



# Construction of Replacement Crabapple Middle School

## Meetings with Community Neighbors

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*On June 19 and June 26, meetings were held at Roswell North Elementary School with homeowners living adjacent to the new Crabapple Middle School construction site. Members of Fulton County Schools' Capital Improvement Team, Evergreen Construction, Breedlove Land Planning and Stevens & Wilkinson Architects presented information related to upcoming construction activities. Following is information summarizing some of the discussion.*

### **June 19 Meeting:**

#### **General Questions and Concerns**

Several homeowners raised concerns that the general contractor (Evergreen Construction) will be using the South Entrance as a construction delivery entrance. Their understanding was that the North Entrance would be the construction entrance. Fulton County Schools shared that the South Entrance will be used minimally for large truck deliveries. *Update: Dave Jackson, the superintendent for Evergreen Construction, has confirmed that the South Construction entrance will be used at a limited basis only for large truck deliveries. The laydown area for materials delivery will be used for the first 9-10 months of the project.*

A neighbor also questioned if blasting of rock is anticipated, to which Evergreen noted it was a possibility. Similarly, a neighbor asked if blasting would open any existing foundation cracks and make them worse. FCS indicated that a crack could become worse, which is why they encourage everyone to get the pre-condition surveys being offered. In addition, FCS noted that if rock is encountered the district will purchase insurance for the rock blasting operations; however, this blasting is typically uneventful and usually does not cause issues to adjacent properties. Evergreen noted that an example of a blasting operation can be viewed on their website: [www.evergreencorp.com/blasting-its-not-scary-at-all](http://www.evergreencorp.com/blasting-its-not-scary-at-all).

A neighbor questioned if there will be any type of rodent infestation from clearing operations. Evergreen stated that it sometimes can occur depending on what is living within the wooded area. If rodents are noticed, Evergreen recommended contacting an exterminator.

Requests were made to see a copy of the lighting diagram, and information will be presented at the June 26 follow-up meeting. Several homeowners also asked about tree buffers and were shown the landscaping plan. *Update: A slide with the lighting plan was added to the presentation for the June 26 meeting.*

#### **Concerns Specific to Kiveton Park Homeowners**

A Kiveton Park resident (Lot #17) would like to keep mature trees within the buffer while another resident (Lot #18) would like to keep trees within 20' of his property line as they are large caliber trees. These requests can be considered if the City of Roswell permits leaving the trees. *Update: One of the aforementioned residents sent an email stating the tree that they were concerned about can be removed from the buffer. In addition, ribbon placement for the tree save area has begun, showing which trees are to be removed.*

Another resident's home is in proximity to the stream connecting to Lake Charles and they are concerned about water runoff. Erosion control measures were discussed as to how the streams will be protected. *Update: The streams turbidity tests have started to create the baseline and a strict erosion control plan has been developed and approved by the City of Roswell.*

### **Concerns Specific to Oak Lane Homeowners**

The Oak Lane HOA president shared that his subdivision did not receive advance notice of the June 19 meeting, nor did it receive notice that construction activities are commencing. FCS is looking into what may have transpired. Letters announcing the start of construction were emailed to homeowners on June 20, as the land disturbance permit has just been issued by the City of Roswell.

The HOA president also requested a follow-up meeting for those who could not attend the June 19 meeting. FCS, Evergreen, Breedlove and Stevens & Wilkinson will meet again with homeowners on Wednesday, June 26, at 6 p.m. at Roswell North Elementary School. The meeting will be in the media center, rather than the cafeteria, to allow for better viewing of the information. Notice is being sent to the HOA presidents of the Allenbrook Lane, Amberly Place, Kiveton Park and Oak Lane subdivisions to share with their communities. *Update: The meeting was confirmed for June 26 and notices were sent to the above-named communities as well as to contacts with the Barrington Manor, Brook Green and Pine Hurst subdivisions.*

He also shared that two neighbors in the Oak Lane community, who could not make the meeting, were concerned that the elevations connecting their property were not fully understood. Plans by Breedlove Land Planning, who is the Engineer of Record, and Stevens & Wilkinson, who is the Architect of Record, were reviewed. The elevations will be shown at the June 26 meeting, including discussion on how the work on school district property is planned. *Update: The information was shown and discussed at the June 26 meeting.*

### **June 26 Meeting:**

#### **Landscaping**

Several homeowners were concerned about the lack of trees across the frontage facing Woodstock Road and asked whether the landscaping plan can be modified, to which the school system said it would investigate. Also, after reviewing the lighting plan, a concern was raised about nighttime lighting and whether the lights could be turned off after-hours. FCS has confirmed that the lights can be turned off, but generally would be kept on for site security as well as contracted custodians who work overnight hours. However, parking lot lighting is designed to point down, rather than out, to keep the light from shining over to neighboring homes.

#### **Protection of Homes**

Homeowners from Oak Lane voiced concerns for their swimming pools and asked to have pre-construction surveys performed. GeoWave Solutions/Contour Engineering is conducting pre-construction surveys currently and will perform a final survey about three months prior to substantial completion to address any homeowners' concerns. Any homeowners that allow access to the interior of their homes will have the same final survey performed and can schedule by contacting Jack Rebeiz, president of Contour Engineering, at [jack@contouren.com](mailto:jack@contouren.com). External surveys can be requested by sending a message to GeoWave at [contact@geowavesolutions.com](mailto:contact@geowavesolutions.com) with the homeowner's name, address and phone number.

Concerns were raised by Oak Lane residents that construction dust and debris may harm the new homes' paint. Dave Jackson, site superintendent with Evergreen, shared that some airborne dust and debris is inevitable but that watering of the site keeps some dust from spreading to neighboring properties.

### **Traffic and Road Safety**

A resident from the Allenbrook community was concerned about the traffic heading south on Woodstock Road during commuters' hours. He stated that there have been several rear-end accidents near the intersection of Allenbrook Lane and Woodstock Road due to blind spots, back-up of cars, and drivers not paying attention to the road. Chuck Moore from Breedlove Land Planning described the deceleration lanes for the right-handed turns onto the school property (heading south on Woodstock Road). Additionally, school traffic will be managed in the mornings and afternoons by a traffic officer/crossing guard, and speed limit reduction signage ("25 MPH School Zone") will be installed to discourage speeding, with high fines levied to violators.

Questions were asked about sidewalks and Emilie Hayes, project manager for Evergreen, confirmed that they will look to keep the sidewalk along Woodstock Road, that is on the school's site, open as long as possible and if/when it needs to be closed, signage will be installed notifying pedestrian traffic that the sidewalk is closed. The school system is investigating the placement of crosswalks.

### **Misc.**

A resident asked if the materials laydown area could be moved to another area on the site, as there were concerns about noise from the delivery trucks. Dave Jackson with Evergreen explained that the area was most advantageous because it was close to the main building pad and is easily reached from the site entrance, but primarily will be used for the first 9-10 months of the project. Also, while residents may hear noise from the trucks entering and leaving the property, the actual delivery of materials is generally quiet (i.e., no heavy dropping of materials). Other areas, such as the lot for worker parking, would generate more long-term noise as it will be used for the entire two-year project.

A concern came up about real estate values. It was generally agreed upon that a new school raises property values in the community, but that the exact value varies depending on where the home is located.

A homeowner asked whether basketball courts will be open to the public, to which it was stated that the courts are locked with gates at the end of school day and are not lit for nighttime activities. There also is no nighttime lighting at any of the playfields.

Oak Lane residents also shared concerns about the 7 a.m. to 7 p.m. Saturday working hours and asked if 9 a.m. to 5 p.m. could be considered. Tim Cory, senior project manager with Evergreen Construction, noted that they would analyze whether the questioned worked times could be done without impacting the project's schedule.

### **Fulton County Schools Contacts**

Johnnie Davis, Deputy Program Director - 470-254-2163

Brian Smith, Senior Project Manager – 470-254-2232

Tommy Smith, Construction Manager – 470-254-7777

### **Evergreen Construction Contacts**

Mike Cox, Superintendent – 404-512-0140

Dave Jackson, Superintendent – 404-641-6221

Emilie Hayes, Project Manager – 404-909-7007

Matt Taylor, Assistant Project Manager – 678-244-6590

Tim Cory, Senior Project Manager – 678-244-6546

*You can also find project information at this website, [www.fultonschools.org/Page/1937](http://www.fultonschools.org/Page/1937), or send questions to [SPLOSTinfo@fultonschools.org](mailto:SPLOSTinfo@fultonschools.org).*