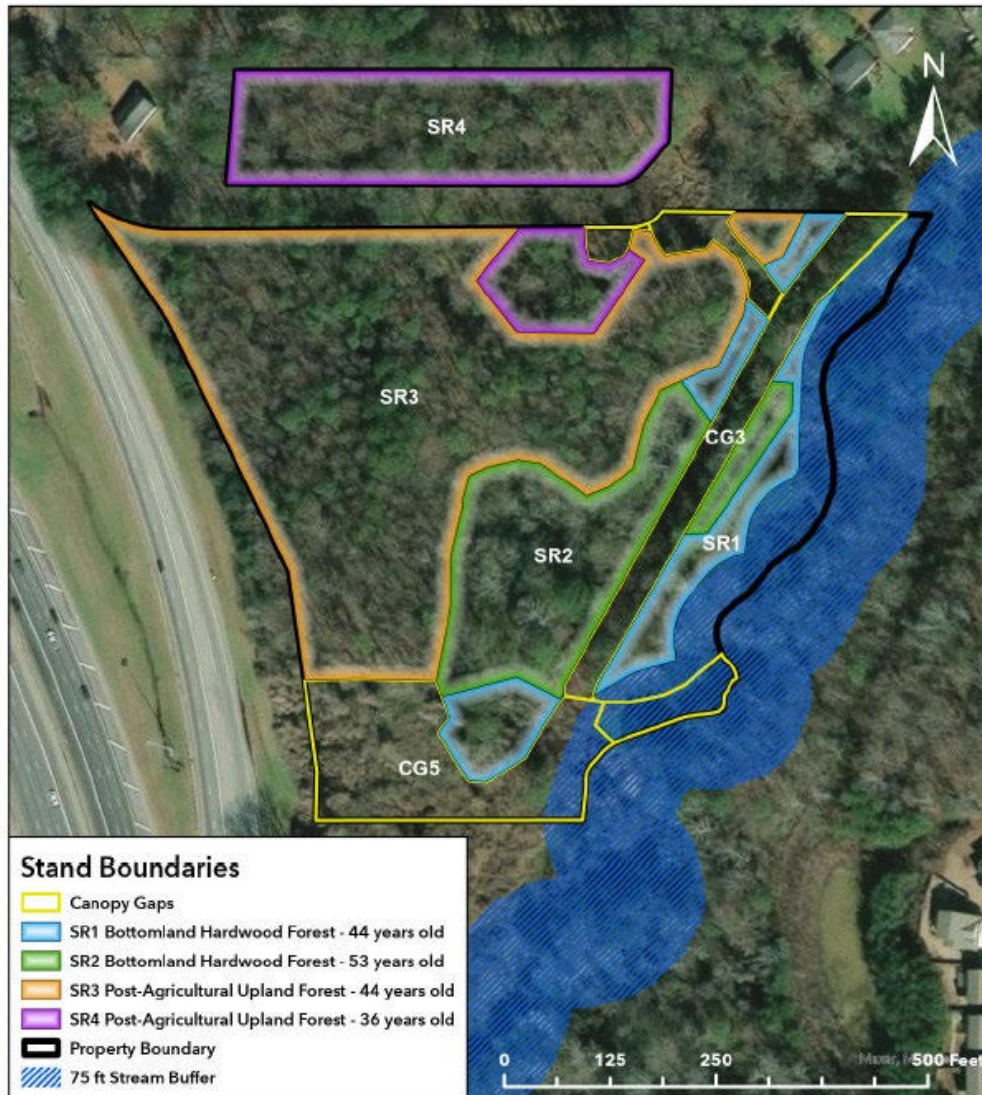




South River



## SOUTH RIVER NATURE PRESERVE FOREST STAND MAP







## SOUTHWEST NATURE PRESERVE FOREST STAND MAP

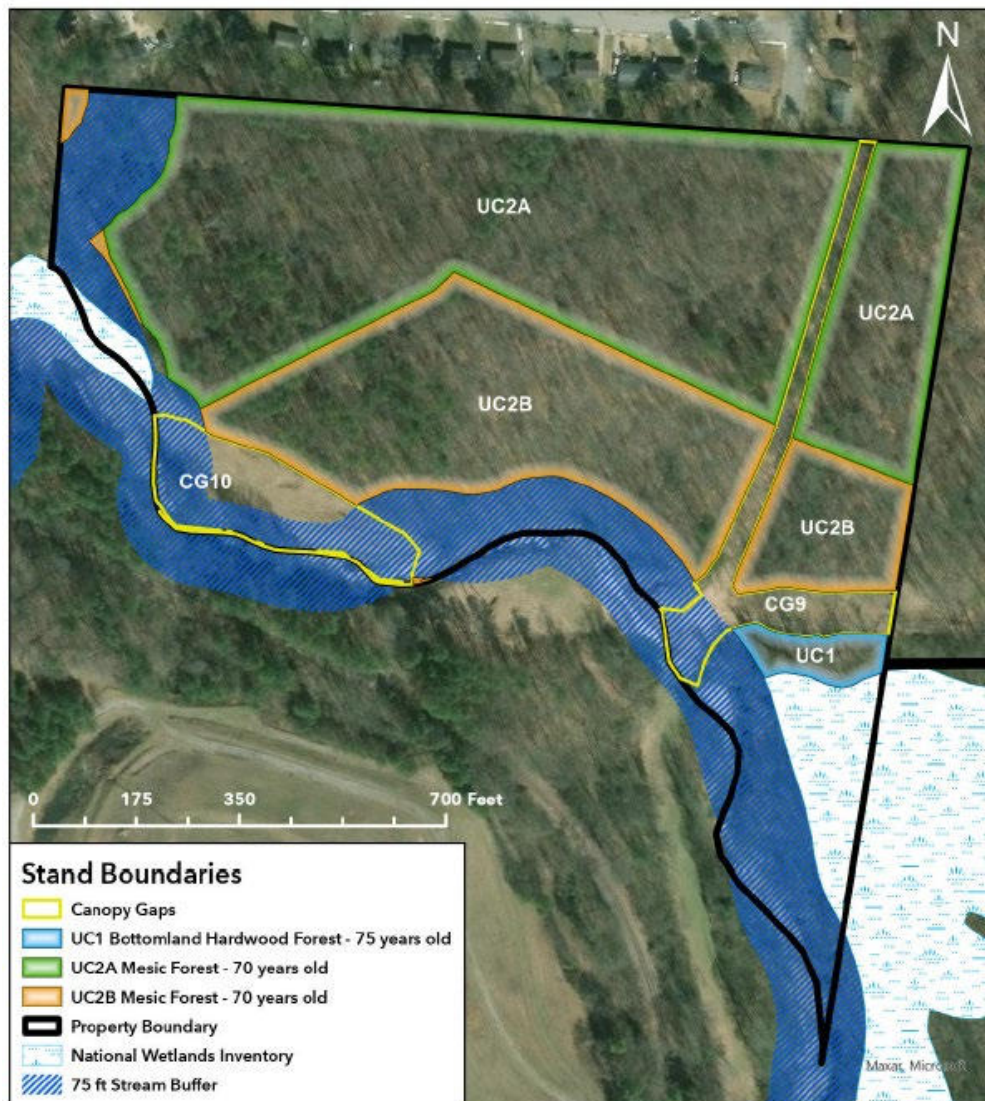


Forest stands and canopy gaps mapped remotely and field verified by Trees Atlanta. Hydrology buffers generated from data compiled from FEMA, NWI, DWM, and field surveys by Trees Atlanta. Aerial imagery from ESRI. Map prepared by James Moy - COA DPR, August 2025

## Utoy Creek



# UTOY CREEK NATURE PRESERVE FOREST STAND MAP





# Exhibit D – Historic Aerial Photos

## Mount Zion Nature Preserve

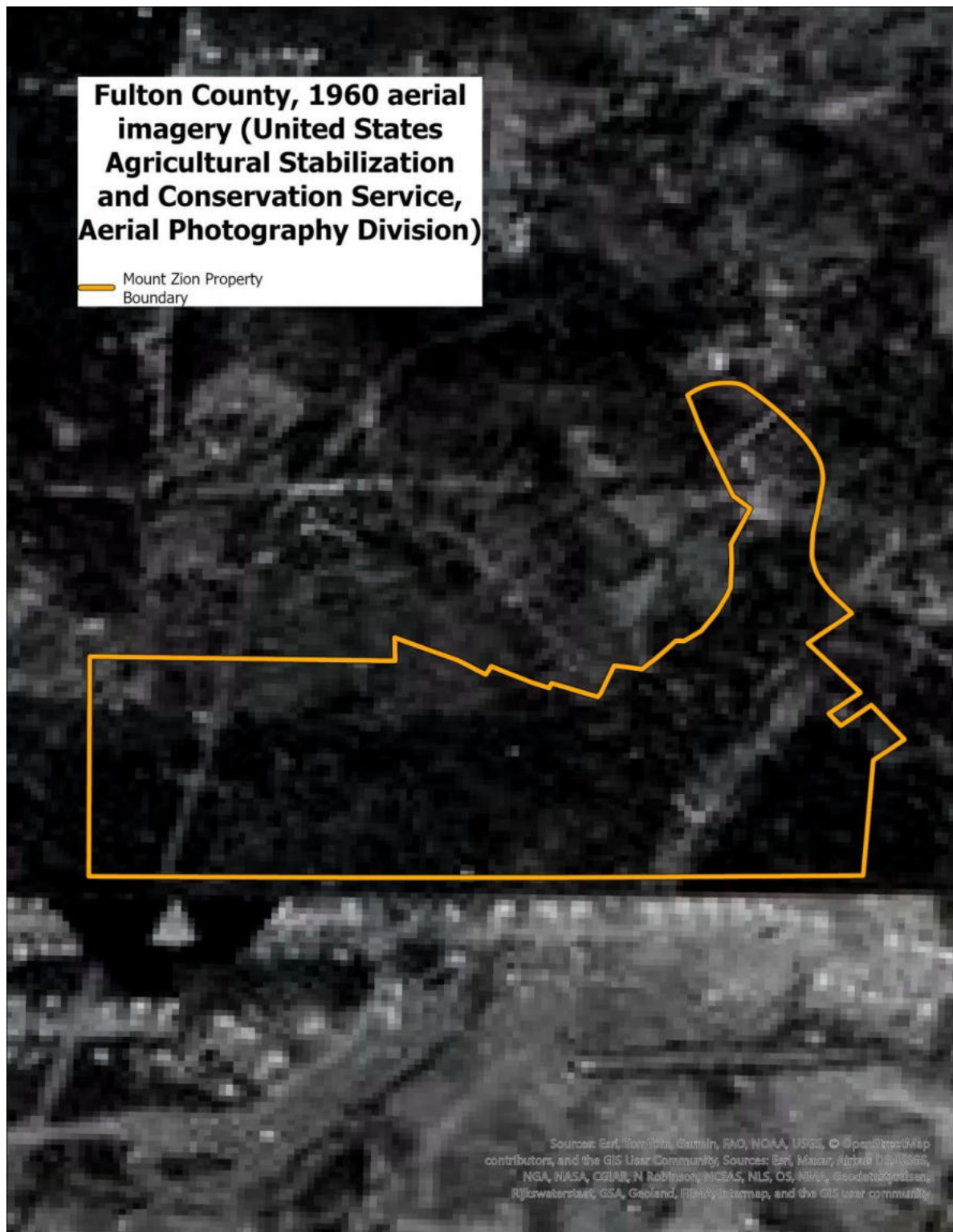
2005

Hurley, Joseph A. and Katheryn L. Nikolich, The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present, Georgia State University Library, accessed August 6<sup>th</sup>, 2025.





1960



## South River Nature Preserve

1968

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.



1972

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.





1981

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.



1989

U.S. Geological Survey, Aerial Single Frame Photo ID: UATL000060091, Collected April 2<sup>nd</sup> 1989, Accessed July 8<sup>th</sup>, 2025 at <https://doi.org/10.5066/F7610XKM>



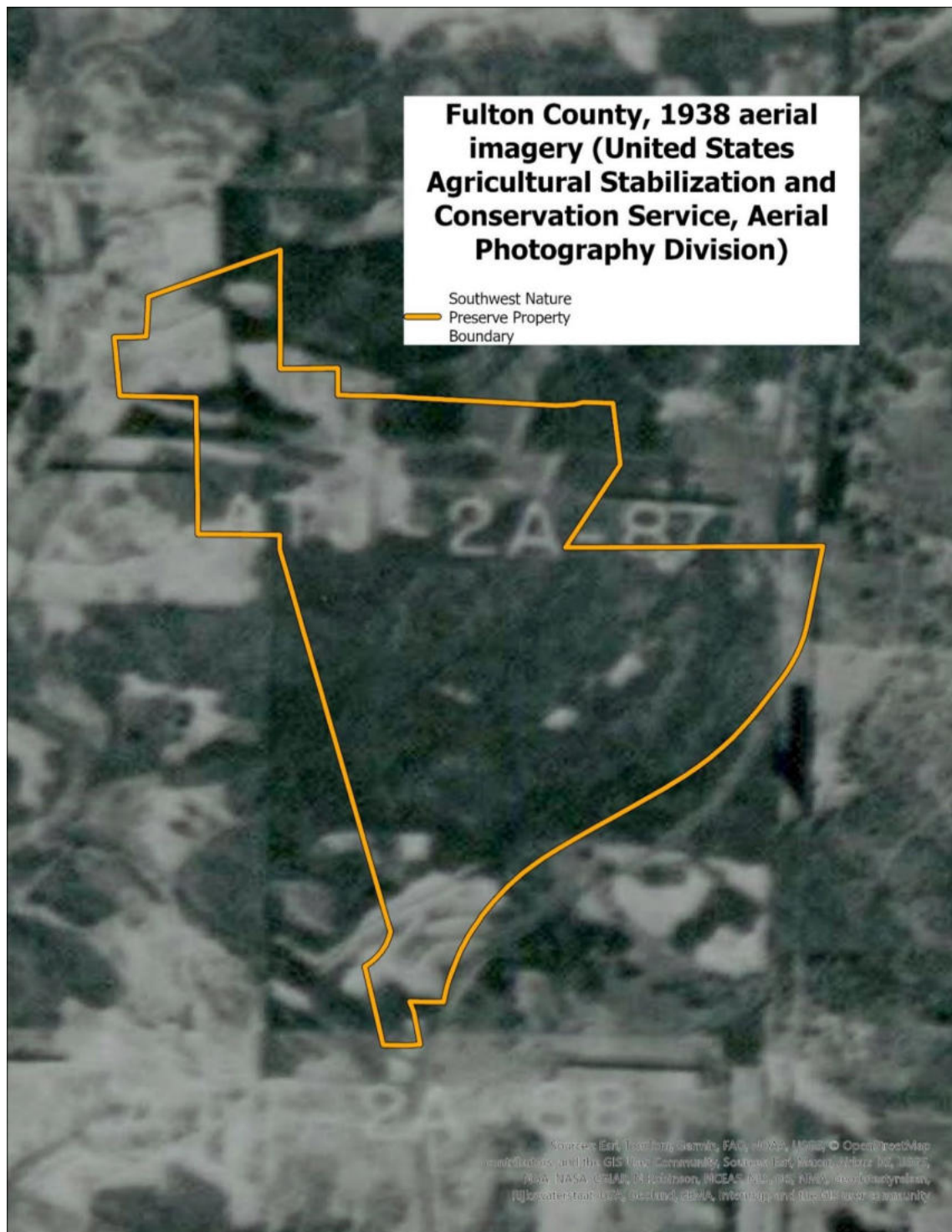
1993

United States. U.S. Geological Survey. National Aerial Photography Program. Fulton County, 1993: 6582-164. Jp2 image. 1:40,000. United States: Fulton County, January 27, 1993. Aerial photograph. University of Georgia Libraries, Map and Government Information Library, Athens, Ga. [https://dlg.usg.edu/record/gyca\\_gaphind\\_fulton-1993#item](https://dlg.usg.edu/record/gyca_gaphind_fulton-1993#item)





1938

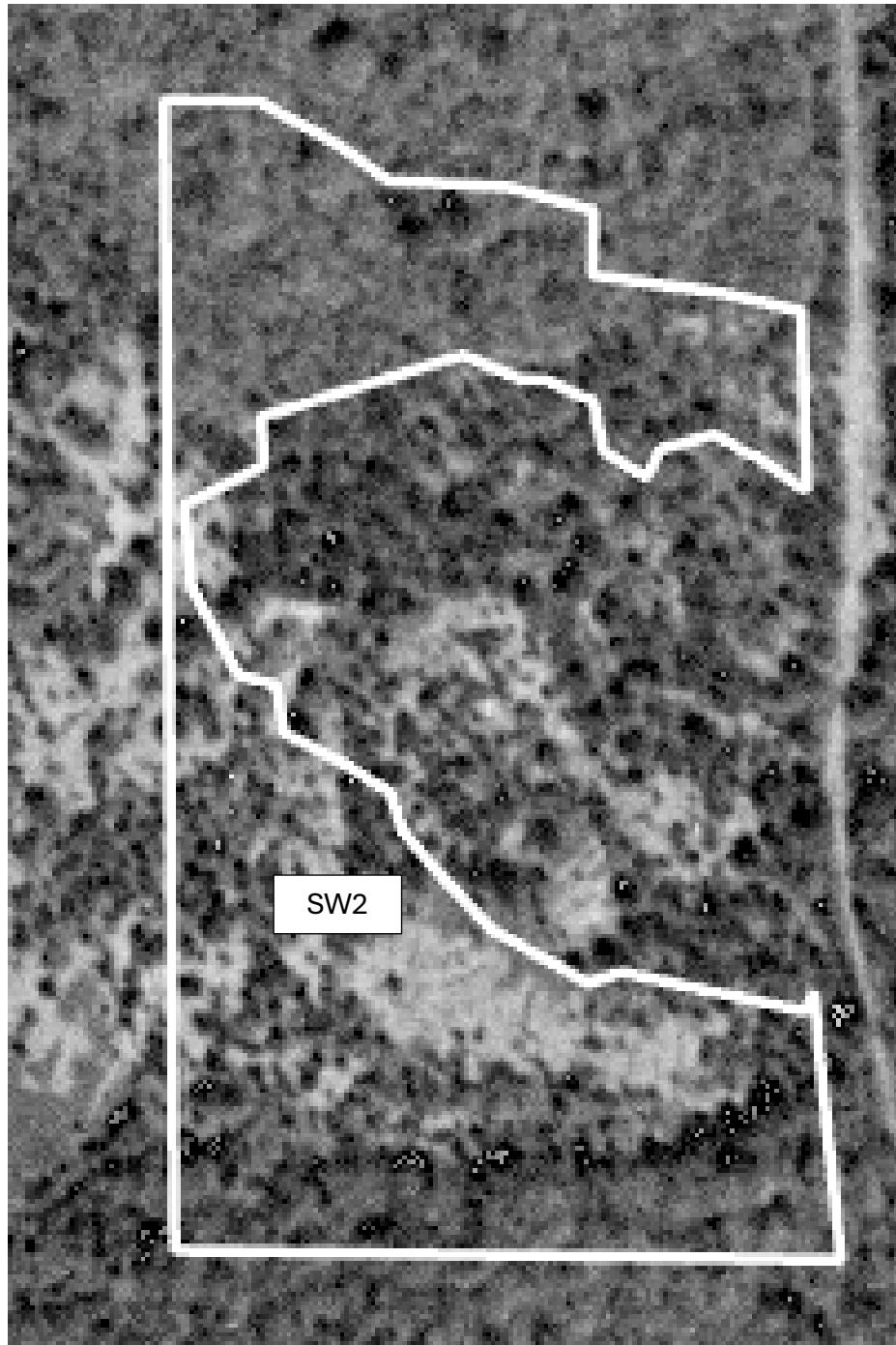


1950



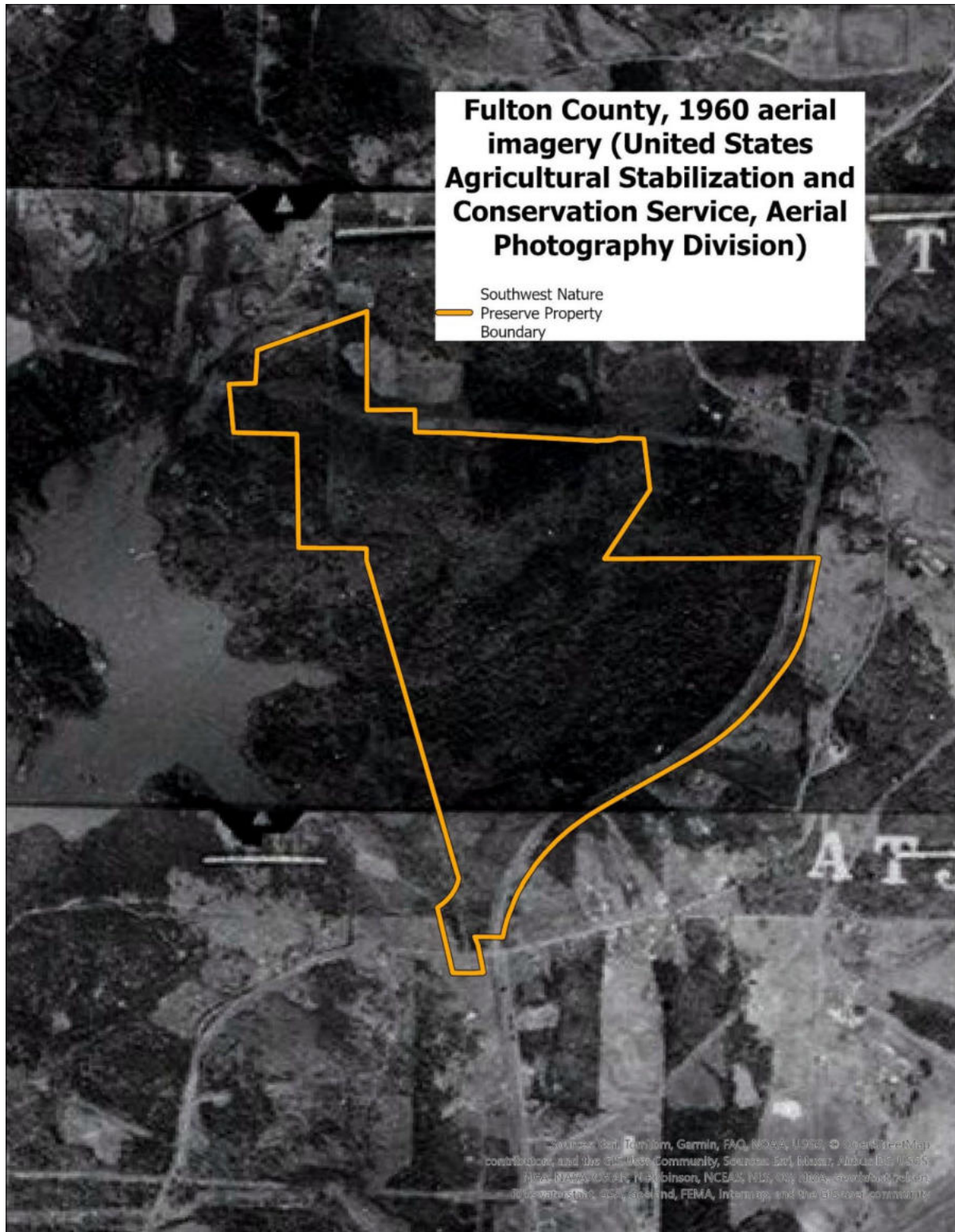
1955

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.





1960



2005

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.



2007

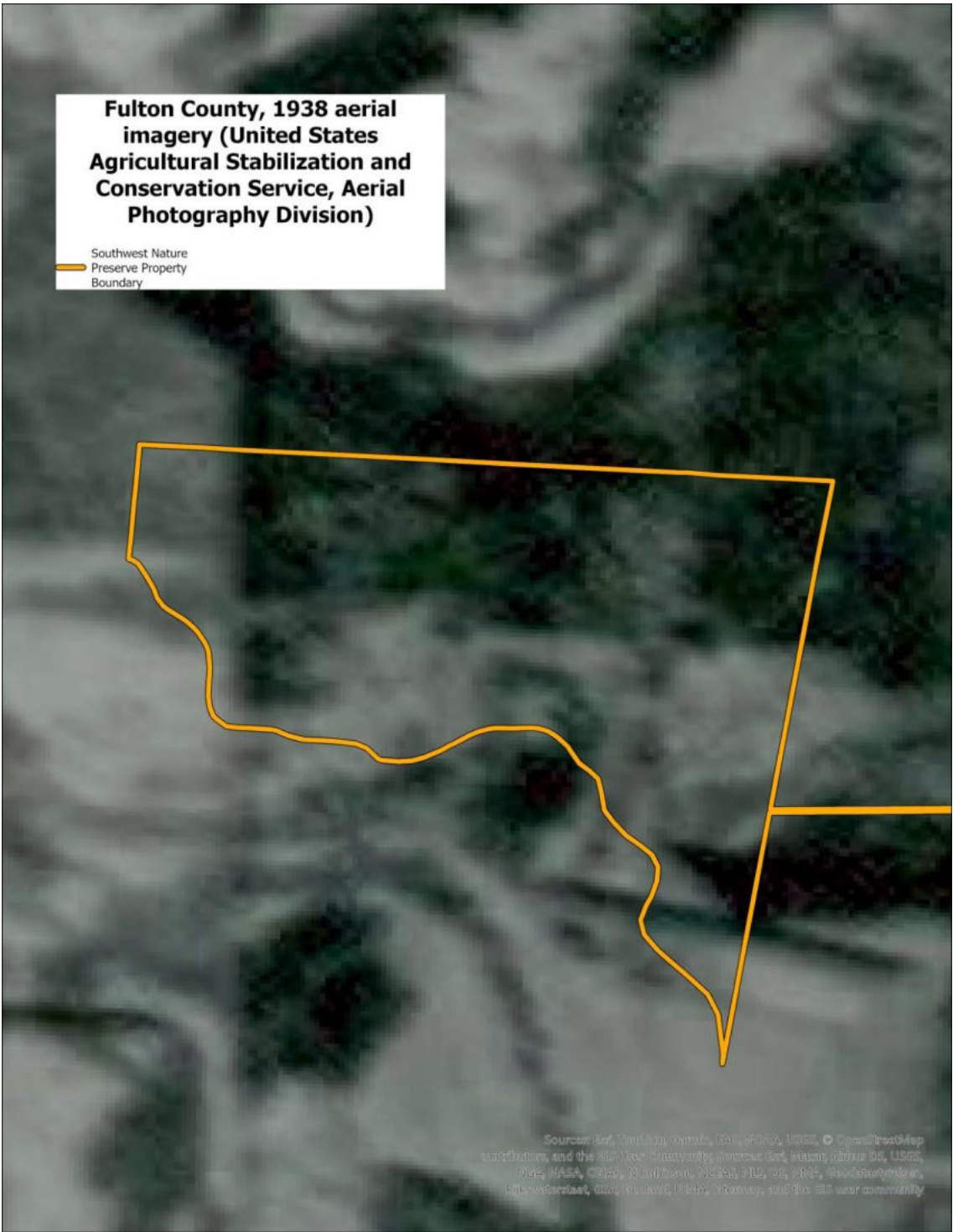
U.S. Geological Survey, 2007, National Agriculture Imagery Program, accessed August 6<sup>th</sup>, 2025 at URL <https://earthexplorer.usgs.gov>





Utoy Creek Nature Preserve

1938



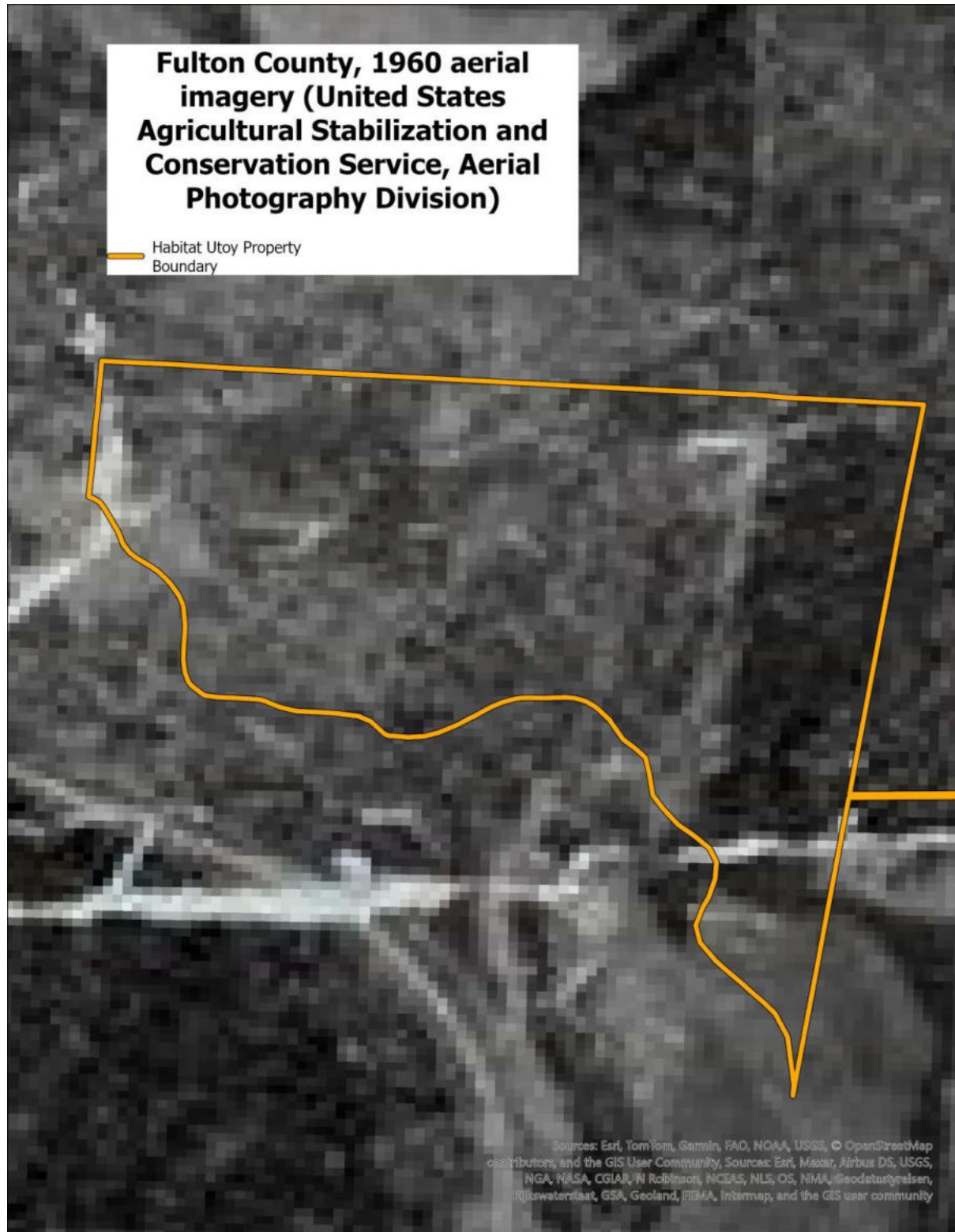
1955

Hurley, Joseph A. and Katheryn L. Nikolich, *The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present*, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.





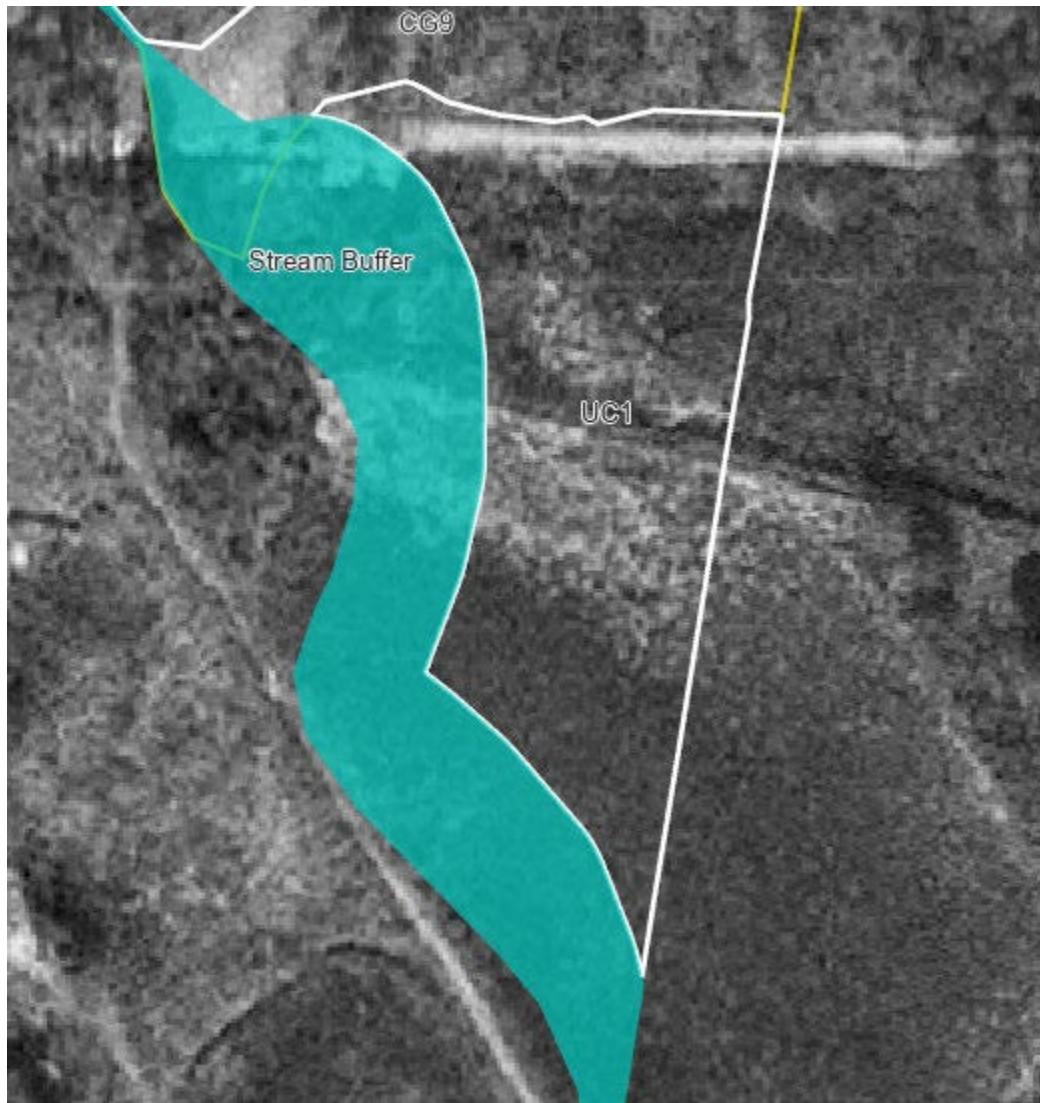
1960





1968

Hurley, Joseph A. and Katheryn L. Nikolich, The Sprawling of Atlanta: Visualizing Metropolitan Area Change, 1940s to Present, Georgia State University Library, accessed July 8<sup>th</sup>, 2025.



Cobenefit Calculator

Using the information you provide on tree canopy cover, the tool provides estimates of co-benefits in Resource Units and \$ per year.

Table 2. Co-Benefits per year with current tree canopy cover.

Ecosystem Services	Resource Units Totals	Total \$
Rain Interception (m3/yr)	25,979.3	\$67,951.14
Air Quality (t/yr)		
O3	2.4208	\$7,192.27
NOx	0.6224	\$1,849.20
PM10	1.4066	\$1,588.65
Net VOCs	-0.5624	-\$1,596.84
Air Quality Total	3.8874	\$9,033.28
Energy (kWh/yr & kBtu/yr)		
Cooling - Elec.	200,495	\$15,217.57
Heating - Nat. Gas	94,017	\$976.87
Energy Total (\$/yr)		\$16,194.45
Grand Total (\$/yr)		\$93,178.87



City Forest Preservation Co-Benefits Quantification Tool for the South Climate Zone

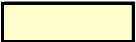
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The analyst can use this method to calculate the amount of co-benefits estimated to be produced by existing tree canopy. The tool uses information you provide on tree canopy cover (deciduous and coniferous), and estimates annual co-benefits in Resource Units and \$ per year. Transfer functions (i.e., kWh of electricity per m<sup>2</sup> of tree canopy) were calculated as the average of values for the large, medium and small trees in the deciduous and coniferous life forms. Resource units for the dbh corresponding to a 25-year old tree were used, along with the crown projection area of the representative species for each tree-type. Energy effects are reduced to 20% of values in the i-Tree Streets source data because preserved areas generally have fewer nearby buildings affected by climate and shade effects than areas with street trees. Local prices were from i-Tree Streets.

Steps

- 1) Use i-Tree Canopy, or another tool, to estimate the amount of area that is covered by deciduous and coniferous tree cover. In Table 1 enter the area (acres) in deciduous and coniferous tree cover in the project area. Also, enter the non-tree cover area.
- 2) Table 2 automatically provides estimates of co-benefits for the current canopy in Resource Units (e.g., kWh) per year and \$ per year. Values are adapted from i-Tree Streets results for this climate zone and assume that the deciduous and coniferous canopy is evenly distributed among large, medium and small tree types.

Light yellow background denotes an input cell ->



Directions
1) Use i-Tree Canopy, or another tool, to estimate the amount of deciduous and coniferous tree cover area (acres) (Cell C20 and D20).
2) Use i-Tree Canopy, or another tool, to estimate the amount of non-tree cover area (acres) (Cell F20) in the project area.
3) In Cell G20 the total area of the project is calculated (acres). Prompt i-Tree Canopy to provide an estimate of the project area by clicking on the gear icon next to the upper right portion of the image and selecting "Report By Area."
4) Total Project Area, cell G17 should equal 100%.

Table 1. Tree Cover

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree	Total Project Area
Percent (%)	83%	15%	98%	2%	100%
Area (sq miles)	0.189	0.035	0.224	0.004	0.23
Area (m2)	488,856	91,458	580,315	11,331	591,646
Area (acres)	120.8	22.60	143.40	2.80	146.20

# Social Impacts



# City of Atlanta Carbon Credit Program Expansion (2024)

## Social Impact Report



### *UN Sustainable Development Goals*

The 17 United Nations Sustainable Development Goals (SDGs) are an urgent call for action and global partnership among all countries, representing key benchmarks for creating a better world and environment for everyone. Well-designed and managed urban forests make significant contributions to the environmental sustainability, economic viability and livability of cities. They help mitigate climate change and natural disasters, reduce energy costs, poverty and malnutrition, and provide ecosystem services and public benefits. See more details in the CFC Carbon Project Social Impact Reference Guide.

### *Instructions*

This template sets out all relevant SDGs and lists various urban forest project activities that fall within each SDG. Evaluate the SDGs to determine how your carbon project provides social impacts that may contribute towards achievement of the global goals. Check the box(es) that contain one of your project activities and describe in no fewer than two sentences how your project activities align with the corresponding SDG. **On page 12, select the icon for three to five of the most relevant SDGs to your project and provide any additional information.**

### *Summary:*

The United Nations Sustainable Development Goals (SDGs) provide a framework for advancing global well-being, resilience, and sustainability. Urban forests are critical to these goals by improving public health, building climate resilience, and safeguarding biodiversity. The City of Atlanta's Carbon Credit

Program Expansion permanently protects 146.34 acres of forests across four newly designated preserves: Southwest Nature Preserve, Utoy Creek Nature Preserve, Mount Zion Nature Preserve, and South River Nature Preserve. Together, these areas contain 11 distinct forest stands, ranging from 20-year-old bottomland hardwood forests to 87-year-old oak-hickory forests, and generate over \$100,000 in annual ecosystem service value.

## SDG 3 - Good Health and Well Being

Goal: Ensure healthy lives and promote well-being for all at all ages.

Examples of project activities include, but are not limited to:

- ☒ Plant or protect trees to reduce or remove air pollutants
- ☒ Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- ☒ Design project to buffer sounds, optimize biodiversity, or create nature experiences
- ☒ Locate project near vulnerable populations, such as children or elderly
- ☒ Locate project near high volume roads to screen pollutants
- ☒ Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- ☒ Reduce stormwater runoff or improve infiltration rates
- ☒ Design project to reduce human exposure to specific pollutants or toxins

The City of Atlanta's Carbon Credit Program Expansion supports public health outcomes across multiple dimensions by preserving four significant urban forest tracts. These forests directly reduce pollutants, buffer extreme heat, provide nature access, and mitigate stormwater impacts, all of which contribute to healthier, more livable neighborhoods. The project protects forests that remove over 1,300 pounds of air pollutants each year, valued at more than 8,800 dollars annually, including ozone, nitrogen dioxide, and particulate matter.

At Southwest Nature Preserve, the mature 87-year-old oak-hickory stand functions as a powerful air filter, buffering residential communities from surrounding roadways and reducing asthma-related health risks. Similarly, Utoy Creek Nature Preserve's mesic forest of tulip poplar, oaks, and American beech offers both canopy cover and pollutant removal for nearby neighborhoods, while also helping stabilize air quality in a part of Atlanta impacted by construction and easement corridors.

The preserves also reduce extreme heat impacts, protecting vulnerable populations such as children and elderly residents. Across the four sites, the dense canopy reduces local surface and air temperatures, with the cooling and shading benefits valued at \$12,000 annually in energy savings. Mount Zion Nature Preserve, surrounded by the Glenrose Heights neighborhood, provides shade and heat relief where development has intensified and tree canopy is otherwise limited. This helps relieve the urban heat island effect that disproportionately affects marginalized neighborhoods.

In addition to pollutant filtration and heat relief, the preserves contribute to healthier lifestyles by creating opportunities for recreation and immersion in nature. South River Nature Preserve, despite its history of disturbance, provides vital greenspace along the South River, and will connect into the broader South River Forest greenbelt, expanding opportunities for walking, biking, and other forms of recreation. At Southwest Nature Preserve, informal trail networks already exist and provide nearby

residents with access to natural areas that buffer sounds, improve biodiversity, and support mental health restoration.

Finally, the project contributes to public health by reducing stormwater runoff and associated toxins that negatively impact human well-being. Collectively, the preserves intercept 27,870 cubic meters of stormwater annually, lowering flood risk and reducing exposure to pollutants carried into waterways. The riparian zones at Mount Zion and Utoy Creek in particular absorb runoff from surrounding neighborhoods and roadways, preventing polluted stormwater from entering tributaries that feed into the South River.

Together, these actions demonstrate how the Carbon Credit Program Expansion advances SDG 3 by creating healthier living conditions, reducing exposure to environmental hazards, and providing equitable access to the physical and mental health benefits of Atlanta's urban forests.



## SDG 11 - Sustainable Cities and Communities

Overall: Make cities inclusive, safe, resilient, and sustainable.

Examples of project activities include, but are not limited to:

- ☒ Plant or protect trees to reduce or remove air pollutants
- ☒ Locate project near high volume roads to screen pollutants
- ☒ Locate project near vulnerable populations, such as children or elderly
- ☒ Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- ☒ Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- ☒ Design project to improve wellness and mental health, such as planting trees to buffer sounds, optimize biodiversity, optimize views from buildings, or create nature experiences
- ☐ Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- ☐ Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters

The Carbon Credit Program Expansion helps Atlanta build healthier, more sustainable communities by embedding long-lived forests within rapidly urbanizing areas. These preserved landscapes provide environmental services that strengthen neighborhood resilience while improving quality of life. One of the most important contributions is reducing exposure to air pollution. The forests remove significant amounts of ozone, nitrogen dioxide, and particulate matter each year, acting as natural filters for neighborhoods located near busy roads and industrial activity.

Southwest Nature Preserve, bordered by high-volume roads and dense residential development, exemplifies this role, with its oak-hickory plateau buffering the community from traffic-related pollutants. These sites are also situated where their benefits reach vulnerable populations. At Mount Zion, the forest directly borders the Glenrose Heights neighborhood, providing cooling shade and a protective buffer against stormwater runoff from surrounding streets. Utoy Creek, with its mesic and riparian forests, shields nearby homes from flooding while filtering pollutants carried by development and easements. In these ways, the preserves function not only as ecological assets but as frontline defenses for the health and safety of surrounding residents.

Beyond physical protection, the forests make communities more livable by offering opportunities for recreation and restorative experiences in nature. Southwest Nature Preserve's informal trails support walking, hiking, and wildlife observation, while South River Nature Preserve will eventually link to the South River Forest greenbelt, expanding equitable access to parks and trails in an area with limited greenspace. Even in Mount Zion and Utoy Creek, where trail systems are minimal, residents benefit from the presence of intact forest landscapes that provide quiet spaces and visual relief from the built environment.

The combination of pollution buffering, temperature regulation, neighborhood protection, and recreational access illustrates how these forests weave natural resilience into the city itself. By protecting and maintaining these spaces, the Carbon Credit Program Expansion advances SDG 11 by ensuring that Atlanta's communities remain safe, inclusive, and sustainable in the face of ongoing urban growth.

## SDG 13 - Climate Action

Goal: Take urgent action to combat climate change and its impacts.

Examples of project activities include, but are not limited to:

- ☒ Plant or protect trees to reduce or remove air pollutants
- ☒ Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- ☐ Promote community capacity for social and climate resilience by engaging local residents or users in tree management, or other events to connect people to the project
- ☐ Reflect cultural traditions and inclusive engagement for climate resilience
- ☐ Design project to improve soil health
- ☒ Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- ☒ Plant or protect trees to reduce stormwater runoff
- ☐ Select water-efficient trees for climate zone and drought resistance
- ☒ Create and/or enhance wildlife habitat
- ☐ Other

The Carbon Credit Program Expansion strengthens Atlanta's response to climate change by preserving forests that both mitigate greenhouse gas emissions and enhance the city's resilience to a changing climate. The project prevents the release of 20,512 metric tons of carbon dioxide equivalent over 40 years by securing forests that would otherwise be vulnerable to conversion. In addition to avoided emissions, these forests continue to act as carbon sinks. Mature stands at Utoy Creek and Southwest Nature Preserve store an average of 61 to 71.5 metric tons of carbon per acre, ensuring long-term sequestration in landscapes already dominated by late-successional oak, hickory, and beech species.

The forests also provide critical adaptation benefits by regulating temperature and reducing urban heat. Across the four preserves, canopy cover delivers cooling services valued at over \$12,000 annually in reduced energy costs. Shading impervious surfaces such as roads and rooftops lowers energy demand for cooling, while also creating more comfortable living conditions during increasingly frequent heat waves. Mount Zion and Southwest Nature Preserves are particularly important for this role, as they contain broad plateaus of oak-hickory and oak-pine forest that moderate local climate conditions for surrounding neighborhoods.

Stormwater regulation is another central climate resilience benefit. The project preserves forests that intercept more than 27,870 cubic meters of stormwater each year, reducing flood risks and protecting downstream infrastructure. Riparian stands at South River and Mount Zion, where tributaries and floodplains are especially vulnerable, act as natural sponges that absorb excess rainfall and stabilize soils, protecting communities from the impacts of heavy storm events that are projected to intensify under climate change.

In addition to regulating climate and hydrology, the project advances biodiversity-based resilience. By creating and enhancing wildlife habitat, the forests strengthen ecological networks that provide ecosystem services such as pollination and pest control. Southwest Nature Preserve, with its diverse oak-hickory forest, and Utoy Creek, with its mix of riparian and mesic stands, both serve as refuges for



native wildlife in an otherwise fragmented urban landscape. These habitats contribute to climate adaptation by maintaining ecological functions that sustain Atlanta's broader urban ecosystem. By combining avoided emissions, carbon storage, energy savings, stormwater regulation, and habitat protection, the Carbon Credit Program Expansion demonstrates how urban forest preservation can advance both mitigation and adaptation. Together, these benefits ensure that Atlanta is better prepared to combat climate change while safeguarding the well-being of its communities.

## SDG 15 - Life on Land

Goal: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

Examples of project activities include, but are not limited to the following with increased functionality of green infrastructure:

- ☒ Plant or protect trees to reduce stormwater runoff
- ☐ Select water-efficient trees for climate zone and drought resistance
- ☒ Create and/or enhance wildlife habitat to improve local biodiversity
- ☐ Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- ☐ Prevent soil erosion by protect steep slopes
- ☐ Improve infiltration rates
- ☐ Other

The Carbon Credit Program Expansion advances the protection of life on land by conserving some of Atlanta's most ecologically valuable forests, securing their biodiversity and long-term ecological functions in an otherwise fragmented urban environment. The four preserves Southwest, Utoy Creek, Mount Zion, and South River together encompass 146 acres and 11 forest stands, representing a range of habitats from riparian bottomlands to mature upland hardwood plateaus.

These forests improve local biodiversity by providing critical wildlife habitat. Southwest Nature Preserve with its 87-year-old oak hickory forest offers large intact habitat for migratory birds, mammals, and pollinators that are increasingly rare in an urban setting. Utoy Creek Nature Preserve supports both riparian and mesic habitats with canopy species such as river birch, sycamore, tulip poplar, and oaks that sustain diverse wildlife populations. Mount Zion Nature Preserve contributes bottomland hardwood and mesic forests that connect directly to tributaries of the South River, functioning as ecological corridors for plants and animals. South River Nature Preserve enhances the larger South River Forest vision, linking fragmented parcels of forest and creating opportunities for landscape scale biodiversity conservation.

In addition to wildlife habitat, these forests contribute to healthier ecosystems by reducing stormwater runoff and stabilizing soils. The project intercepts nearly 28,000 cubic meters of stormwater annually, preventing pollutants from entering rivers and protecting aquatic habitats. Riparian zones at Mount Zion and South River are especially important for maintaining water quality and supporting fish and amphibian species. By retaining canopy cover and limiting erosion along streambanks, these preserves also sustain infiltration and nutrient cycling processes essential to ecosystem health.

Through the preservation of native hardwood stands, the project halts further land degradation and prevents the spread of urbanization into sensitive ecosystems. Invasive species management planned for Utoy Creek and South River will further restore native plant communities, allowing for regeneration of ground and understory layers that support both flora and fauna. Together, these actions protect rare urban forests, ensure continuity of ecological services, and safeguard biodiversity for the long term. By creating and enhancing wildlife habitat, protecting hydrological systems, and preserving old growth and successional forests, the Carbon Credit Program Expansion advances SDG 15 by maintaining Atlanta's natural heritage and ensuring the resilience of its ecosystems in the face of urbanization and climate change.

## Summary of Project Social Impacts



The Carbon Credit Program Expansion advances public health by improving air quality, reducing heat exposure, and expanding opportunities for residents to connect with nature. The four preserves remove more than 1,300 pounds of air pollutants each year, including ozone, nitrogen dioxide, and particulate matter, which reduces respiratory risks for surrounding communities. Southwest Nature Preserve, with its expansive oak hickory forest, acts as a natural air filter for neighborhoods bordered by busy roads, while Utoy Creek's riparian and mesic stands provide additional buffering against traffic and construction impacts. The preserves also reduce extreme heat through dense canopy cover, delivering cooling services valued at over 12,000 dollars annually in avoided energy costs. Mount Zion, adjacent to the Glenrose Heights neighborhood, is particularly important in reducing heat stress where tree cover has declined due to development. Beyond these measurable benefits, the forests create opportunities for recreation and mental restoration. Informal trails at Southwest Nature Preserve and planned connections from South River to give residents access to healthier, more active lifestyles, while the quiet natural settings support mental well-being. Collectively, these benefits demonstrate how the program promotes healthier living conditions and supports the overall well-being of Atlanta's residents.



These nature preserves strengthen Atlanta's resilience by embedding functional forests in rapidly urbanizing areas, where they serve as natural infrastructure for surrounding neighborhoods. Across all four preserves, the forests intercept more than 27,870 cubic meters of stormwater each year, valued at nearly half a million dollars over the project's lifetime. These services reduce flooding and protect critical infrastructure in areas under high development pressure. Southwest Nature Preserve provides a large intact oak hickory plateau that stabilizes soils and absorbs rainfall, while South River Nature Preserve protects riparian buffers along an impaired stretch of the South River, improving water quality. Mount Zion buffers runoff from adjacent neighborhoods and roadways, while Utoy Creek protects nearby homes from flooding and erosion. These forests also improve community livability by filtering pollutants from high-volume roadways, moderating urban heat, and offering recreational access. Informal trail systems at Southwest Nature Preserve, coupled with planned regional greenbelt connections at South River, expand access to greenspace and create opportunities for active lifestyles. By protecting forests that provide air filtration, stormwater management, cooling, and recreational benefits, the Carbon Credit Program Expansion helps ensure that Atlanta's neighborhoods remain safe, healthy, and sustainable even as the city grows.



The Carbon Credit Program Expansion supports Atlanta's climate goals through both carbon mitigation and adaptation. The project avoids 20,512 metric tons of carbon dioxide equivalent over its 40-year lifetime by securing forests that might otherwise be lost to development. At the same time, these forests continue to act as carbon sinks, with mature stands at Southwest and Utoy Creek storing between 61 and 71.5 metric tons of carbon per acre. These long-lived carbon stores contribute directly to Atlanta's commitment to reduce greenhouse gas emissions 59 percent by 2030, and future net zero goal. In addition to carbon storage, the forests reduce local energy demand through shading and cooling services valued at more than \$12,000 annually. Canopy cover at Mount Zion and Southwest preserves lowers household cooling needs while mitigating the urban heat island effect. The forests also provide stormwater regulation, intercepting nearly 28,000 cubic meters of rainfall annually, which reduces the



risk of flood events projected to increase under climate change. By creating and enhancing wildlife habitat, the preserves also strengthen ecological networks that contribute to climate resilience. Taken together, these avoided emissions, energy savings, flood protections, and biodiversity benefits demonstrate how the program advances both mitigation and adaptation, ensuring Atlanta is better prepared to respond to climate change.



The nature preserves included in the City's Carbon Credit Program Expansion (2024) protects and restores some of Atlanta's most ecologically valuable forests, halting further fragmentation and ensuring the survival of diverse plant and animal species in the urban core. Southwest Nature Preserve, with its 87-year-old oak hickory forest, provides habitat for migratory birds, mammals, and pollinators, while Utoy Creek supports riparian and mesic stands with species such as river birch, sycamore, tulip poplar, and oaks. Mount Zion contains bottomland hardwood and mesic forests that connect directly to South River tributaries, serving as important wildlife corridors. South River Nature Preserve strengthens the larger South River Forest vision, linking fragmented parcels into a larger greenbelt for biodiversity. Planned invasive species management at Utoy Creek and South River will further restore native plant communities, supporting the regeneration of ground and understory layers critical to long-term habitat health. By conserving intact hardwood stands, protecting riparian systems, and enhancing wildlife habitat, the Carbon Credit Program Expansion advances SDG 15 by safeguarding biodiversity and ensuring the resilience of ecosystems in the face of urbanization and climate change.