



CITY COUNCIL MEETING & PUBLIC HEARING JANUARY 28, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE TO THE FLAG
4. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. Z-25-15/V-25-34 Madewell/Milton Avenue

Consideration of a rezoning and variance to allow for the construction of 1 'For-Sale' single-family detached home on a 1.34-acre property in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 3.3.2(D)(1)(b) to reduce a perennial stream buffer from 150' to 75' and UDC Subsection 2.2.5(D) to reduce the front setback from 65' to 24'. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Consideration of a change of condition, master plan amendment, conditional use, and variance related to a 'Vertiport' and hotel in the Northwinds Summit mixed-use development. A change of conditions is requested to increase the maximum height of a hotel from 6 to 7 stories and to increase the maximum number of hotel rooms from 140 to 165. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. A variance is requested to Unified Development Code (UDC) Subsection 2.10.8(D) to allow EIFS as an exterior building material on a hotel. The property is located at 1000 and 2000 Summit Place and is legally described as being located in Land Lots 752, 753, 798 & 799, 1st District, 2nd Section, Fulton County, Georgia.

5. PUBLIC COMMENT
6. REPORTS
7. EXECUTIVE SESSION (IF NECESSARY)
8. ADJOURNMENT



STAFF REPORT

Department: City Clerk

Submitted By:

Meeting Date: January 28, 2026

AGENDA ITEM:

Announcement of Public Hearing Procedures

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: January 26, 2026

AGENDA ITEM: Z-25-15/V-25-34 MADEWELL/MILTON AVENUE

The applicant, Madewell, is requesting a rezoning and variances to allow for the development of one (1) single-family detached lot on 1.34-acres in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front building setback and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

This item was considered at the January 8, 2026 Planning Commission meeting. There was one (1) public comment with concerns over downstream flooding from impacts to the creek. After discussion, the Commission recommended approval subject to the staff recommended conditions and adding condition #14. Vote 7-0

STAFF RECOMMENDATION:

Approve Z-25-15/V-25-34 Madewell/Milton Avenue, subject to the following conditions:

1. The site, consisting of approximately 1.34 acres, shall be rezoned to R-15 and developed substantially similar to site plan submitted by OnSite Civil Group, dated 11/18/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the rendering prepared by Diana Bolivar, dated 11/17/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
3. Density shall not exceed 0.75 dwelling units per acre.
4. Front building setback shall be a minimum 24'.
5. Front yard shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB.
6. Developer shall improve the Milton Avenue streetscape as follows: 6' planter (planted with street trees) and 8' sidewalk, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Developer shall dedicate right-of-way or a public access easement for the sidewalk improvements.
7. Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 11/18/25, and in compliance with building setbacks. Walls shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.
9. Unfinished wood fences and decks shall not be visible from the street.
10. Developer shall save trees as depicted on the Tree Protection & Mitigation Plan prepared by RHF, dated 11/24/25. Encroachments into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Perennial stream buffer shall be at least 50' with an additional 25' of impervious setback for a total of 75'.

12. To mitigate stream buffer encroachments, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment /impact. These can include removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
13. HVAC and similar equipment shall not be visible from the public right-of-way.
14. Developer/owner agrees to develop a long-term maintenance agreement for the mitigation of the stream buffer.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the construction of one (1) 'For-Sale' single-family detached home on 1.34 acres in the Downtown. The proposed residential density is 0.75 dwelling units per acre. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front building setback and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

The undeveloped, wooded property has a perennial stream, which is a tributary of Foe Killer Creek, running along its north side which has stream buffers and impervious setback covering much of the property. The applicant recently purchased the property from Fulton County Schools in order to extend a sewer connection to the property located at 249 Milton Avenue, which the applicant also owns. Surrounding properties are zoned SU to the north and east and R-15 (Dwelling, 'For-Sale', Residential) to the east, south, and west. Innovation Academy is located to the north and east, unplatted, single-family detached lots are located to the east and west, and Park Lane subdivision is located to the south. The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Low Density Residential'.

The applicant is requesting variances from Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front building setback from 65' to 24'. In addition, the applicant requests a variance to UDC Subsection 3.3.2(D)(1)(b) to reduce the perennial stream buffer and impervious setback from 150' to 75'. According to the applicant, the variances are necessary due to the stream buffer encumbering much of the property.

Stream buffer mitigation was submitted by the applicant in an effort to offset impacts to the stream from the reduced buffer and impervious setback. The applicant proposes a buffer mitigation area equivalent to two times (2x) the encroachment area, or 0.84 acres, to be planted with buffer enhancement landscape material, recompense trees, and live stakes on streambanks. The buffer mitigation area is depicted primarily on the residential lot, as well as on the Innovation Academy property. The buffer mitigation area on the Innovation Academy property is proposed to be a bee-friendly sanctuary habitat. The City's Stormwater Engineer believes the proposed stream buffer encroachment has been minimized by the applicant and can be mitigated through a combination of additional runoff reduction, buffer enhancement, and/or alternative mitigation efforts, which will be determined during the land disturbance permit process.

SITE PLAN

The site plan depicts one (1) single-family detached lot on the 1.34-acre property with access from Milton Avenue. The home has a side-loaded garage that will accommodate at least two (2) side-by-side parking spaces within the garage and a Code-compliant driveway accommodating at least two (2) additional cars.

Downtown streetscape regulations require a minimum six-foot (6') planter and eight-foot (8') sidewalk along the property's frontage, which is depicted on the site plan. The ten-foot (10') landscape strip required along Milton Avenue is referenced on the site plan. The tree protection and mitigation plan depicts a sanitary sewer easement straddling the proposed 50' stream buffer line and running through the north end of the lot. According to a note on the plan, the sanitary sewer will be installed using a jack and bore method to limit impacts to the stream buffer.

One (1) tree of quality (#201 – 23" Red Maple) is required and depicted to be saved in the front setback along Milton Avenue. Of the six (6) specimen trees referenced on the tree protection plan, only one (1) is depicted to be removed. An additional eighteen (18) trees of quality and smaller trees are depicted to be saved, which include Pines, Magnolias, Oaks, and Sweet Gum. Two (2) underground stormwater vaults are proposed on the north and east sides of the home.

RENDERINGS

According to the applicant's architect, the proposed rendering reflects the Tudor Eclectic architectural style. The home is depicted as two (2) stories with steep pitched rooftops and a stone exterior. The City's Downtown Consultant reviewed the submitted renderings and believes that the design generally complies with the Downtown Design Guidelines for Tudor Eclectic. However, the Downtown Consultant felt that the design is quite modern and simple when compared to classic Tudor Eclectic designs. It does not reflect some of the most character-defining elements typical to the style, specifically:

1. The general form would have to be considered unusual for any Tudors, even an authentic, historic Tudor structure. The prominent auto court on the front is unusual but not inappropriate for a modern adaptation of the design.
2. There is no large cross gable roof form, connecting the front gables together. While it has a crossing roof form, it is well in the rear of the house, and I cannot see if the strong side gables are expressed at all.
3. There are no prominent chimneys at all. For a building form this complex, that is an element that I believe would add to the overall design.
4. There is no hint of half-timbering. Again, not essential, but a very common feature that could be helpful in dealing with the rather unusually high proportion of exterior wall-to-interior floor ratio. I didn't calculate it. That is just an impression I got from the drawing.

TRAFFIC

Staff estimates that the one (1) single-family detached lot would generate one (1) AM Peak Hour trip and one (1) PM Peak Hour trip.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed as single-family detached lots and the proposed density is less than surrounding properties.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. Adjacent and nearby properties are similarly developed as single-family detached lots and the proposed density is less than surrounding properties.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal would not have significant impacts on the natural environment. The applicant has minimized impacts to the stream buffer by proposing only one (1) single-family detached lot. In addition, the applicant proposes stream buffer mitigation to offset impacts to the stream.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property is currently zoned for a school, previously being a part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a single-family detached home. The future land use designation supports rezoning to a low-density residential zoning district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not cause a burden on public facilities and services. The proposed density is less than the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The proposed density is less than the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property is currently zoned for a school, previously being a part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a single-family detached home. The future land use designation supports rezoning to a low-density residential zoning district.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Low Density Residential'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions related to its shape and topography. The future land use designation supports a rezoning to a low-density residential zoning district. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance would limit the buildable area of the subject property. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions which adversely affect its reasonable use. The future land use designation supports a rezoning to a low-density residential zoning district. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

CONCURRENCES

Staff has reviewed the zoning proposal against the review criteria for a rezoning and variance. The zoning proposal is consistent with the comprehensive land use plan designation of the property and would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed as single-family detached lots. The proposed density is less than surrounding properties and the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.

The property has exceptional and peculiar conditions related to the shape and topography, as well as presence of a stream. The applicant has minimized impacts to the stream buffer by proposing only one (1) single-family detached lot. In addition, the applicant proposes stream buffer mitigation to offset impacts to the stream.

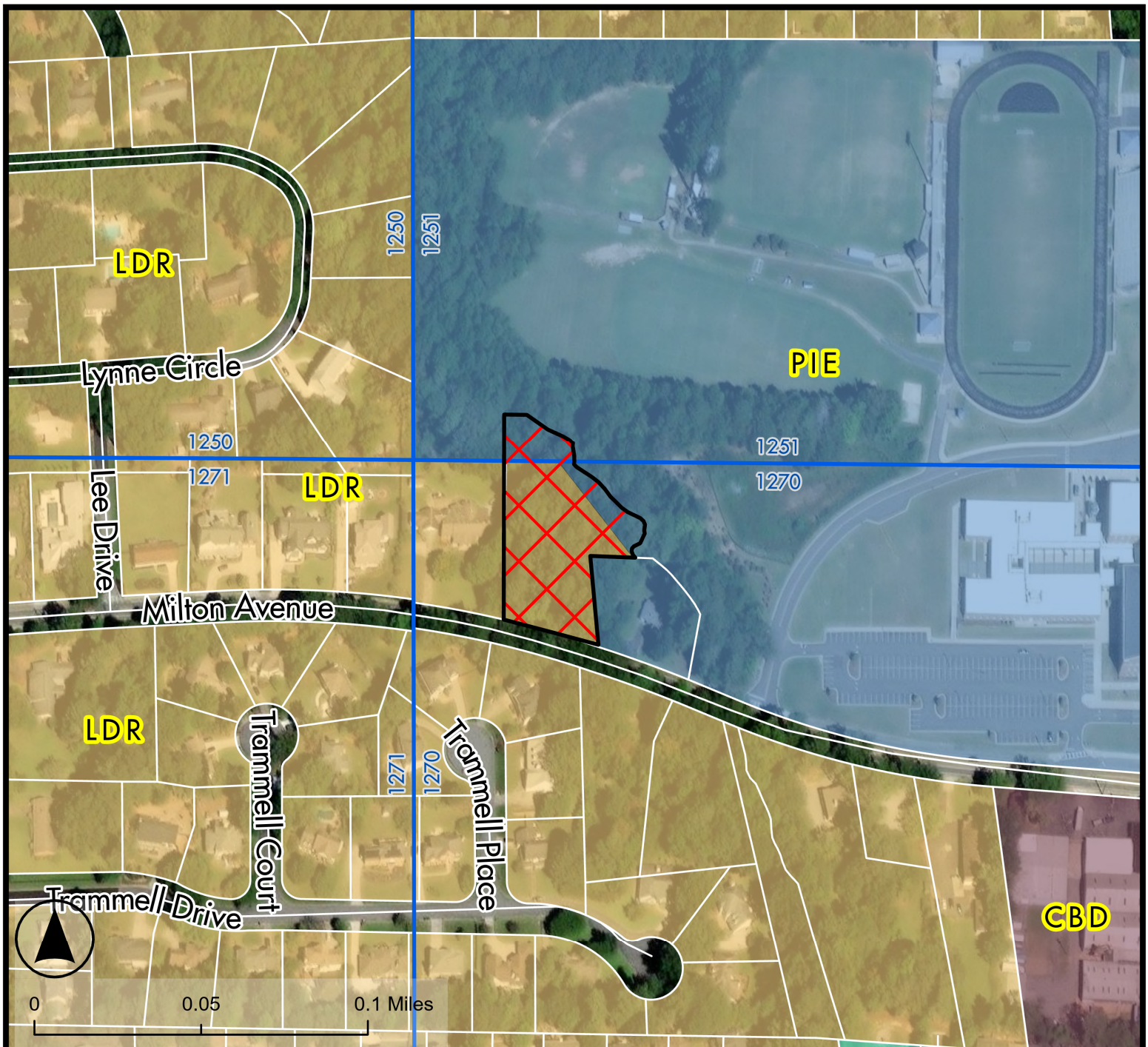
CITIZEN PARTICIPATION PLAN

The applicant's report indicates that property owners within 500' were contacted regarding the applicant's request and intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 10, 2025. There were no public comments.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Legend

Z-25-15, V-25-34

Land Lots

Tax Parcels

Alpharetta City Limits

Future Land Use 2040

Central Business District

Downtown Residential Density

Low Density Residential

Public, Institutional, Education

Future Land Use Map

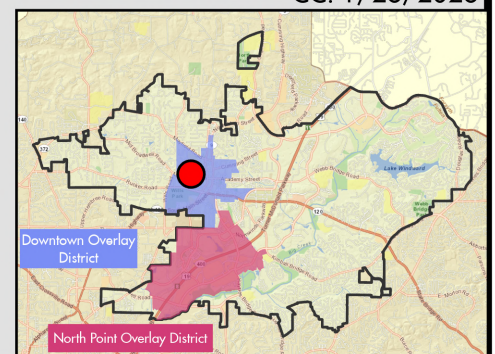
Madewell Milton Avenue
255 Milton Avenue

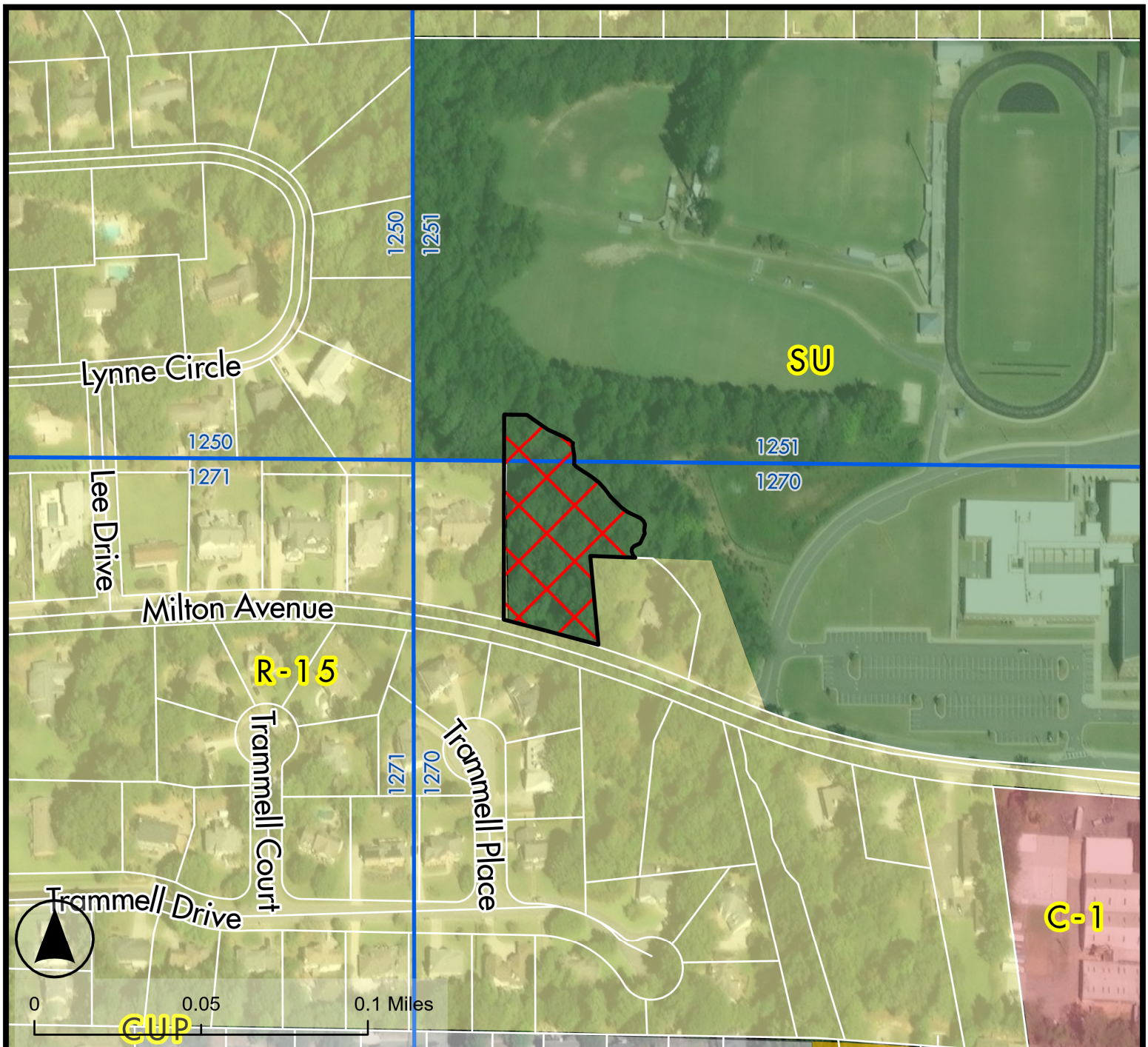
Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026

CC: 1/26/2026





Legend

-  Z-25-15, V-25-34
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  C-1 Neighborhood Commercial
-  CUP Community Unit Plan
-  R-10M Multi Family Residential (HDR)
-  R-15 Single Family Detached Residential
-  SU Special Use

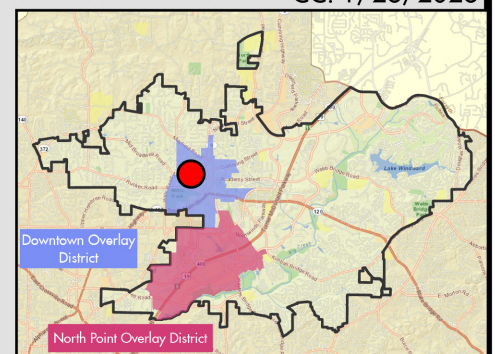
Zoning Map

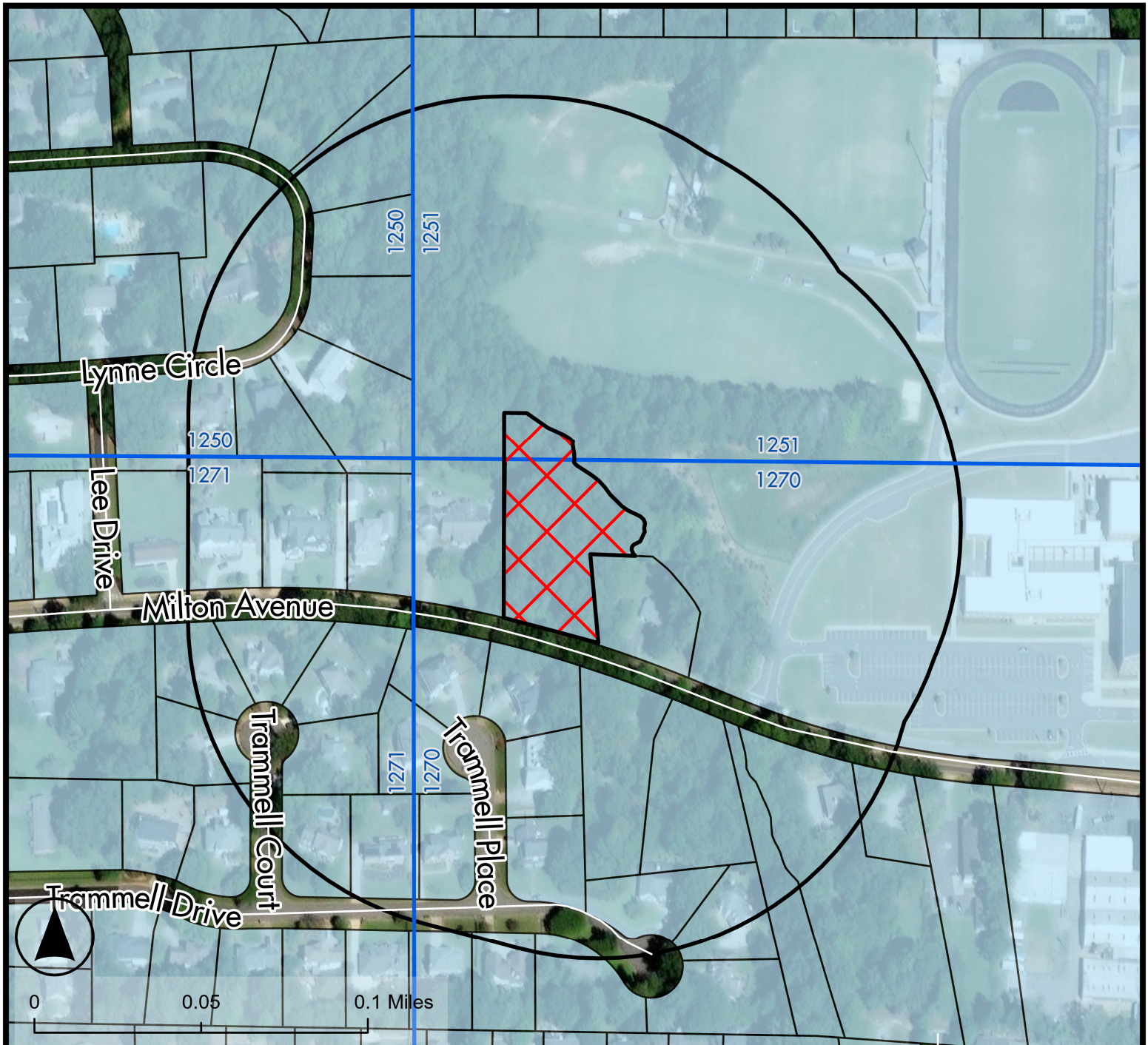
Madewell Milton Avenue
255 Milton Avenue

Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026
CC: 1/26/2026





Legend

-  Z-25-15, V-25-34
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

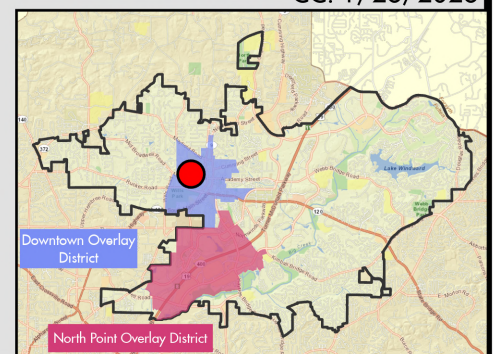
Location Map

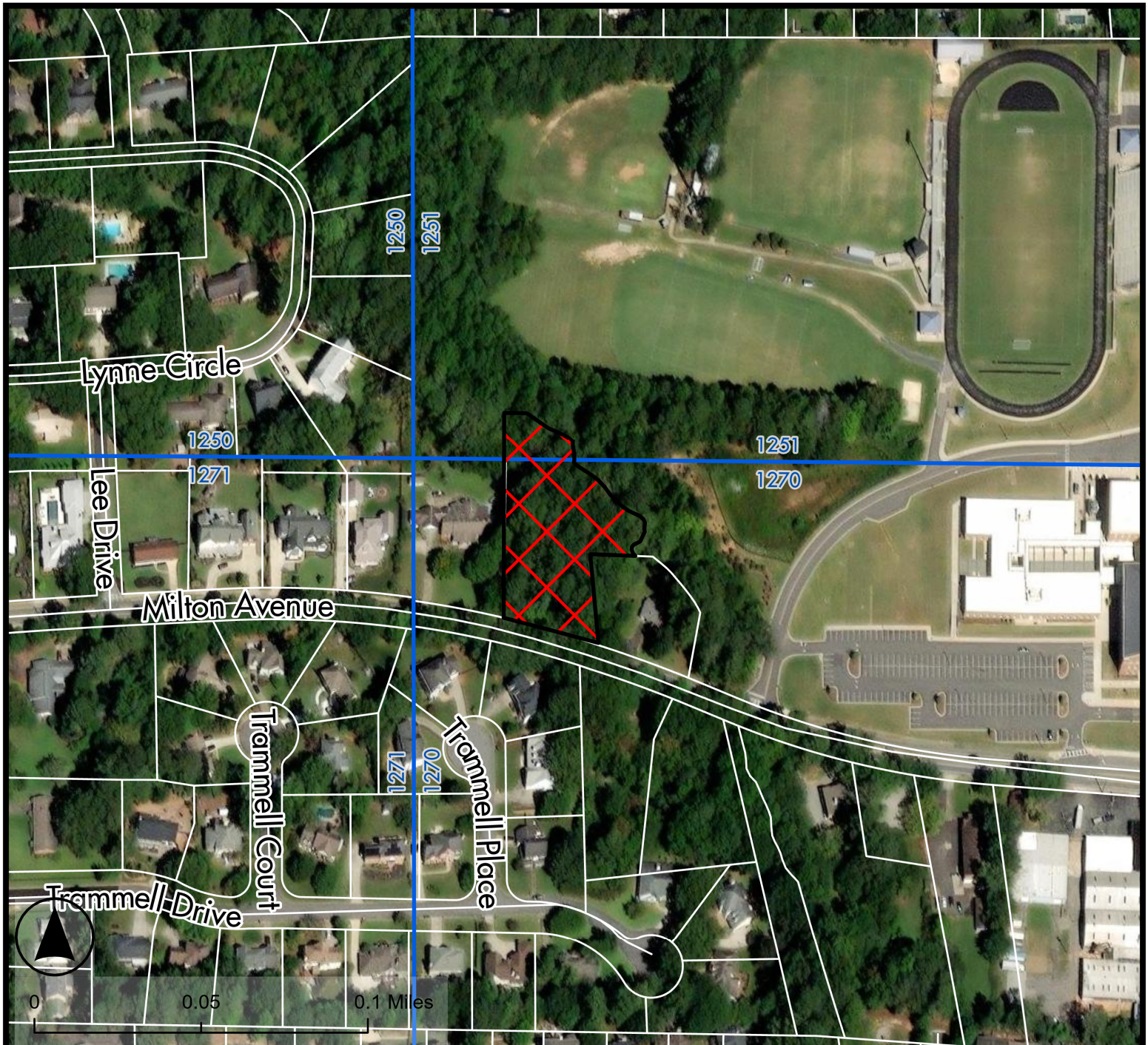
Madewell Milton Avenue
255 Milton Avenue

Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026
CC: 1/26/2026





Legend

- Z-25-15, V-25-34
- Land Lots
- Tax Parcels
- Alpharetta City Limits

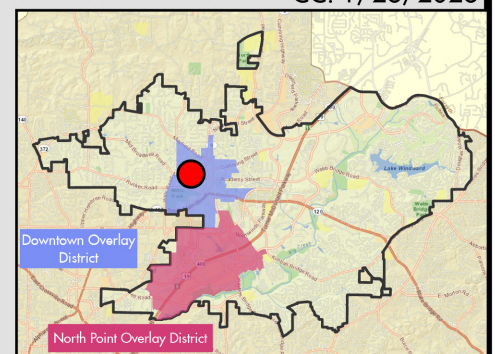
Aerial Map

Madewell Milton Avenue
255 Milton Avenue

Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026
CC: 1/26/2026



Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

December 10, 2025

Z-25-15/V-25-34 / Madewell/Milton Avenue

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Z-25-15/V-25-25 Madewell/Milton Ave.

Contact Name: Tori Young Telephone: (678) 878-9791

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments or concerns.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Tori Young Date: 12/15/25

Print Form

DRAFT

11-25-25

[Your Name]
[Your Address]
[City, State Zip]

RE: Z-25-15/V-25-34 Madewell Milton Avenue

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

Please allow this letter to serve as public notice for consideration of a rezoning and variance to allow for a single-family home to be constructed on an approximately 1 acre lot. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front building setback and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Ave and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, December 10 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, January 8, 2026 at 6:30 PM.** and **City Council on Monday, January 26, 2026 at 6:30 PM.** The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at tori@madewell.homes.

Sincerely,

Tori Young

ALVERO DANIE C & EDITA D
100 TRAMMELL CT
ALPHARETTA GA 30009-1841

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

CAO CINDY H & PETER HUNG
110 TRAMMELL CT
ALPHARETTA GA 30004

KWASNIK MARK & NICOLE LYN
115 TRAMMELL CT
ALPHARETTA GA 30009

LESTER GLORIA
120 TRAMMELL CT
ALPHARETTA GA 30004

ENABLE OF GEORGIA FOUNDATION INC
1200 OLD ELLIS RD
ROSWELL GA 30076

HOANG THANHTHUY T &
CHU NGUYEN D
125 TRAMMELL CT
ALPHARETTA GA 30004

HARRIS JOSEPH
130 TRAMMELL CT
ALPHARETTA GA 30009

BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
ALPHARETTA GA 30009-1558

CHAN HARVEY & WONG OLIVIA
202 TRAMMELL PL
ALPHARETTA GA 30004

GEER WALTER I III &
BLACKMAN SARAH
210 MARJEAN WAY
ALPHARETTA GA 30009

FIELDS MICHAEL G & FIELDS MITZI D
211 TRAMMELL PL
ALPHARETTA GA 30009

MORGAN LINDA C &
MORGAN MC CAIN CHARISSE NICOLE
212 TRAMMEL PL
ALPHARETTA GA 30004

GHAFFAR MUHAMMAD SIRAJ &
BALAGAMWALA SAIMA H
221 TRAMMELL PL
ALPHARETTA GA 30004

BICKLE LAURA R ET AL
222 TRAMMELL PL
ALPHARETTA GA 30009

SIX TWENTY EIGHT VENTURES LLC
249 MILTON AVE
ALPHARETTA GA 30009

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004

EDMAN JANICE
273 MILTON AVE
ALPHARETTA GA 30009

SWANSON TERRY
289 MILTON AVE
ALPHARETTA GA 30009

WILSON PETE & JACKIE
299 MILTON AVE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MULLAS CHARLES JAMES ET AL
319 LYNNE CIR
ALPHARETTA GA 30009

LAW MARK A & CHRISTINE L
325 LYNNE CIR
ALPHARETTA GA 30009

CHAUDHRY MOHAMMAD A &
NATHALIE A
331 LYNNE CIR
ALPHARETTA GA 30009

ROBERTS J G & INA S
332 LYNNE CIR
ALPHARETTA GA 30009-1504

BENSON JULIE M &
BENSON TREASURE P
337 LYNNE CIR
ALPHARETTA GA 30004

MC CRACKEN ARHTUR
450 TRAMMEL DR
ALPHARETTA GA 30004

MORTON CHARLES E JR
MORTON SUZANNE S
465 TRAMMELL DR
ALPHARETTA GA 30009-1850

EWING CONSTANCE M
480 TRAMMELL DR
ALPHARETTA GA 30009

KENDALL LAIRD J & LOUANN B
485 TRAMMELL DR
ALPHARETTA GA 30004-1850

ENNIS CHARLES W & EDITH B
490 TRAMMELL DR
ALPHARETTA GA 30009-1849

BARDEN JONATHAN &
BARDEN BRANDY
500 TRAMMELL DR
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
7215 DOCASTER CT
CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Tori Young/Madewell Homes Telephone: (678) 878-9791

Address: 18 Cumming St. Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: (678) 878-9791 Email: tori@madewell.homes

Subject Property Information:

Address: 0 Milton Ave Current Zoning: SU

District: 2nd Section: 2nd Land Lot: 1270 Parcel ID: _____

Proposed Zoning: R-15 Current Use: _____

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Construct a detached single family home.

Applicant's Request (Please itemize the proposal):

Applicant requests the following:

- (1) Rezone the property from SU (Special Use) to R-15 (Dwelling, For-Sale Residential) to allow the construction of a detached single family home.
- (2) Variances to (a) reduce the front setback from 65' to 24', (b) reduce the impervious setback in the rear from 150' to 75', and (c) reduce the undisturbed stream buffer in the rear from 100' to 50'.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Applicant's original intent was to split the 1.34 acre lot into two lots and construct two single family detached homes on the property. However, after receiving feedback from the City staff and the Planning Commission, Applicant has revised its plan and now seeks to construct one detached single family home on the lot.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: OWH PROPERTIES, LLC Telephone: 678-794-6603
Address: 11770 Haynes Bridge Rd Suite 205-272 Suite: 205-272
City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

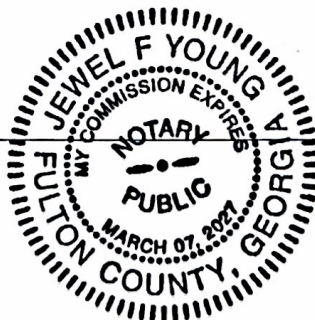
Name of Authorized Applicant: MADWELL HOMES Telephone: (404) 578-8100
HOLMES HAWKINS
Address: 18 CUMMING ST Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 10/7/25

Notary:

Notary Signature: [Signature] Date: 10-7-25



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: DWH PROPERTIES, LLC

Subject Public Hearing Case: O Milton Ave Rezoning/Variance

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

[Handwritten Signature]

Date: _____

10/7/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Surrounding properties are zoned SU to the north (Innovation Academy) and R-15 (Dwelling, For Sale, Residential) to the east, south, and west.

How will this proposal affect the use and value of the surrounding properties?

The proposed use of the property is consistent with the comprehensive land use plan designation of the property, which is "Low Density Residential." The proposed use of the property will enhance the value of the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property is currently zoned SU (Special Use), which only allows for construction of schools or government facilities.

What would be the increase to population and traffic if the proposal were approved?

The construction of one single-family residence on the property would have no material effect on the population or traffic.

What would be the impact to schools and utilities if the proposal were approved?

The construction of one single-family residence on the property would have no material effect on schools or utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposed use of the property is consistent with the comprehensive land use plan designation of the property, which is "Low Density Residential."

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The property has a peculiarly shaped perennial stream running along its north side. Rezoning the parcel from SU to R-15 to enable the construction of a single-family home will help support the unmet demand for housing in the downtown corridor.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The property has a peculiarly shaped perennial stream running along its north side. The City's 150' stream buffer and impervious setback covers much of the property, resulting in a very small buildable area and making it extremely difficult to construct a custom single-family home without encroaching into the buffer and impervious setback.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, while the comprehensive land use plan designation of the property is "Low Density Residential", the 150' stream buffer and impervious setback does not leave an adequate buildable area for a single family detached home. Applicant's substantial buffer mitigation efforts, coupled with its strict compliance with the City's rigorous stormwater management requirements, will ensure that there are no negative impacts to the stream and in fact will result in the stream being better protected than if left in its current, undisturbed state.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes, the stream flows at a peculiar angle and renders most of the property unbuildable under the current 150' setbacks. Reducing the front setback from 65' to 24' will allow the home to be pushed "forward" toward Milton Avenue and thereby reduce the impact to the stream buffer in the rear of the property. Applicant's have worked with City staff to develop a modified site plan to build one single family home on the subject property instead of two homes, which will significantly reduce any potential impacts to the stream buffer.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code. Applicant has provided a substantial buffer mitigation area equal to two times (2x) the encroachment area to be planted with buffer enhancement landscape material, recompense trees, and live stakes on stream banks. These mitigation efforts will result in the stream buffer being better protected than if left in its current, undisturbed state. In addition, the buffer mitigation area on the north side of the stream will include a bee-friendly sanctuary habitat in order to complement and enhance the existing bee hives located on the adjacent Innovation Academy campus. Finally, because Applicant will be required to meet the City's rigorous stormwater runoff requirements, the proposed development will not negatively impact water quality or the volume of water flowing through the stream.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Madewell Homes/0 Milton Ave.

Contact Name: Tori Young Telephone: (678) 878-9791

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

see attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Phone or email

ALVERO DANIE C & EDITA D
100 TRAMMELL CT
ALPHARETTA GA 30009-1841

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

CAO CINDY H & PETER HUNG
110 TRAMMELL CT
ALPHARETTA GA 30004

KWASNIK MARK & NICOLE LYN
115 TRAMMELL CT
ALPHARETTA GA 30009

LESTER GLORIA
120 TRAMMELL CT
ALPHARETTA GA 30004

ENABLE OF GEORGIA FOUNDATION INC
1200 OLD ELLIS RD
ROSWELL GA 30076

HOANG THANHTHUY T &
CHU NGUYEN D
125 TRAMMELL CT
ALPHARETTA GA 30004

HARRIS JOSEPH
130 TRAMMELL CT
ALPHARETTA GA 30009

BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
ALPHARETTA GA 30009-1558

CHAN HARVEY & WONG OLIVIA
202 TRAMMELL PL
ALPHARETTA GA 30004

GEER WALTER I III &
BLACKMAN SARAH
210 MARJEAN WAY
ALPHARETTA GA 30009

FIELDS MICHAEL G & FIELDS MITZI D
211 TRAMMELL PL
ALPHARETTA GA 30009

MORGAN LINDA C &
MORGAN MC CAIN CHARISSE NICOLE
212 TRAMMEL PL
ALPHARETTA GA 30004

GHAFFAR MUHAMMAD SIRAJ &
BALAGAMWALA SAIMA H
221 TRAMMELL PL
ALPHARETTA GA 30004

BICKLE LAURA R ET AL
222 TRAMMELL PL
ALPHARETTA GA 30009

SIX TWENTY EIGHT VENTURES LLC
249 MILTON AVE
ALPHARETTA GA 30009

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004

EDMAN JANICE
273 MILTON AVE
ALPHARETTA GA 30009

SWANSON TERRY
289 MILTON AVE
ALPHARETTA GA 30009

WILSON PETE & JACKIE
299 MILTON AVE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MULLAS CHARLES JAMES ET AL
319 LYNNE CIR
ALPHARETTA GA 30009

LAW MARK A & CHRISTINE L
325 LYNNE CIR
ALPHARETTA GA 30009

CHAUDHRY MOHAMMAD A &
NATHALIE A
331 LYNNE CIR
ALPHARETTA GA 30009

ROBERTS J G & INA S
332 LYNNE CIR
ALPHARETTA GA 30009-1504

BENSON JULIE M &
BENSON TREASURE P
337 LYNNE CIR
ALPHARETTA GA 30004

MC CRACKEN ARHTUR
450 TRAMMEL DR
ALPHARETTA GA 30004

MORTON CHARLES E JR
MORTON SUZANNE S
465 TRAMMELL DR
ALPHARETTA GA 30009-1850

EWING CONSTANCE M
480 TRAMMELL DR
ALPHARETTA GA 30009

KENDALL LAIRD J & LOUANN B
485 TRAMMELL DR
ALPHARETTA GA 30004-1850

ENNIS CHARLES W & EDITH B
490 TRAMMELL DR
ALPHARETTA GA 30009-1849

BARDEN JONATHAN &
BARDEN BRANDY
500 TRAMMELL DR
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
7215 DOCASTER CT
CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: November 17th, 2025

The home being designed at 249 Milton Avenue, parcel 1 contains the following architectural elements from Tudor Eclectic style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

Tudor Eclectic elements:

- Steeply pitched gabled roofs
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys
- Front door and/or entry porch with round or Tudor arch

Sincerely,



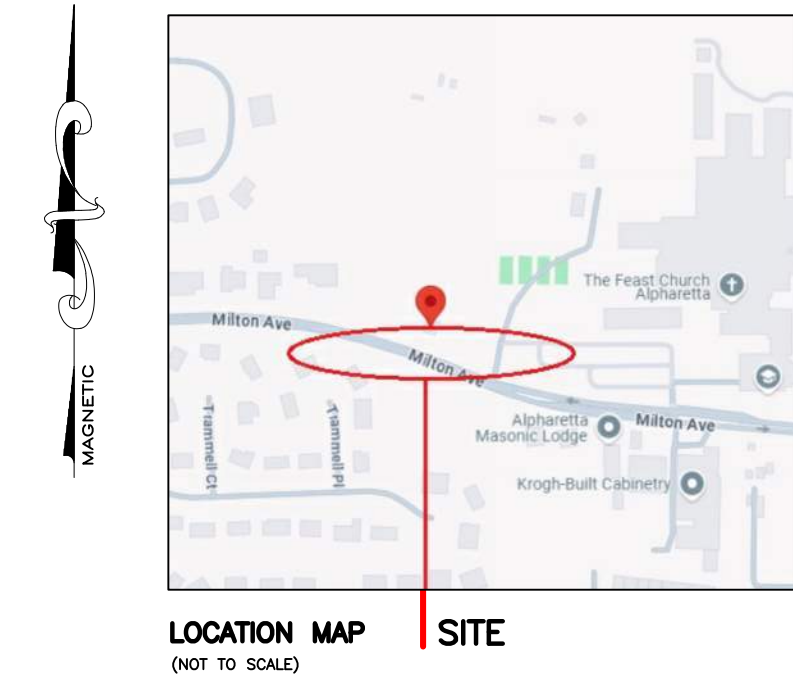
Diana Bolivar
Registered Architect, NCARB, LEED AP BD+C

Diana Bolivar, NCARB, RA, LEED AP BD+C - 704-622-8895 - d1rchitect@gmail.com <http://dianambolivar.carbonmade.com>



0 Milton Ave – 3D Front View

EXISTING CONDITION BOUNDARY SURVEY



SURVEY NOTES:

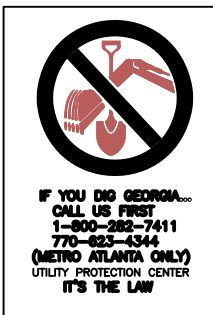
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY IS ZONED R-15
CITY OF ALPHARETTA

BUILDING SETBACK:
FRONT 65'
SIDE 10'
REAR 25'
MAX IMPERVIOUS COVERAGE 50%
MAX LOT COVERAGE BY PRINCIPAL BUILDINGS 25%
MAX BUILDING HEIGHT 35'
MIN LOT SIZE ON SEWER 15,000 SF
MIN LOT FRONTAGE 100'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON WAS
DERIVED FROM ONLINE SOURCE MUNICOD.



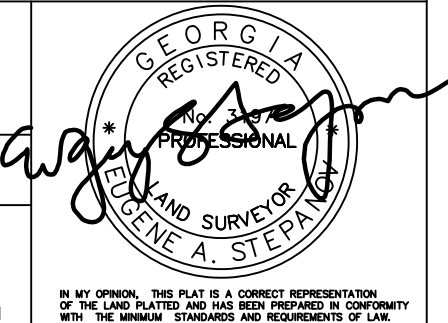
LOT			
SUBDIVISION			
LAND LOTS	1270 & 1251	2ND DISTRICT	2ND SECTION
FULTON COUNTY, GEORGIA		PB.117/PG.32	DB.67268/PG.277
FIELD WORK DATE JAN 17, 2025		PRINTED/SIGNED JAN 27, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 18" x 24"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AP
COORD #2020884
DWG #20240884 - EXIST 3

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 131210058F
EFFECTIVE DATE: 9/18/2013
ZONE: X

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 1087.88

* LEGEND *

- AC AIR CONDITIONING
- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CONC CONCRETE (C)
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- DEED
- D.E DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FR FENCE POST
- FR FRAME
- GL GAS METER
- GV GAS VALVE
- GW GUY WIRE
- GT GREASE TRAP
- HDW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MNT MONUMENT
- MTF METAL FENCE
- NF N.BORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OJ OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- STN STONE
- S/P SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WOK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X- FENCE
- INDICATES STAIRS
- INDICATES BUSHES

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

* SYMBOLS *

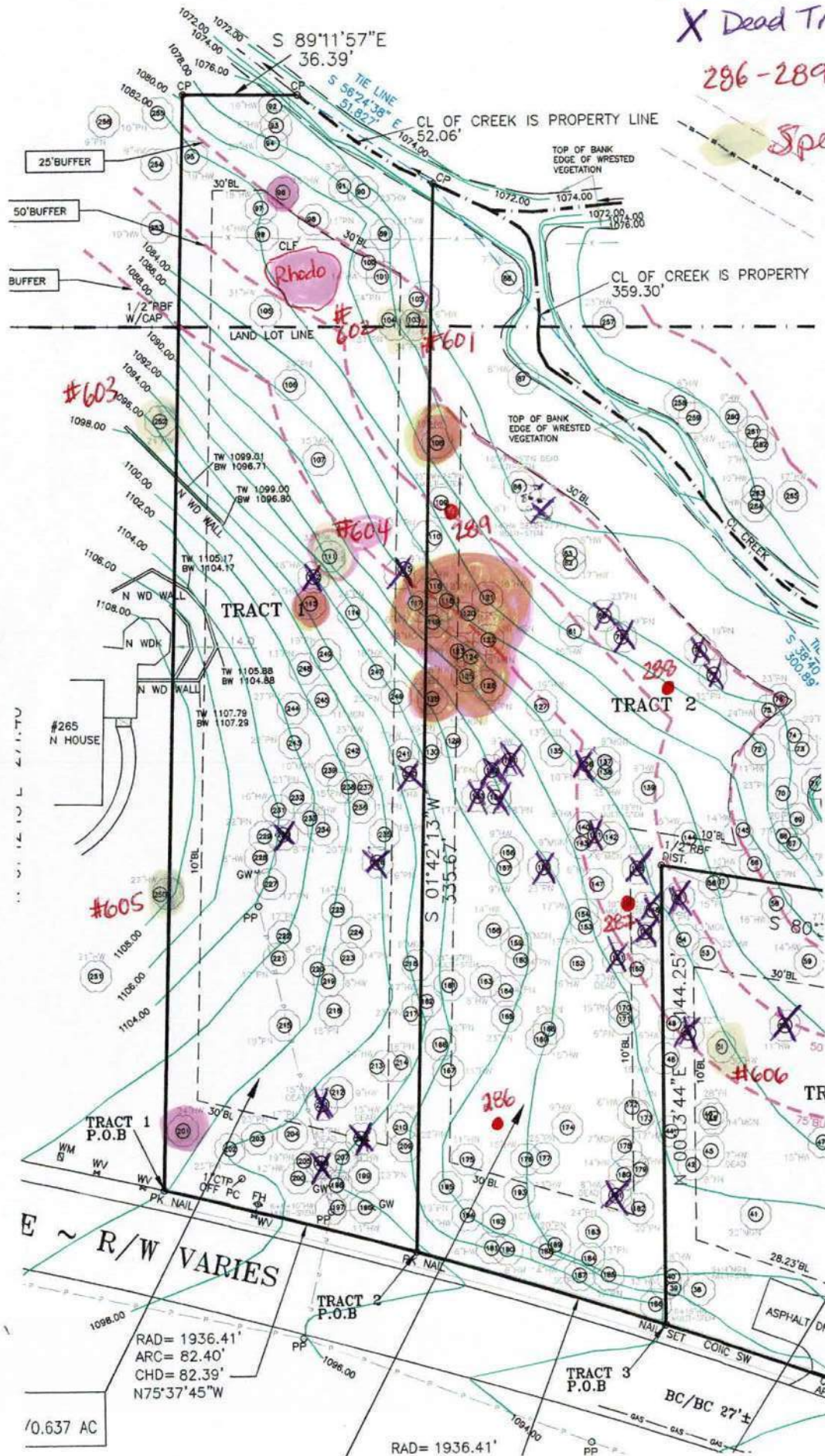
- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

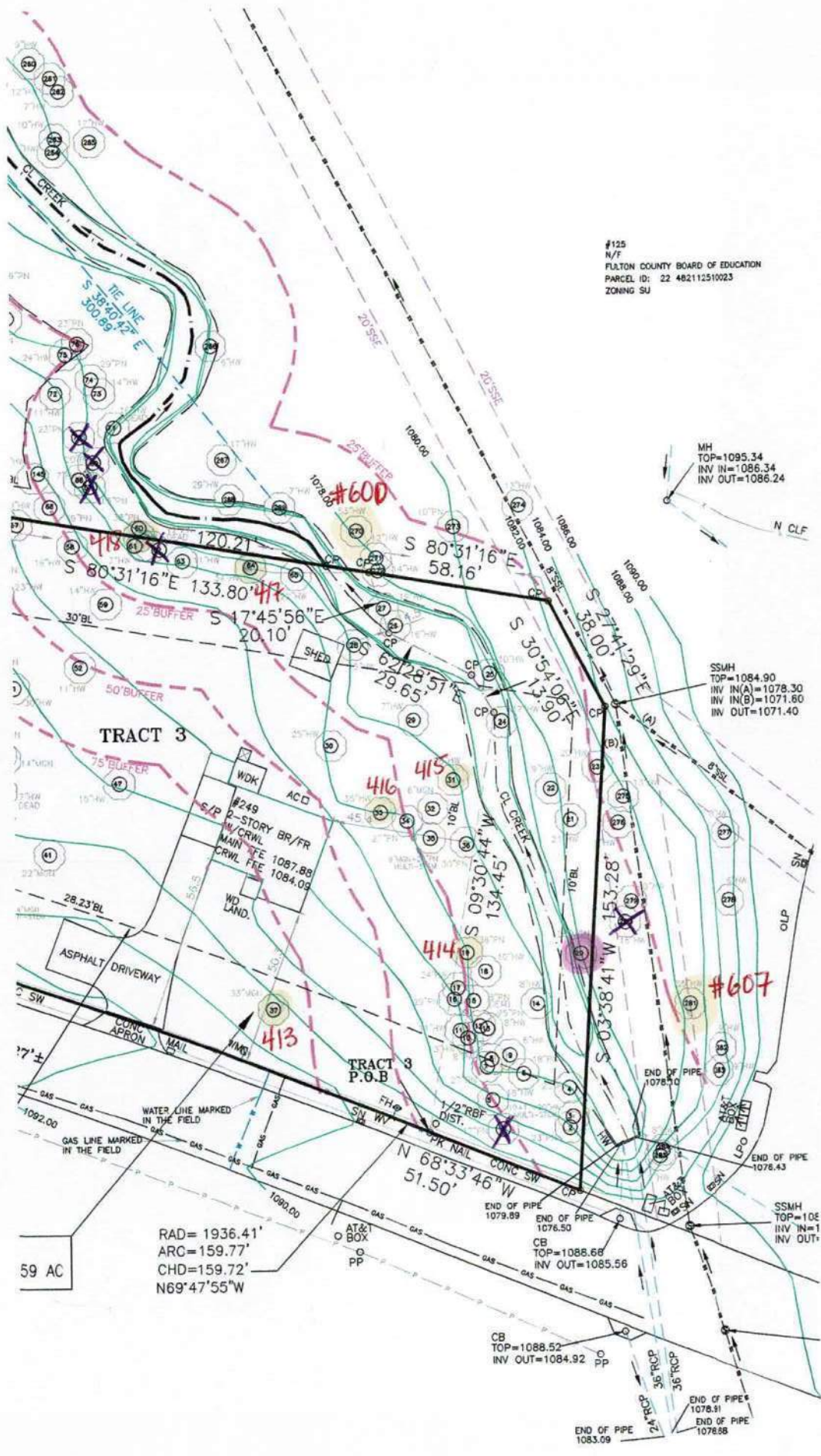
0 40
SCALE 1" = 40'

ARBORIST FIELD SURVEY & TREE INVENTORY MAP

THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

Tree of Quality
 X Dead Tree
 286-289 Added Trees
 Specimen Tree





#125
N/F
FULTON COUNTY BOARD OF EDUCATION
PARCEL ID: 22 482112510023
ZONING SU

MH
TOP=1095.34
INV IN=1086.34
INV OUT=1086.24
N CLF

SSMH
TOP=1084.90
INV IN(A)=1078.30
INV IN(B)=1071.60
INV OUT=1071.40

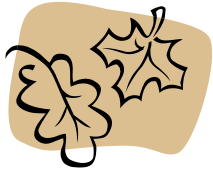
RAD=1936.41'
ARC=159.77'
CHD=159.72'
N69°47'55\"W

END OF PIPE
TOP=1079.89
INV OUT=1076.50
CB
TOP=1086.68
INV OUT=1085.56

CB
TOP=1088.52
INV OUT=1084.92

SSMH
TOP=108
INV IN=1
INV OUT=

END OF PIPE
1083.09
END OF PIPE
1078.31
END OF PIPE
1078.88



HRH TREES, LLC
 Heidi Rieckermann Harrington
 Certified Arborist ~ Certified Forester
 1125 Oak Brook Way, Atlanta, GA 30319
 404-444-5824

Customer: Madewell - Tori Young	Date: 2/27/2025
Property: 249 Milton Ave Additional Land	
Alpharetta, GA 30009	
678-878-9791	

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

Trees of Quality

Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
96		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
		Rhododendron	multi	Good	Cluster of natural Rhodos
116-126		HW/Pine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

Tree #		Species	DBH	Condition	Notes
66		loblolly pine	19	good	
67		loblolly pine	15	dead	
68		boxelder	7	fair	
69		loblolly pine	20	dead	
70		loblolly pine	23	dead	
71		hardwood	16	dead	
72		sweetgum	11	fair	
73		sweetgum	14	good	
74		loblolly pine	28	good	
75		yellow-poplar	22	good	
76		loblolly pine	23	fair	1 sided
77		loblolly pine	32	dead	
78		loblolly pine	19	dead	

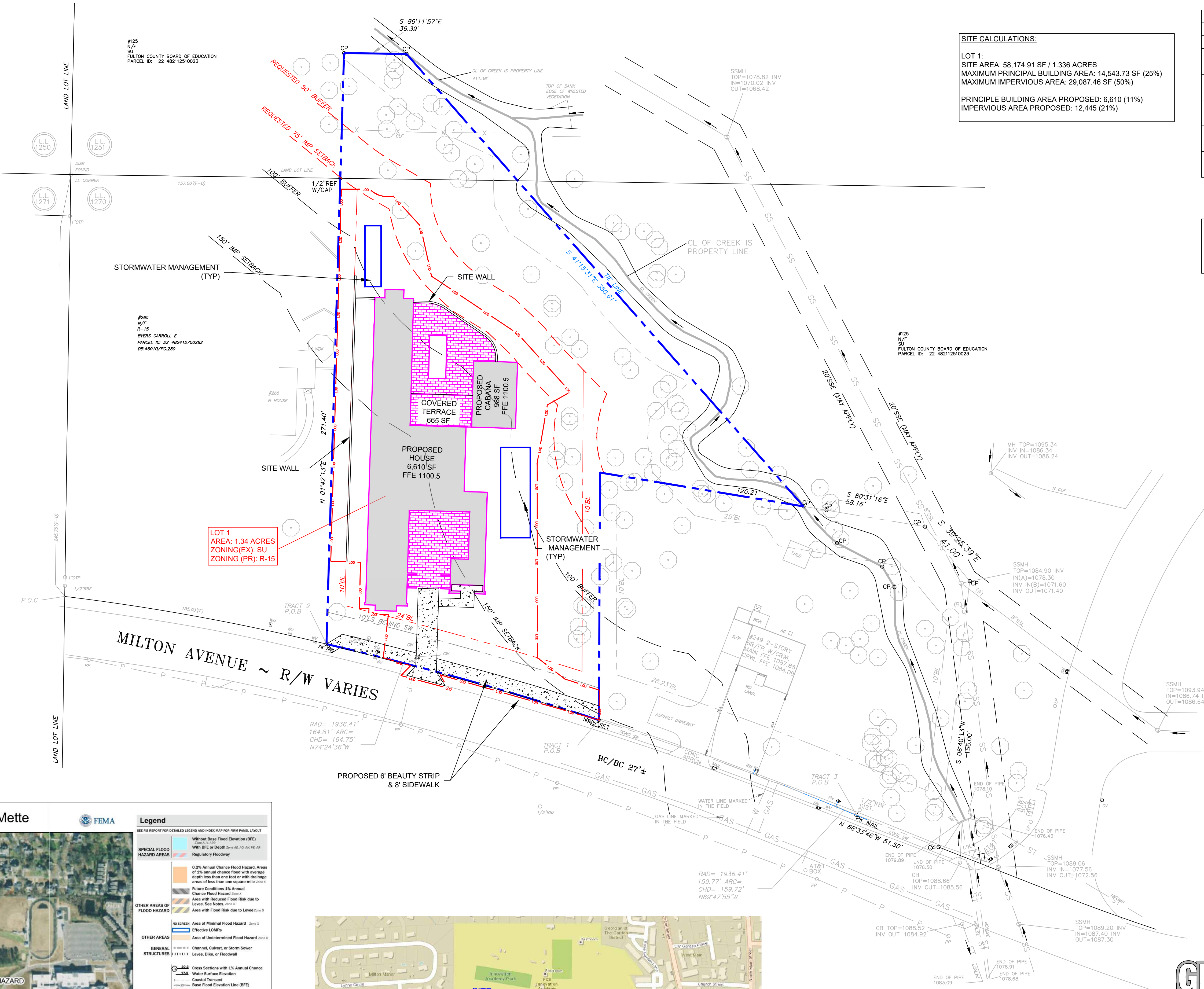
79		loblolly pine	19	dead	
80		loblolly pine	23	dead	
81		sweetgum	17	good	
82		sweetgum	17	good	
83		boxelder	6	fair	
84		hardwood	14	dead	
85		loblolly pine	26	good	
86		sweetgum	18	good	
87		boxelder	8	fair	
88		boxelder	7	fair	
89		yellow-poplar	21	good	
90		yellow-poplar	23	good	
91		yellow-poplar	8	good	
92		yellow-poplar	19	good	
93		yellow-poplar	6	fair	
94		yellow-poplar	20	good	
95		yellow-poplar	19	good	
96		sycamore	13	excellent	TREE of QUALITY
97		yellow-poplar	17	fair	
98		loblolly pine	10	good	
99		yellow-poplar	13	good	
100		yellow-poplar	13	good	
101		loblolly pine	23	good	
102		sweetgum	6	good	
103	601				SPECIMEN
104	602				SPECIMEN
105		sweetgum	29	good	
106		loblolly pine	23	good	
107		magnolia	14	good	
108		water oak	18	good	TREE of QUALITY
109		yellow-poplar	23	good	
110		loblolly pine	28	poor	fusiform rust canker
111	604				SPECIMEN
112		black cherry	16	dead	
113		water oak	20	good	TREE of QUALITY
114		loblolly pine	22	good	
115		sweetgum	9	dead	
116		yellow-poplar	8	good	TREE GROUPING
117		magnolia	8	good	TREE GROUPING
118		loblolly pine	11	good	TREE GROUPING
119		magnolia	8	good	TREE GROUPING
120		loblolly pine	22	good	TREE GROUPING
121		water oak	16	good	TREE GROUPING
122		magnolia	10	good	TREE GROUPING
123		loblolly pine	18	good	TREE GROUPING
124		magnolia	8	good	TREE GROUPING
125		sweetgum	8	good	TREE GROUPING
126		loblolly pine	25	good	TREE GROUPING
127		black cherry	19	good	
128		water oak	23	good	TREE of QUALITY
129		magnolia	12	good	
130		loblolly pine	27	good	
131		hardwood	9	dead	
132		loblolly pine	9	dead	
133		loblolly pine	17	dead	
134		loblolly pine	18	dead	

135		magnolia	13	good	
136		loblolly pine	18	dead	
137		magnolia	8	good	
138		sweetgum	24	fair	
139		black cherry	9	fair	
140		sweetgum	8	fair	
141		loblolly pine	17	dead	
142		loblolly pine	19	fair	
143		magnolia	9	good	
144		sweetgum	15	good	
145		sweetgum	14	good	
146		loblolly pine	19	dead	
147		water oak	6	fair	
148		loblolly pine	20	dead	
149		loblolly pine	18	dead	
150		sweetgum	14	fair	
151		hardwood	7	dead	
152		sweetgum	16	good	
153					no tree
154		loblolly pine	17	good	
155		loblolly pine	23	dead	
156		sweetgum	9	fair	
157		sweetgum	8	fair	
158		yellow-poplar	13	good	
159		magnolia	12	good	
160		loblolly pine	23	good	
161a		loblolly pine	17	good	
161b		loblolly pine	20	good	
162		maple	17	good	
163		sweetgum	8	good	
164		loblolly pine	13	good	
165		loblolly pine	23	good	
166		loblolly pine	12	good	
167		yellow-poplar	11	good	
168		magnolia	8	good	
169		sweetgum	14	good	
170		loblolly pine	19	good	
171		loblolly pine	6	good	
172		sweetgum	6	good	
173		loblolly pine	20	good	
174		sweetgum	9	good	
175		sweetgum	10	good	
176		sweetgum	15	good	
177		loblolly pine	25	good	poor; large fusiform rust trunk canker
178		magnolia	7	good	
179		sweetgum	8	good	
180		sweetgum	13	good	
181		black cherry	8	dead	
182		loblolly pine	28	fair	
183		loblolly pine	22	fair	
184		loblolly pine	13	good	
185		loblolly pine	16	good	
186a		sweetgum	15	poor	
186b		sweetgum	17	poor	
187		loblolly pine	27	good	
188		sweetgum	13	fair	

189		loblolly pine	19	good	
190		boxelder	5	poor	
191		sweetgum	6	fair	
192		sweetgum	19	fair	
193		sweetgum	13	good	
194		black cherry	11	poor	bent over; top cut and dead over sidewalk
195		loblolly pine	19	good	
196		boxelder	10	fair	
197		boxelder	multi	poor	
198		persimmon	7	fair	
199		loblolly pine	22	fair	
200		persimmon	12	fair	two trunks
201		red maple	23	excellent	TREE of QUALITY
202		loblolly pine	25	good	
203		loblolly pine	23	good	
204		loblolly pine	17	poor	top dead
205		loblolly pine	19	good	
206		loblolly pine	24	dead	
207		sweetgum	19	fair	
208		hardwood	15	dead	
209		loblolly pine	22	good	
210		sweetgum	11	fair	
211		loblolly pine	15	dead	
212		water oak	9	good	
213		yellow-poplar	10	good	
214		loblolly pine	16	good	
215		loblolly pine	19	good	
216		loblolly pine	14	good	
217		loblolly pine	22	good	
218		magnolia	8	good	
219		maple	8	good	
220		persimmon	6	good	
221		loblolly pine	17	good	
222		loblolly pine	16	good	
223		loblolly pine	11	good	
224		loblolly pine	23	good	
225		loblolly pine	14	good	
226		loblolly pine	16	dead	
227		loblolly pine	16	good	
228		sweetgum	8	fair	
229		loblolly pine	22	fair	
230		loblolly pine	8	dead	
231		sweetgum	16	fair	
232		loblolly pine	20	fair	
233		sweetgum	8	fair	
234		loblolly pine	18	poor	large fusiform rust canker
235		loblolly pine	17	fair	
236		loblolly pine	10	fair	
237		sweetgum	10	fair	
238		loblolly pine	15	fair	
239		magnolia	10	good	
240		hardwood	9	dead	
241		magnolia	7	good	
242		black cherry	21	fair	two trunks
243		loblolly pine	21	good	
244		loblolly pine	25	good	

SITE PLAN AND SITE DISTANCE PROFILES

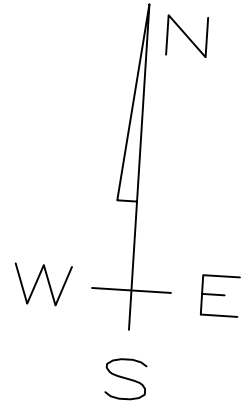
LEGEND	
PROPERTY LINE	---
PROPOSED SETBACK	---
EXISTING BUFFER	---
EXISTING BUFFER TO BE ALTERED	---
PROPOSED BUFFER	---
PROPOSED LANDSCAPE AREA	
EXISTING BUILDING	
PROPOSED BUILDING	
STORMWATER MANAGEMENT FACILITY	
CONCRETE AREA	



SITE CALCULATIONS:	
LOT 1:	
SITE AREA: 58,174.91 SF / 1.336 ACRES	
MAXIMUM PRINCIPAL BUILDING AREA: 14,543.73 SF (25%)	
MAXIMUM IMPERVIOUS AREA: 29,087.46 SF (50%)	
PRINCIPLE BUILDING AREA PROPOSED: 6,610 (11%)	
IMPERVIOUS AREA PROPOSED: 12,445 (21%)	

ZONING CONDITIONS		
ITEM	EXISTING	PROPOSED
ZONING	SU	R-15
FRONT BUILDING SETBACK	65'	24' FROM EX ROW
SIDE BUILDING SETBACK	10'	10'
UNDISTURBED STREAM BUFFER	100'	50'
IMPERVIOUS STREAM BUFFER	150'	75'
FRONT LANDSCAPE STRIP	10'	10'

TREE NOTE:
SEE ARBORIST REPORT FOR TREE LINES, SIGNIFICANT TREE LOCATIONS, AND ROOT ZONES ON THE SITE



ON SITE CIVIL GROUP

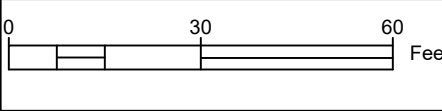
980 BIRMINGHAM RD, SUITE 201-240, MILTON, GA 30004
PHONE: 678-611-1177
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.



REVISIONS

No.	DATE	DESCRIPTION



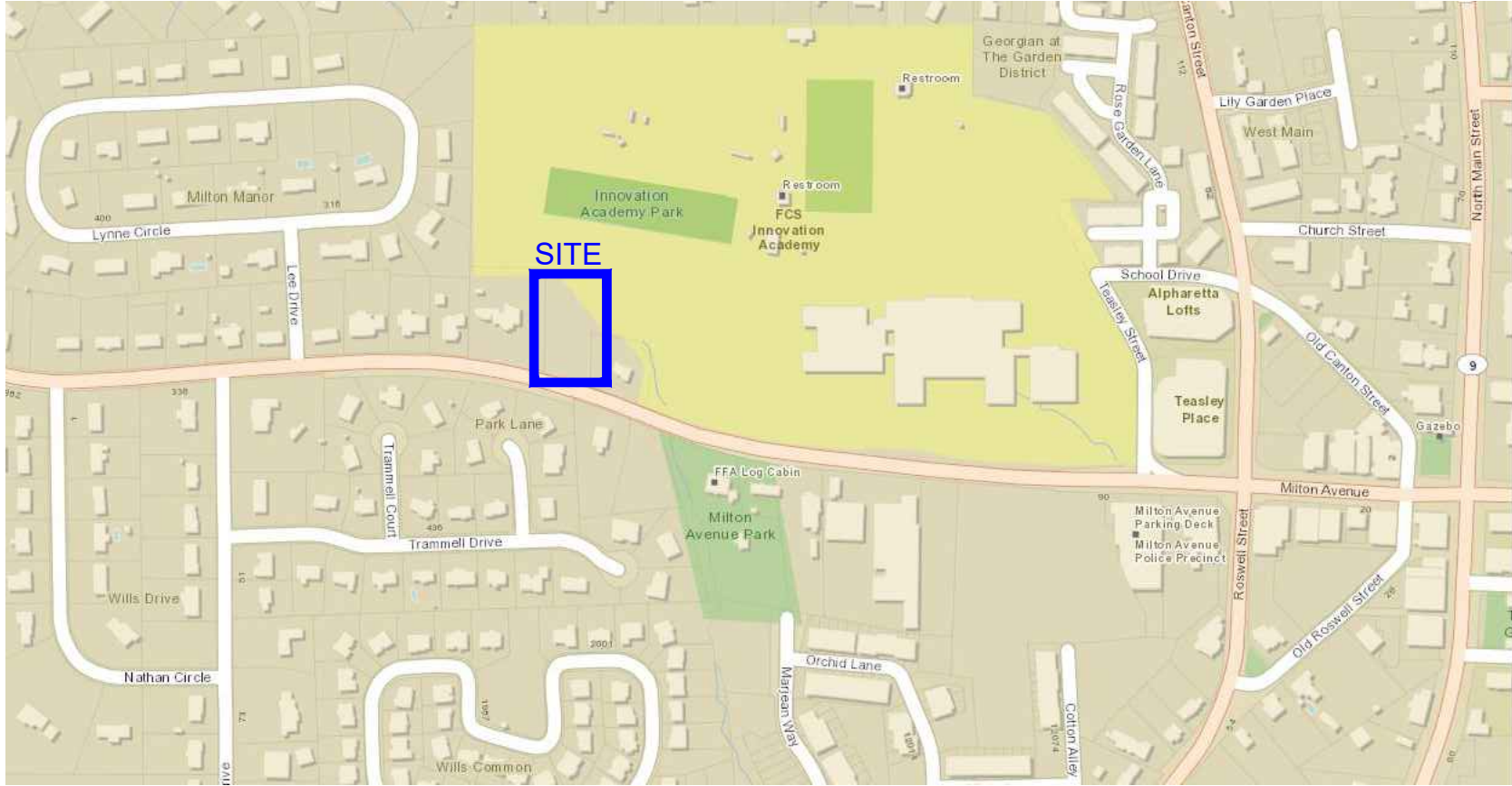
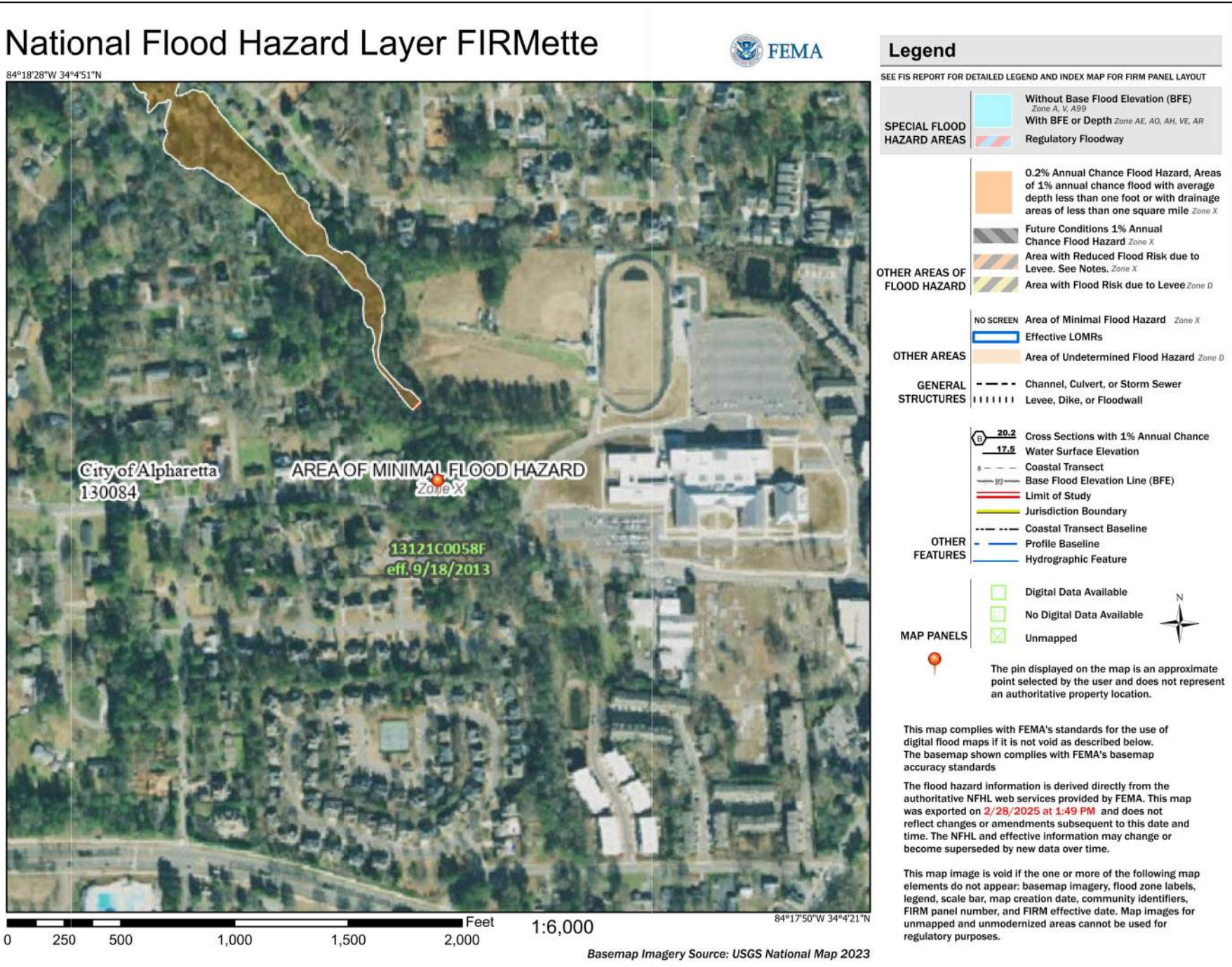
CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

INDIVIDUAL LOT PLAN FOR:
249 MILTON AVE,
ALPHARETTA, GA 30009
CITY OF ALPHARETTA,
FULTON COUNTY, GA

SITE PLAN

DATE: NOVEMBER 18, 2025
PROJECT: 24-062

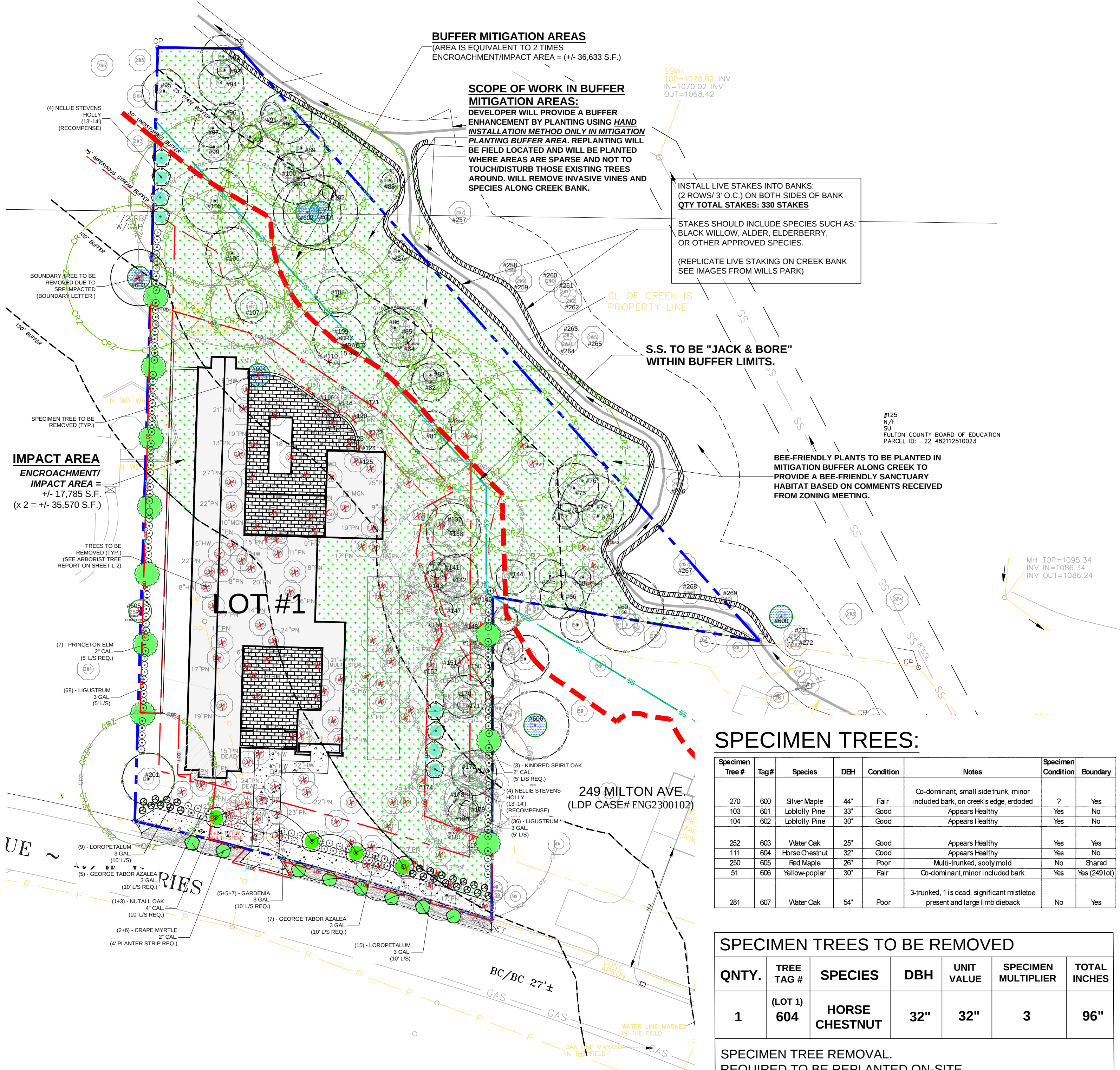
SHEET: C 401



Know what's below.
Call before you dig.

24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

STREAMBANK BUFFER MITIGATION PLAN



SITE CALCULATIONS:

SITE DATA
ZONING: R-12

SITE DENSITY (LOT #1)

LOT #1 LOT AREA = 1.34 ACRES OR 58,174.91 S.F.

LOT #1 OVERALL SITE AREA = .89 ACRES OR 39,048 SF. (OUTSIDE 50' BUFFER)

SDF= 0.89 AC. X 130 CALIPER INCHES = 116 INCHES REQUIRED

EXISTING INCHES = 264 INCHES REMAINED

RDF = 116 - 264 = 148 DBH INCHES SURPLUS

PROPOSED DEVELOPMENT DOES NOT CAUSE THE SITE TO FALL BELOW THE REQUIRED DENSITY.

SITE EXCEEDS MIN. DENSITY REQUIREMENT

TREES TO REMAIN ON LOT #1					
TREE #	COMMON NAME	DBH IN INCHES	LOCATION	CRZ % IMPACT	COMMENTS
81	SWEETGUM	17	REAR	19.5%	KEEP
105	SWEETGUM	29	REAR	0%	KEEP
106	LOBLOLLY PINE	23	REAR	6.5%	KEEP
107	MAGNOLIA	14	REAR	12.7%	KEEP
137	MAGNOLIA	8	EAST	0%	KEEP
138	SWEETGUM	24	EAST	28%	KEEP
140	SWEETGUM	8	EAST	15.8%	KEEP
142	LOBLOLLY PINE	19	EAST	27.5%	KEEP
147	WATER OAK	6	EAST	15.2%	KEEP
150	SWEETGUM	14	EAST	0%	KEEP
170	LOBLOLLY PINE	19	EAST	11%	KEEP
171	LOBLOLLY PINE	6	EAST	0%	KEEP
172	SWEETGUM	6	EAST	0%	KEEP
173	LOBLOLLY PINE	20	EAST	.4%	KEEP
178	MAGNOLIA	7	EAST	0%	KEEP
179	SWEETGUM	8	EAST	0%	KEEP
180	SWEETGUM	13	EAST	24.7%	KEEP
201	RED MAPLE	23	FRONT	18.5%	KEEP
TOTAL INCHES REMAINED = 264 INCHES					

BUFFER MITIGATION REQUIREMENTS:	
SEE SHEET (M-1) FOR MITIGATION PLAN	

FRONTAGE 10' L/S CALCULATIONS REQUIREMENTS:	
1 TREE / 40 LF OF FRONTAGE 1 EVERGREEN SHRUB / 4 LF OF FRONTAGE	
MILTON AVENUE FRONTAGE LENGTH (LF) [LOT 1]	164.81'
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	41
TREES PROVIDED:	4
EVERGREENS PROVIDED:	53
4' STREETSCAPE PLANTER BEAUTY L/S PROVIDED:	(8) - UNDERSTORY TREES
LANDSCAPE STRIP REQUIREMENTS MET	

5' LANDSCAPE STRIP CALCULATIONS REQUIREMENTS:	
WESTERN PROPERTY [LOT 1] 1 TREE / 40 LF 1 EVERGREEN SHRUB / 4 LF	
PROPERTY LINE LENGTH (LF)	272
TREES REQUIRED (PROPERTY LENGTH X 1 TREE /40 LF)	7
EVERGREEN SHRUBS REQUIRED (PROPERTY LENGTH X 1 SHRUB /4 LF)	68
TREES PROVIDED:	7
EVERGREENS PROVIDED:	68
LANDSCAPE STRIP REQUIREMENTS MET	

5' LANDSCAPE STRIP CALCULATIONS REQUIREMENTS:	
EASTERN PROPERTY [LOT 1] 1 TREE / 40 LF 1 EVERGREEN SHRUB / 4 LF	
PROPERTY LINE LENGTH (LF)	144'
TREES REQUIRED (PROPERTY LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (PROPERTY LENGTH X 1 SHRUB /4 LF)	36
TREES PROVIDED:	3
EVERGREENS PROVIDED:	36
LANDSCAPE STRIP REQUIREMENTS MET	

SPECIMEN TREES:

Specimen Tree #	Tag#	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	LoBolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	LoBolly Pine	30"	Good	Appears Healthy	Yes	No
262	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
260	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

SPECIMEN TREES TO BE REMOVED

QNTY.	TREE TAG #	SPECIES	DBH	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL INCHES
1	(LOT 1) 604	HORSE CHESTNUT	32"	32"	3	96"

SPECIMEN TREE REMOVAL.
REQUIRED TO BE REPLANTED ON-SITE
TOTAL OF (24) - 4" CAL. TREES OR
DONATED TO THE TREE BANK.

SPECIMEN RECOMPENSE CALCULATIONS

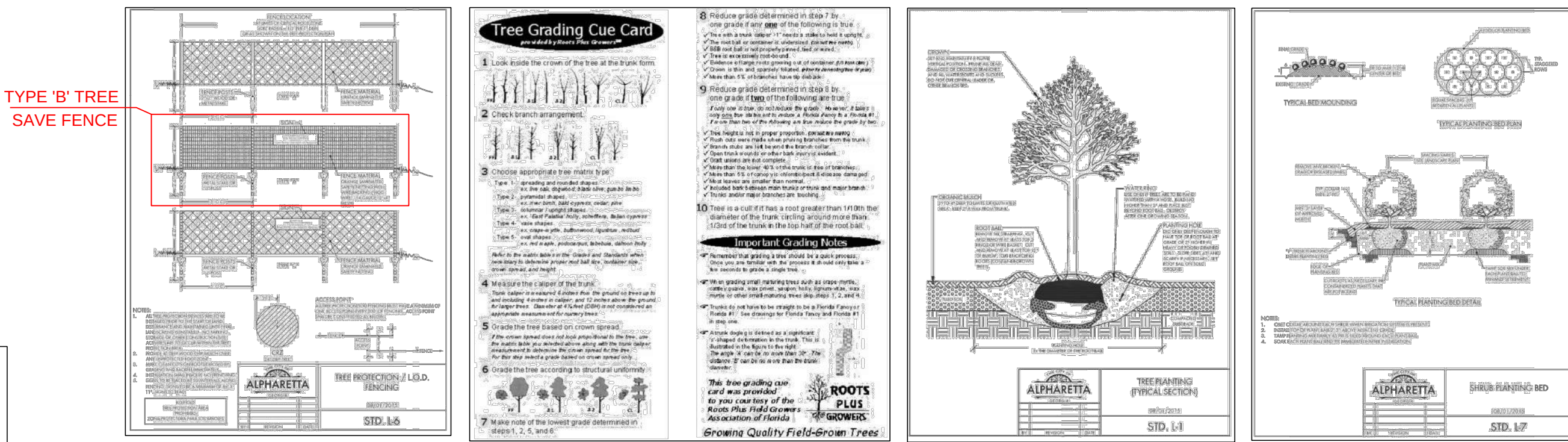
TOTAL SPECIMEN INCHES REQUIRED FOR REPLACEMENT: 96"

TOTAL SPECIMEN INCHES PROVIDED: 32"

8 TOTAL RECOMPENSE TREES TO BE PLANTED
ONSITE (32 INCHES) THE REMAINING (64 INCHES) WILL
BE DONATED TO THE CITY
TO MEET SPECIMEN RECOMPENSE

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED 05/20/45. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

STANDARD LANDSCAPE DETAILS



Reece Hoopes Fincher

2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313
www.rhf.net



Seal

TREE PROTECTION & MITIGATION PLAN

LOT 1 - MILTON AVENUE
ALPHARETTA, GA

Revisions

No. Date Remarks

Project No.

Date 11.24.2025

File Name

Scale AS SHOWN

Drawn By SAM

Checked By SAM

This drawing is the property of
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permission. It is only to be
used for the project and site
specifically identified herein.
Drawings shall be returned
immediately upon request.

L-1

Sheet Number

HRH TREES, LLC (TREE EVALUATION)

ARBORIST TREE EVALUATION REPORT / TREE PRESCRIPTION

DATED:02/27/2025



HRH TREES, LLC
Heidi Rieckermann Harrington
Certified Arborist - Certified Forester
1125 Oak Brook Way, Atlanta, GA 30319
404-444-5824

Customer: Madewell - Tort Young
Property: 249 Milton Ave Additional Land
Alpharetta, GA 30009
678-878-9791
Date: 2/27/2025

Specimen	Tree #	Tag #	Species	DBH	Condition	Notes	Specimen	Condition	Boundary
	270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?		Yes
	103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No	
	104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No	
	252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes	
	111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No	
	250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared	
	51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)	
	281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes	

Trees of Quality					
Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
96		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
116-126		Rhododendron	multi	Good	Cluster of natural Rhodos
		HWPine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

Tree #	Species	DBH	Condition	Notes
66	loblolly pine	19	good	
67	loblolly pine	15	dead	
68	boxelder	7	fair	
69	loblolly pine	20	dead	
70	loblolly pine	23	dead	
71	hardwood	16	dead	
72	sweetgum	11	fair	
73	sweetgum	14	good	
74	loblolly pine	26	good	
75	yellow-poplar	22	good	
76	loblolly pine	23	fair	1 sided
77	loblolly pine	32	dead	
78	loblolly pine	19	dead	

79		loblolly pine	19	dead	
80		loblolly pine	23	dead	
81		sweetgum	17	good	
82		sweetgum	17	good	
83		boxelder	6	fair	
84		hardwood	14	dead	
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86		sweetgum	18	good	
87		boxelder	8	fair	
88		boxelder	7	fair	
89		yellow-poplar	21	good	
90		yellow-poplar	23	good	
91		yellow-poplar	8	good	
92		yellow-poplar	19	good	
93		yellow-poplar	6	fair	
94		yellow-poplar	20	good	
95		yellow-poplar	19	good	
96		sycamore	13	excellent	TREE of QUALITY
97		yellow-poplar	17	fair	
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99		yellow-poplar	13	good	
100		yellow-poplar	13	good	
101		loblolly pine	23	good	
102		sweetgum	6	good	
103	601				SPECIMEN
104	602				SPECIMEN
105		sweetgum	29	good	
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110		loblolly pine	28	poor	fusiform rust canker
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115		sweetgum	9	dead	
116		yellow-poplar	8	good	TREE GROUPING
117		magnolia	8	good	TREE GROUPING
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124		magnolia	8	good	TREE GROUPING
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131		hardwood	9	dead	
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134		loblolly pine	18	dead	

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136		loblolly pine	18	dead	
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140		sweetgum	8	fair	
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146		loblolly pine	19	dead	
147		water oak	6	fair	
148		loblolly pine	20	dead	
149		loblolly pine	18	dead	
150		sweetgum	14	fair	
151		hardwood	7	dead	
152		sweetgum	16	good	
153					no tree
154		loblolly pine	17	good	
155		loblolly pine	23	dead	
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157		sweetgum	8	fair	
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161a		loblolly pine	17	good	
161b		loblolly pine	20	good	
162		maple	17	good	
163		sweetgum	8	good	
164		loblolly pine	13	good	
165		loblolly pine	23	good	
166		loblolly pine	12	good	
167		yellow-poplar	11	good	
168		magnolia	8	good	
169		sweetgum	14	good	
170		loblolly pine	19	good	
171		loblolly pine	6	good	
172		sweetgum	6	good	
173		loblolly pine	20	good	
174		sweetgum	9	good	
175		sweetgum	10	good	
176		sweetgum	15	good	
177		loblolly pine	25	good	poor; large fusiform rust trunk canker
178		magnolia	7	good	
179		sweetgum	8	good	
180		sweetgum	13	good	
181		black cherry	8	dead	
182		loblolly pine	28	fair	
183		loblolly pine	22	fair	
184		loblolly pine	13	good	
185		loblolly pine	16	good	
186a		sweetgum	15	poor	
186b		sweetgum	17	poor	
187		loblolly pine	27	good	
188		sweetgum	13	fair	

189		loblolly pine	19	good	
190		boxelder	5	poor	
191		sweetgum	6	fair	
192		sweetgum	19	fair	
193		sweetgum	13	good	
194		black cherry	11	poor	bent over; top cut and dead over sidewalk
195		loblolly pine	19	good	
196		boxelder	10	fair	
197		boxelder	multi	poor	
198		persimmon	7	fair	
199		loblolly pine	22	fair	
200		persimmon	12	fair	two trunks
201		red maple	23	excellent	TREE of QUALITY
202		loblolly pine	26	good	
203		loblolly pine	23	good	
204		loblolly pine	17	poor	top dead
205		loblolly pine	19	good	
206		loblolly pine	24	dead	
207		sweetgum	19	fair	
208		hardwood	15	dead	
209		loblolly pine	22	good	
210		sweetgum	11	fair	
211		loblolly pine	15	dead	
212		water oak	9	good	
213		yellow-poplar	10	good	
214		loblolly pine	16	good	
215		loblolly pine	19	good	
216		loblolly pine	14	good	
217		loblolly pine	22	good	
218		magnolia	8	good	
219		maple	8	good	
220		persimmon	6	good	
221		loblolly pine	17	good	
222		loblolly pine	16	good	
223		loblolly pine	11	good	
224		loblolly pine	23	good	
225		loblolly pine	14	good	
226		loblolly pine	16	dead	
227		loblolly pine	16	good	
228		sweetgum	8	fair	
229		loblolly pine	22	fair	
230		loblolly pine	8	dead	
231		sweetgum	16	fair	
232		loblolly pine	20	fair	
233		sweetgum	8	fair	
234		loblolly pine	18	poor	large fusiform rust canker
235		loblolly pine	17	fair	
236		loblolly pine	10	fair	
237		sweetgum	10	fair	
238		loblolly pine	15	fair	
239		magnolia	10	good	
240		hardwood	9	dead	
241		magnolia	7	good	
242		black cherry	21	fair	two trunks
243		loblolly pine	21	good	
244		loblolly pine	25	good	

245		magnolia	11	good	
246		loblolly pine	25	good	
247		yellow-poplar	18	good	
248		loblolly pine	13	good	
249		loblolly pine	19	fair	minor loblolly pine beetle activity; still alive
250	605				SPECIMEN
251					(not on plans)
252	603				SPECIMEN
253		yellow-poplar	17	good	
254		yellow-poplar	9	good	
255		loblolly pine	9	good	
256		loblolly pine	8	good	
257		sweetgum	23	good	
258		water oak	6	good	
259		water oak	6	good	
260		sweetgum	8	good	
261		water oak	12	good	
262		sweetgum	7	fair	
263		water oak	9	good	
264		water oak	7	fair	
265		water oak	17	good	
266		sweetgum	6	fair	
267		boxelder	17	fair	
268		sweetgum	29	fair	
269		sweetgum	7	fair	eroded on creek edge
270	600				SPECIMEN
271		sweetgum	11	fair	
272		sweetgum	13	fair	
273		loblolly pine	10	good	
274					(Did not identify)
275		sweetgum	13	fair	
276		sweetgum	8	fair	
277					(Did not identify)
278					(Did not identify)
279		sweetgum	7	fair	
280		boxelder	16	dead	
281	607				SPECIMEN
282					(Did not identify)
283					(Did not identify)
284		boxelder	8	poor	
285		boxelder	9	poor	
286		sweetgum	6	good	
287		sweetgum	10	fair	
288		water oak	13	good	
289		loblolly pine	23	good	



Reece Hoopes Fincher

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Seal

ARBORIST TREE SURVEY AND TREE REPORT

LOT 1 - MILTON AVENUE
ALPHARETTA, GA

Revisions

No.	Date	Remarks
-----	------	---------

Project No.

Date 11.24.2025

File Name

Scale AS SHOWN

Drawn By SAM

Checked By SAM

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Drawings shall be returned
immediately upon request.

L-2
Sheet Number



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: January 26, 2026

AGENDA ITEM: MP-25-05/PH-26-03/CU-25-07/V-26-01 AC HOTEL & VERTIPORT/NORTHWINDS SUMMIT

The applicants, Pope and Land and Brian Nettles, are requesting a master plan amendment, change of condition, conditional use and variance to allow a 'Vertiport' and a seven (7) story, 165-room AC Hotel in the Northwinds Summit mixed-use development. The Vertiport and AC Hotel are proposed on parcels at the entrance to the development off Haynes Bridge Road and along Summit Place. A master plan amendment is requested to add 'Vertiport' to the Northwinds Summit Master Plan and a conditional use is requested to allow 'Vertiport' for the applicant's proposal. A change of condition is requested to increase the height of the AC Hotel building from six (6) to seven (7) stories and to increase the number of hotel rooms from 140 to 165. A variance is requested to the North Point Overlay to allow EIFS as a permitted exterior material on the hotel building. The subject properties are located at 1000 and 2000 Summit Place on the east side of Haynes Bridge Road at the intersection with Summit Place.

The master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development was considered at the October 2, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0

After the Planning Commission meeting, the property owners added a request for change of condition and variance related to the AC Hotel. That request has been incorporated with the master plan amendment and conditional use request to allow a 'Vertiport' at Northwinds Summit.

STAFF RECOMMENDATION:

Approve MP-25-05/PH-26-03/CU-25-07/V-26-01 AC Hotel & Vertiport/Northwinds Summit, subject to the following conditions:

Vertiport Parcel:

1. 'Vertiport' shall be added as a conditional use in the Northwinds Summit Master Plan.
2. 'Vertiport' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertiport on the top level of a parking deck.
3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).
4. Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.

AC Hotel Parcel:

5. Site shall be developed substantially similar to site plan sheets ZS-1.0 and ZS-1.1 prepared by HGA, revised 11/3/25.
6. The following condition shall replace condition #2 related to file # PH-17-32 Northwinds Summit/Pope & Land: One (1) boutique or full-service hotel shall be permitted with a maximum of 165 rooms and 7 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 32,800 SF of office for 41 additional hotel rooms. Hotel shall not be an extended stay facility.
7. Architecture and materials shall be developed substantially similar to the building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, subject to final approval by DRB.
8. EIFS shall be permitted as an exterior finish material on the hotel and limited to the areas as depicted on the hotel building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, with final approval by DRB.

ITEM DESCRIPTION:

The submitted request, if approved, would allow a 'Vertiport' and a seven (7) story, 165-room AC Hotel in the Northwinds Summit mixed-use development. The Vertiport and AC Hotel are proposed on parcels located at the entrance to the development off Haynes Bridge Road and along Summit Place. A master plan amendment is requested to add 'Vertiport' to the Northwinds Summit Master Plan and a conditional use is requested to allow a 'Vertiport' for the applicant's proposal. A change of condition is requested to increase the height of the AC Hotel building from six (6) to seven (7) stories and to increase the number of hotel rooms from 140 to 165. A variance is requested to the North Point Overlay to allow EIFS as a permitted exterior material on the hotel building. The subject properties are located at 1000 and 2000 Summit Place on the east side of Haynes Bridge Road at the intersection with Summit Place.

The property is zoned MU (Mixed Use) and is subject to the Northwinds Summit Master Plan. Surrounding properties are zoned O-I (Office-Institutional) to the north, east, and south and MU to the west. Fairfield Inn & Suites and two (2) office buildings are located to the north, Jackson Healthcare is located to the east, Georgia 400 and a small O-I property are located to the south, and Lakeview Park mixed-use development is located to the west. The comprehensive land use plan designation of the property is 'Mixed Use'.

Northwinds Summit is a 24.55-acre mixed-use development improved with a 140-unit 'For-Rent' building with ground floor retail and restaurant uses, a two (2) story, 32,520 square foot office building, as well as a 32-unit 'For-Sale' Condominium building, which is currently under construction. In addition, the mixed-use development is approved for a 140-room hotel, 30,000 square feet of retail/restaurant, and approximately 1,200,000 square feet of office.

A 'Vertiport' is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL). A 'Vertiport' is defined in the City's Unified Development Code (UDC) as "An Advanced Air Mobility (AAM) station consisting of takeoff and landing facilities, and may also include charging, fueling, storage, and maintenance facilities for use by electric vertical takeoff and landing aircraft (eVTOL). A Vertiport shall not be used by helicopters." A 'Vertiport' is permitted with a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I (Office-Institutional), PSC (Planned Shopping Center), LI (Light Industrial), SU (Special Use) and MU (Mixed-Use) zoning districts. The Resurgens Park Master Plan lists 'Heliport/Vertiport' as a permitted use and several master plans allow 'Heliport, Public/Private', as a permitted or conditional use, including Preston Ridge, Oxford Green, Mansell Ridge, and Sanctuary Park.

The applicant requests to increase the number of hotel rooms from 140 to 165 and increase the height of the hotel from six (6) to seven (7) stories. According to the application, this request is necessary to meet market demand and position the hotel to be economically feasible due to current market conditions that have seen increases in development and construction costs. The applicant requests the following changes to conditions of zoning related to PH-17-32 Northwinds Summit/Pope & Land (applicant's requested changes depicted below in RED text):

2. One (1) boutique or full-service hotel shall be permitted with a maximum of ~~140~~ 165 rooms and ~~6~~ 7 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel shall not be an extended stay facility.

There are approximately 31 hotels operating in the City, with most being limited-service hotels and only four (4) being full-service or boutique hotels (Hamilton Hotel, Hotel Avalon, Hilton Windward and Marriott Windward). The applicant proposes a full-service AC Hotel, which is under the Marriott brand and is considered an upscale

four (4) star hotel. Information on the AC Hotel Marriott website describes the hotel as perfectly precise with purposeful design, flexible spaces, and signature moments. There are seven (7) AC Hotels in Georgia with five (5) locations in Atlanta, one (1) in Savannah, and one (1) in Columbus. According to the applicant, the proposed Alpharetta AC Hotel will include a full-service restaurant/bar focused on breakfast and dinner, fitness room, 2nd floor terrace with outdoor restaurant/bar seating, lounge and gathering areas, small and large meeting rooms, conference room, and covered pickup/drop-off area. Based on the hotel's location in a mixed-use development, the applicant anticipates that the hotel will serve as a hub for local residents of Northwinds Summit.

The applicant is requesting a variance from Unified Development Code (UDC) Subsection 2.10.8(D)(1) to allow for the use of EIFS (Exterior Insulation and Finish System) on portions of the building. The North Point Overlay limits exterior finish materials on walls visible from a street or civic space to brick, manufactured stone, architectural block, natural stone, cement-based panels, and/or hard coat stucco, except that glass and metal curtain wall systems are allowed to be used on all building stories above the second. According to the applicant, the building has been designed to utilize exterior materials permitted in the North Point Overlay, including brick, metal panel system, glass and stucco. The applicant requests to replace the portions of the building shown to be stucco with EIFS. The submitted elevations depict EIFS primarily on the east and west elevations of the building, which are the narrow sides of the building. The applicant states the following reasons why EIFS is superior to stucco: (a) EIFS provides superior building envelope moisture control and water proofing; (b) EIFS provides for a much improved building energy efficiency and more readily meets the new energy codes; (c) the manpower and the expertise to properly install EIFS as opposed to stucco is much more readily available; (d) the long term maintenance of EIFS over stucco (particularly in southeastern climates) is more economical and long lasting; (e) repairs required to EIFS are much easier and less costly to execute than repairs to stucco; (f) there is a much lower potential for unsightly cracking in EIFS than in stucco, and; (g) there are cost savings benefits for the initial installation and ongoing maintenance of EIFS as opposed to stucco.

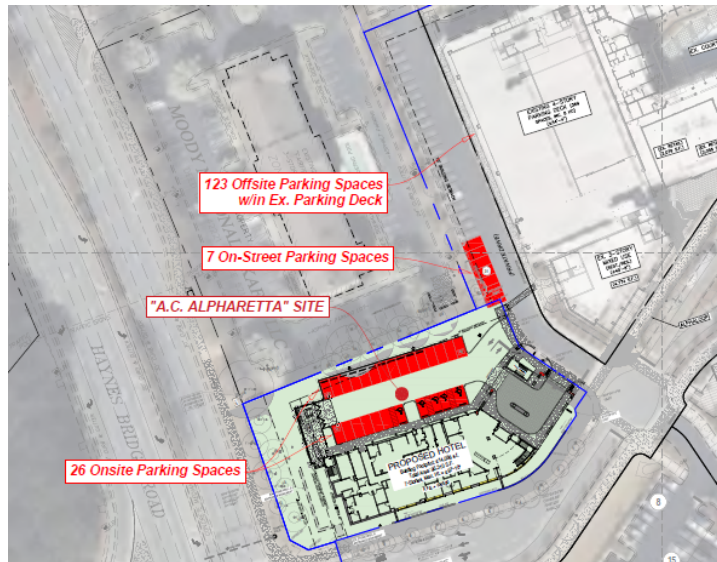
SITE PLAN

Vertiport:

The site plan depicts a Vertiport on the top level of a future parking deck located at the southeast corner of Haynes Bridge Road and Summit Place. A 10,000 square-foot retail building is situated opposite the parking deck along Summit Place. The parking deck includes three (3) levels. The 1st level is for retail and office parking, the 2nd level is controlled access parking, and the 3rd level is for the Vertiport. The Vertiport includes four (4) Vertiport landing pads, as well as a 10,800 square foot Vertiport terminal.

AC Hotel:

The site plan depicts a seven (7) story, 165-room AC Hotel at the northeast corner of Summit Place and Haynes Bridge Road. The Alpha Loop runs along the hotel's frontage on Summit Place. A pickup and drop-off area is depicted on the east side of the hotel, which has access from a 26-space parking lot located on the north side of the hotel building. As shown in the exhibit below, an additional 123 parking spaces are located in the adjacent parking deck, of which the 369-space parking deck is shared with the adjacent For-Rent building. An additional seven (7) surface parking spaces along the access road between the hotel and the parking deck are allocated to the hotel.



As shown in the table below, parking provided for the hotel, For-Rent building, and ground floor retail/restaurants uses exceed the minimum parking requirements for those uses.

Hotel, For-Rent & Ground Floor Retail/Restaurant Parking

Uses	Units	Parking Ratio*	Required	Provided
For-Rent	140	2/unit + 1 guest/20 units	230 spaces	230 deck) spaces
1st Floor Retail	13,158 SF	3/1,00 SF	32 spaces	16 (deck) + 24 (access rd) + 16 (Summit Pl) = 56 spaces
Hotel	165 rooms & 4,595 SF	1/room +1/20 rms + 1/500 SF (conf. rooms, restaurant, retail)	146 spaces	123 (deck) + 26 (on-site) + 7 (access rd) = 156 spaces
Total			408 spaces	442 spaces

*The subject property is located in the North Point Overlay, which requires a twenty percent (20%) parking reduction for all uses.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed as office buildings. Similar to 'Heliports', 'Vertiports' are generally found at airports, on building rooftops, on parking decks, and at grade. Hotel has been an allowable use on the subject property since 1986 when the Northwinds Master Plan was initially approved.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed as office buildings. Hotel has been an allowable use on the subject property since 1986 when the Northwinds Master Plan was initially approved.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposal would not adversely affect the natural environment. Both parcels were pad graded with the initial installation of infrastructure for Northwinds Summit.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is approved as a mixed-use development, which includes a hotel and office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use. Hotel has been an allowable use on the subject property since 1986 when the Northwinds Master Plan was initially approved.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal would not have significant impacts on public facilities and services. The proposed uses would not generate a significant number of trips.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The proposed Vertiport is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL). The increase in hotel rooms and building height relates to economic viability of the project given current market conditions.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The proposal reflects a reasonable balance and would be compatible with surrounding uses and other locations for these business types, of which Vertiports are situated at airports, on building rooftops, on parking decks and at grade and hotels are situated near employment centers.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is approved as a mixed-use development, which includes a hotel and office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use. Hotel has been an allowable use on the subject property since 1986 when the Northwinds Master Plan was initially approved.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use'.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The Northwinds Summit mixed-use development was developed in compliance with site access development standards with multiple points of access from Haynes Bridge Road and Northwinds Parkway. The use would not have significant impacts on vehicular and pedestrian access.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The property will be in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed use would be compatible with existing and future uses, with 'Vertiports' generally located on building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed use would not impede the normal and orderly development of surrounding properties, which are primarily developed and approved as office buildings. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The location and character of the 'Vertiport' is consistent with the desirable pattern of development in the City. The proposed 'Vertiport' use is generally located on office building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: There are no 'Vertiport' locations currently in the City.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property does not have extraordinary and exceptional conditions related to its size, shape and topography which relate to the requested variance to allow EIFS as an exterior finish material. However, EIFS is a more durable material than stucco and will require less maintenance. In addition, the applicant has primarily limited the use of EIFS to the east and west elevations of the building, which are the narrowest sides of the hotel building.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. EIFS is a more durable material than stucco and will require less maintenance. In addition, the applicant has primarily limited the use of EIFS to the east and west elevations of the building, which are the narrowest sides of the hotel building.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property does not have peculiar conditions which affect its reasonable use. However, EIFS is a more durable material than stucco and will require less maintenance. In addition, the applicant has primarily limited the use of EIFS to the east and west elevations of the building, which are the narrowest sides of the hotel building.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment, conditional use, change of condition and variance. The proposed Vertiport and AC Hotel would be compatible with the surrounding properties, which are primarily developed and approved as office buildings. A boutique or full-service hotel was approved in the Northwinds Summitt mixed-use development in 2017, and hotel use has been an allowable use in Northwinds since the initial master plan was approved in 1986. The request, if approved, would add to the full-service hotel offerings in the City and would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Vertiports, like Heliports are similarly located at airports, on building rooftops, on parking decks, as well as at grade. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter. In addition, the Resurgens Park Master Plan allows a Vertiport as a permitted use and several master plans allow 'Heliport, Public/Private' as a permitted or conditional use.

Application of the ordinance would create an unnecessary hardship as it relates to the variance request to allow EIFS on the hotel building. EIFS is a more durable material than stucco and will require less maintenance. In addition, the applicant has primarily limited the use of EIFS to the east and west elevations of the building, which are the narrowest sides of the hotel building.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on April 9, 2025 and December 10, 2025. There were no public comments.

ATTACHMENTS:
• Map Series • AC Hotel Additional Information • CZIM • Citizen Part B • Application – AC Hotel • Application - Vertiport



Legend

 PH-26-03 / MP-25-05 /
CU-25-07 / V-26-01

 Land Lots

 Tax Parcels

 Alpharetta City Limits

Future Land Use 2040

 Corporate Office

 Mixed Use

Future Land Use Map

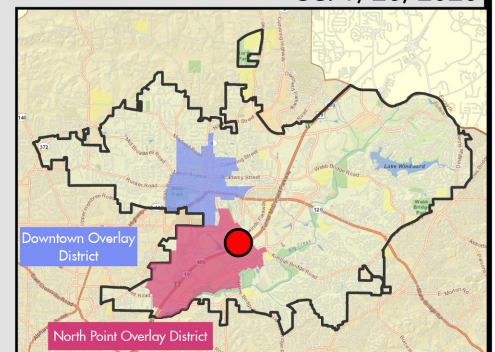
AC Hotel & Vertiport/Northwinds Summit
2000 Summit Place, Lot 1

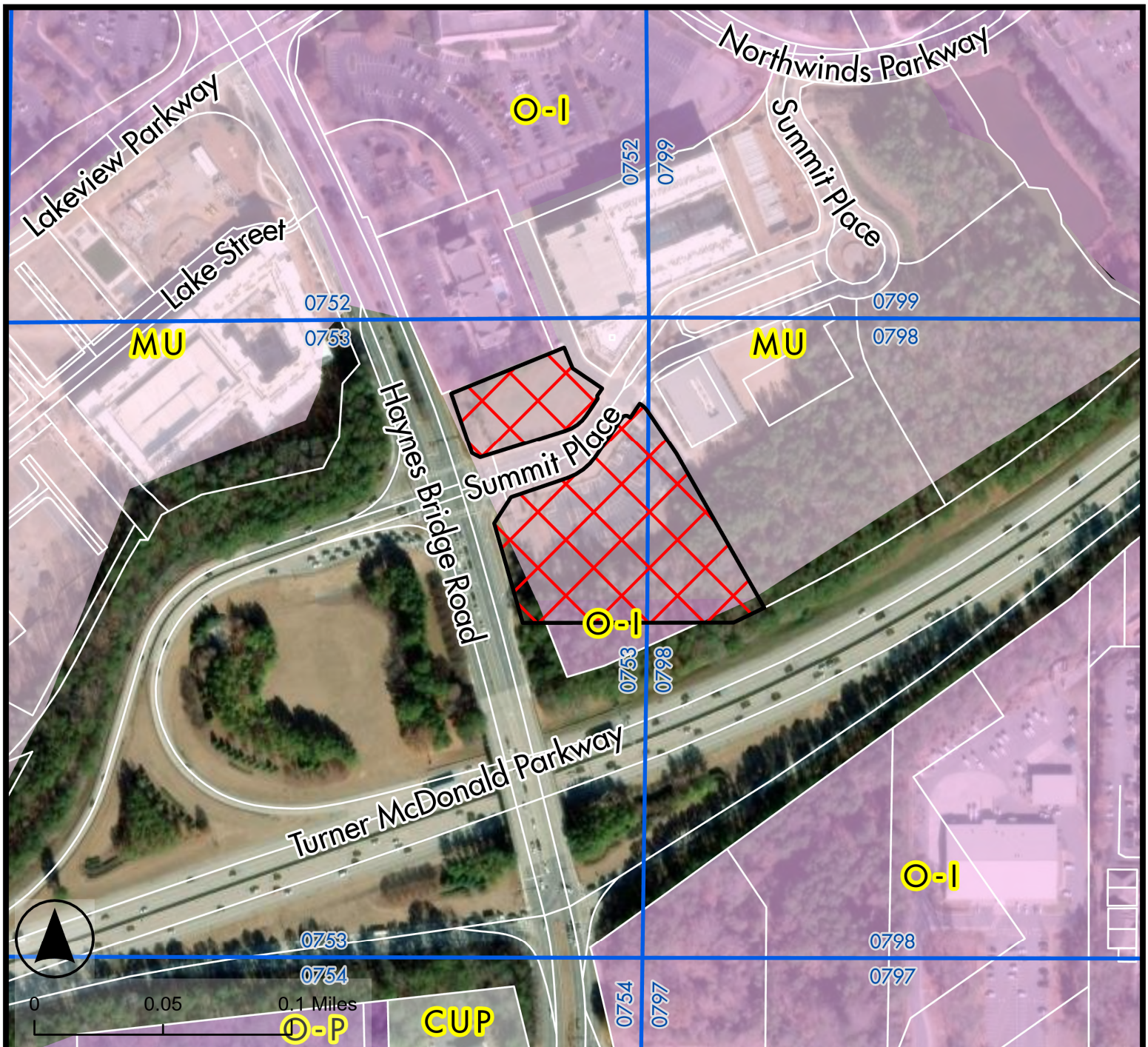
PH-26-03 / MP-25-05 / CU-25-07 /
V-26-01

D/LL: 1/2/0753

PC: 10/2/2025

CC: 1/26/2026





Legend

 PH-26-03 / MP-25-05 /
CU-25-07 / V-26-01

 Land Lots

 Tax Parcels

 Alpharetta City Limits

Zoning District

 CUP Community Unit Plan

 MU Mixed Use

 O-I Office Institutional

 O-P Office Professional

Zoning Map

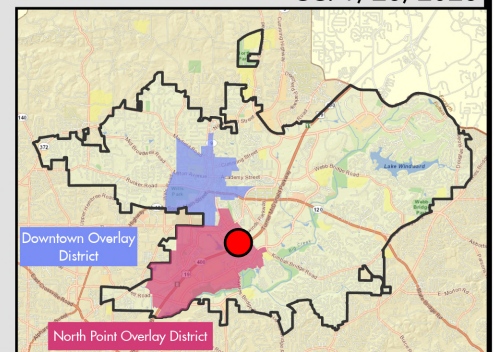
AC Hotel & Vertiport/Northwinds Summit
2000 Summit Place, Lot 1

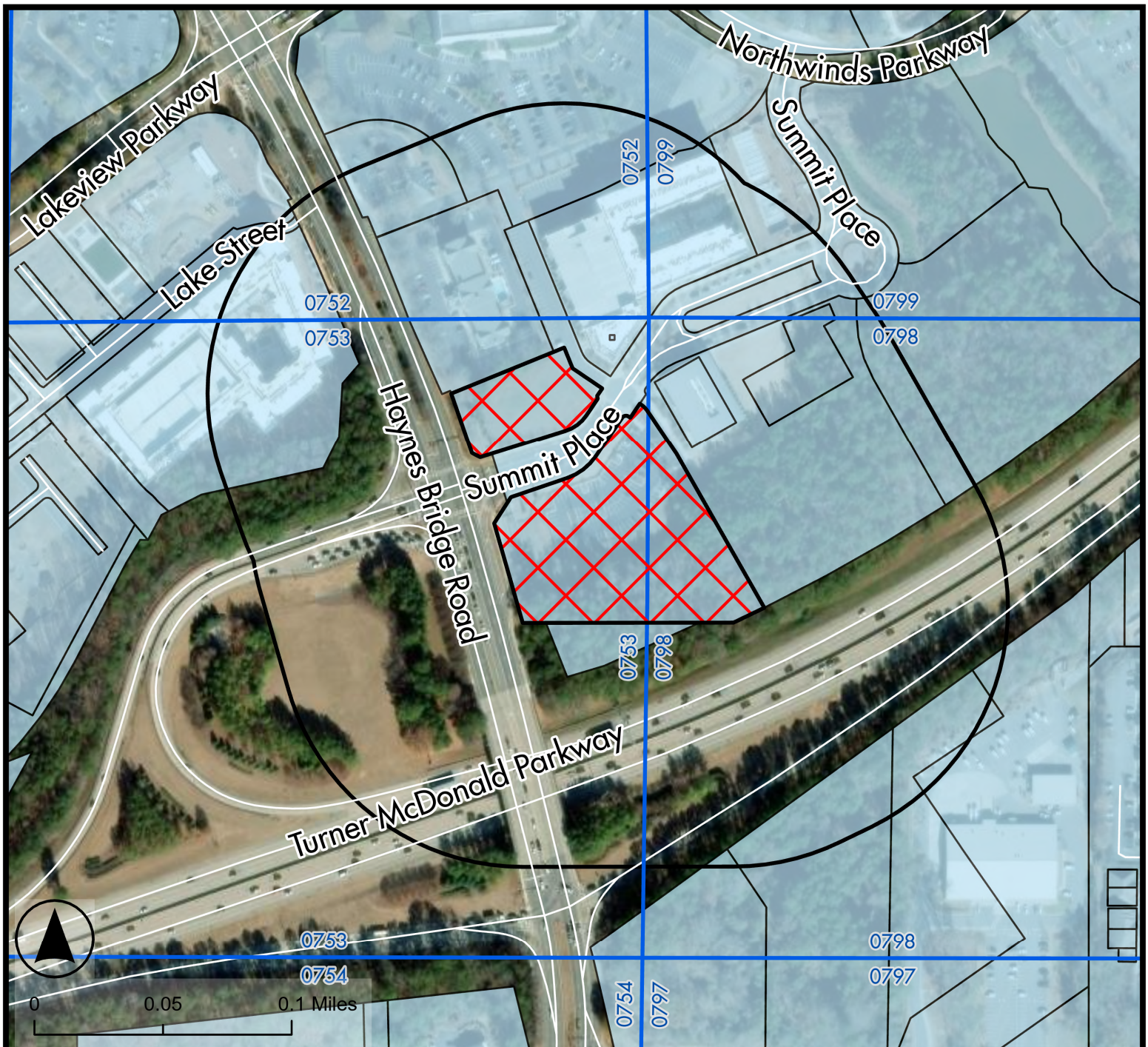
PH-26-03 / MP-25-05 / CU-25-07 /
V-26-01

D/LL: 1/2/0753

PC: 10/2/2025

CC: 1/26/2026





Legend

-  PH-26-03 / MP-25-05 / CU-25-07 / V-26-01
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

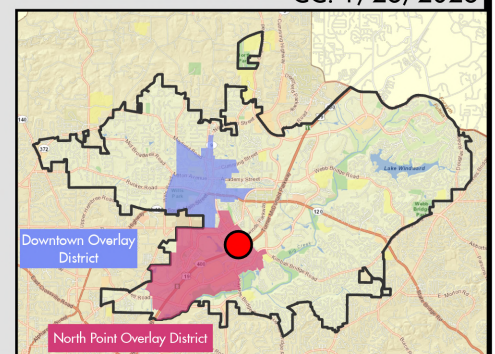
AC Hotel & Vertiport/Northwinds Summit
2000 Summit Place, Lot 1

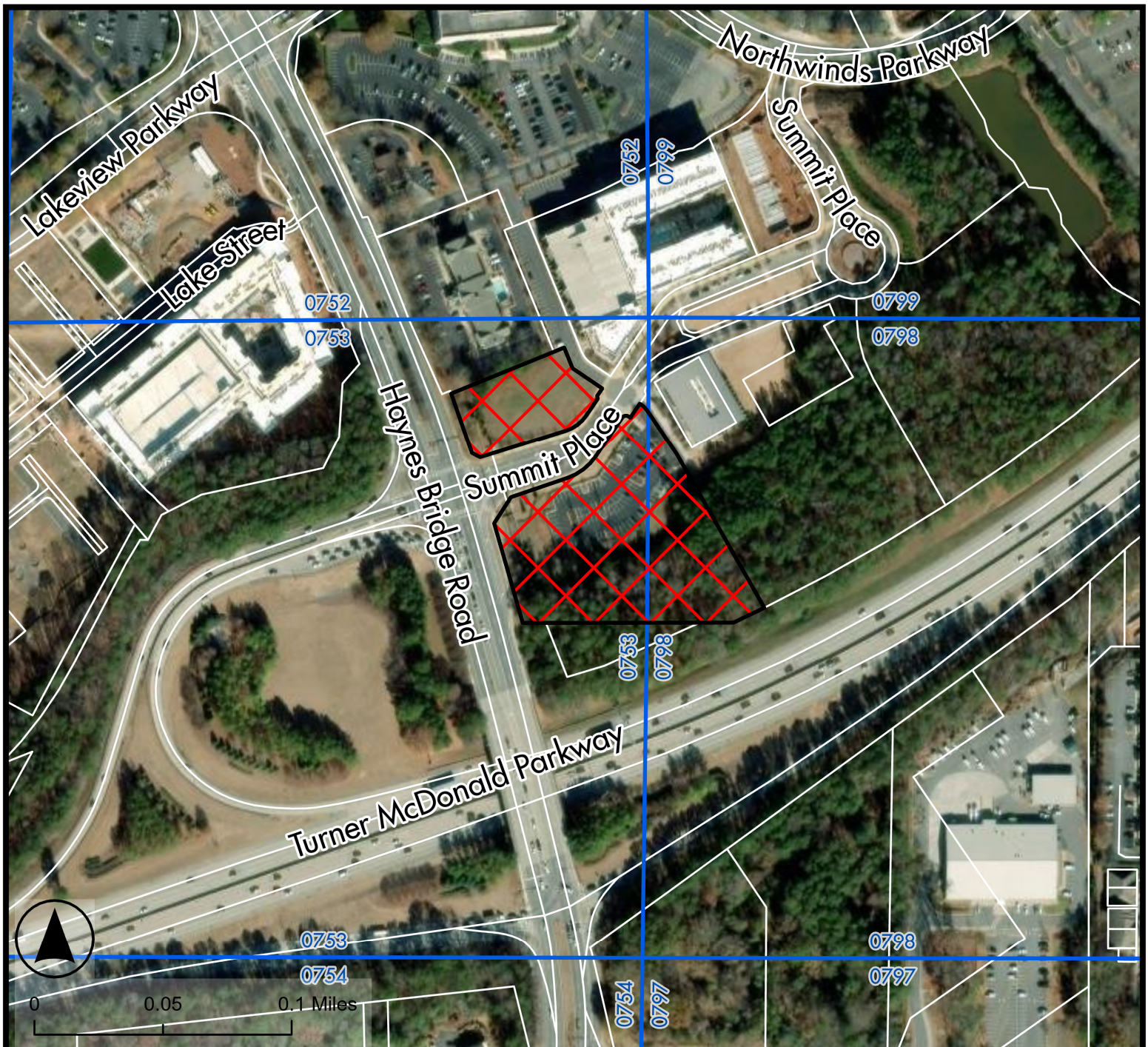
PH-26-03 / MP-25-05 / CU-25-07 / V-26-01

D/LL: 1/2/0753

PC: 10/2/2025

CC: 1/26/2026





Legend

-  PH-26-03 / MP-25-05 / CU-25-07 / V-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

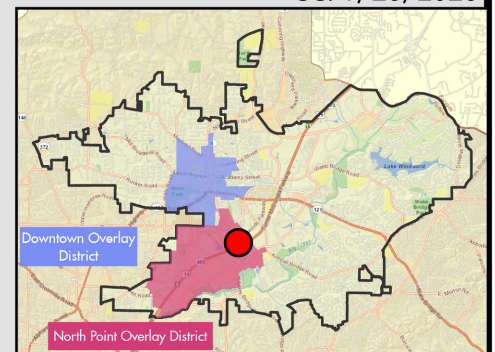
AC Hotel & Vertiport/Northwinds Summit
2000 Summit Place, Lot 1

PH-26-03 / MP-25-05 / CU-25-07 / V-26-01

D/LL: 1/2/0753

PC: 10/2/2025

CC: 1/26/2026





KEY BRAND DETAILS

Consumer Segment
Enrichment

Category
Distinctive Select

Global Managed vs.
Franchised - Q3 2020
42% vs. 58%

Geographic Distribution (AP,
CALA, EUR, MEA, NA) - Q3
2020

AP	4
CALA	14
EUR	84
MEA	1
NA	71
TOTAL	174

Global competitors

KIMPTON[®]
HOTELS & RESTAURANTS

TH | HOTEL GROUP

canopy[™]
BY HILTON

hotel
INDIGO

Scandic

AC Hotels

BRAND BIG IDEA

AC overthinks your stay, so that you never have to.

BRAND TAG LINE (B2B)

The Perfectly Precise Hotel

BRAND PROMISE & POSITIONING

What if there was a hotel that knew exactly what you needed?
One with intuitive design that obsessed over the details, so
you never have to. One that strikes the perfect balance
between everything you need, and nothing you don't.
We obsess over the details and experiences that really
matter. Open spaces. Purposeful design. Signature moments.
No unwanted extras. AC Hotels lets you live life by design,
not by default.
The Perfectly Precise Hotel

TARGET CONSUMER NAME

The Essentialist *

MEETING PLANNING RESOURCES

A New Way to Meet, Experience More. Each of our spaces
provides an opportunity to create more fluid, imaginative and
distinctive meeting experiences.

- A considered, sophisticated and frictionless experience that encourages meetings to flow across the entire hotel
- Beautiful, uplifting and thoughtful spaces that provide freedom for creativity to flourish
- Embracing of the Service Mantras to ensure a seamless experience

Meeting space:

- All hotels feature media salons for small, intimate meetings (5–8 guests)
- Select AC Hotels feature meeting space for less than 100 attendees
- Complimentary Wi-Fi

Rewards program: Marriott Rewarding Events allows members to earn Marriott Rewards points or airline miles on actualized revenue for qualified meetings and events held at all properties with participating Marriott brands

BRAND VALUES

Harmonious: We remove the friction of travel to create a seamless, intuitive experience.

Discerning: We edit our design and services to offer only the best of things that our guests truly need.

Modern: We constantly refine and evolve our experiences to match the rapid progress of modern urban life.

DESIGN APPROACH & AESTHETIC

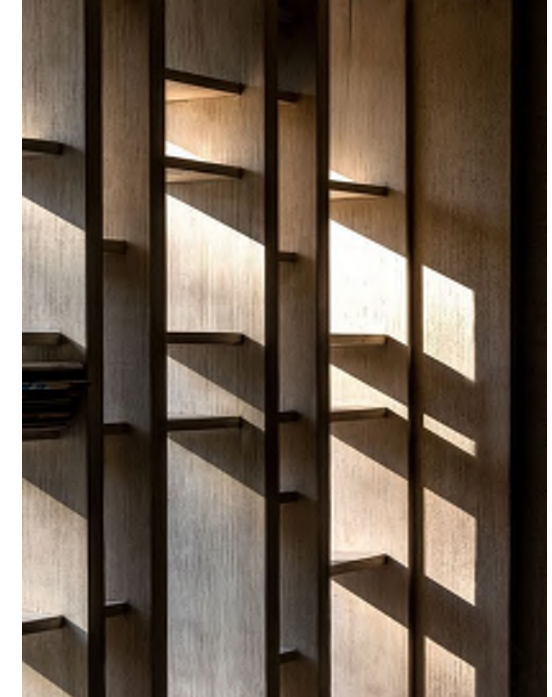
Our design is purposeful, sophisticated, simplistic, and elegant while staying true to our unique aesthetic.

We design experiences to be the best of what you're looking for in a hotel that doesn't compromise the basics. To do this, we ensure our design follows three key principles: purposeful, simplistic, and elegant. Our interpretation of those three principles guarantees a refined and elegant guest experience.

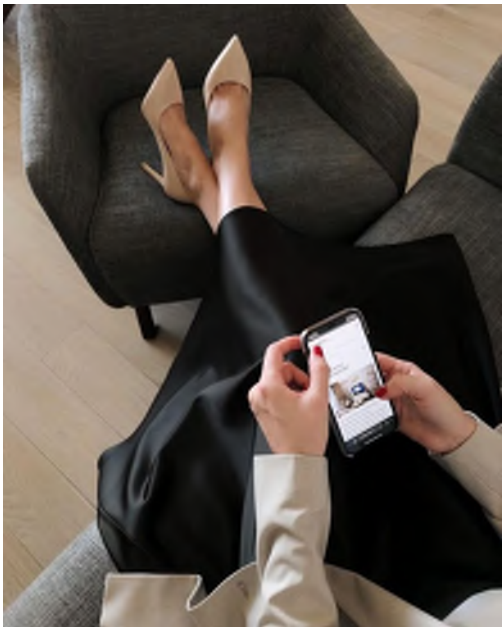
F&B FEATURES (B2B)

Signature cocktails, beers and wines; tapas; European-inspired breakfast; Nespresso

* the Guest receives sophisticated, essential amenities



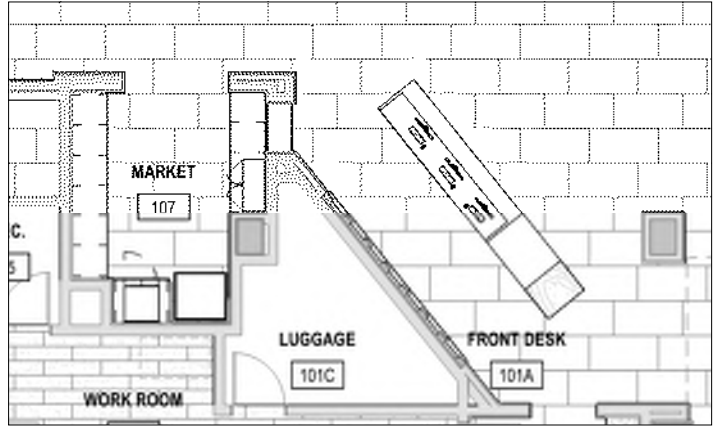
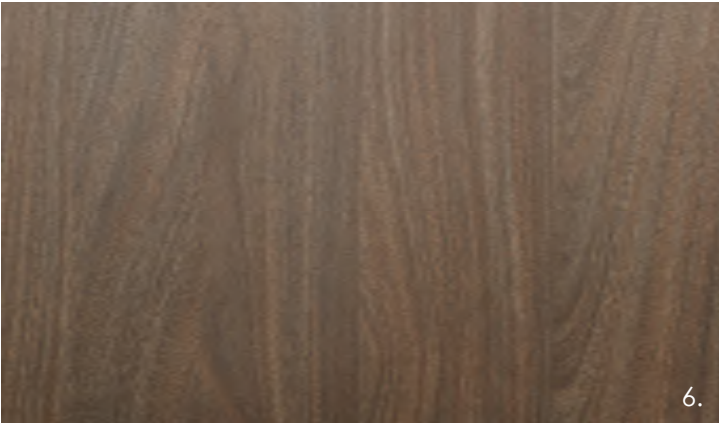
DESIGN NARRATIVE



The AC Hotel by Marriott located in Alpharetta, Georgia, blends a contemporary aesthetic with a comfy functionality, catering to both business travelers and tourists alike. Located within the mixed-use development, The Northwinds, the hotel integrates seamlessly within a modern, blended offering of residential, commercial and recreational spaces.

The hotel interiors will showcase a neutral, earthy color palette, with an airy lobby, a feature staircase and modern furnishings. Artwork will be locally procured, reflecting the culture and natural surroundings. Well appointed meeting spaces, equipped with state-of-the-art technology and flexible seating will accommodate various business needs, while the stylish AC Bar and outdoor terrace creates a memorable guest experience.

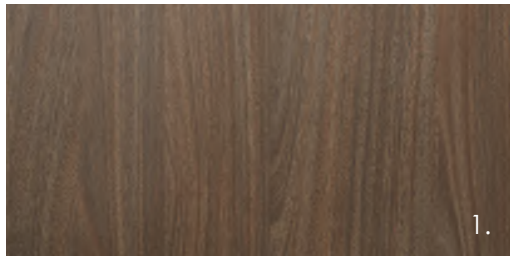




1. FRONT DESK AND BACK WALL CONCEPT
2. **VW100** MAIN WALLCOVERING
3. **SS200** QUARTZ STONE AT TRANSITION SURFACES
4. **SS100** PORCELAIN SLAB AT FRONT DESK
5. **WD101** ACCENT WOOD FINISH AT FOCAL WALL
6. **WD100** MAIN WOOD FINISH AT MILLWORK
7. **TL100** MAIN FLOOR TILE, LARGE FORMAT 24"X48"







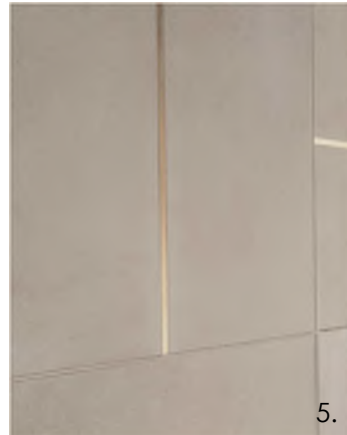
1.



2.



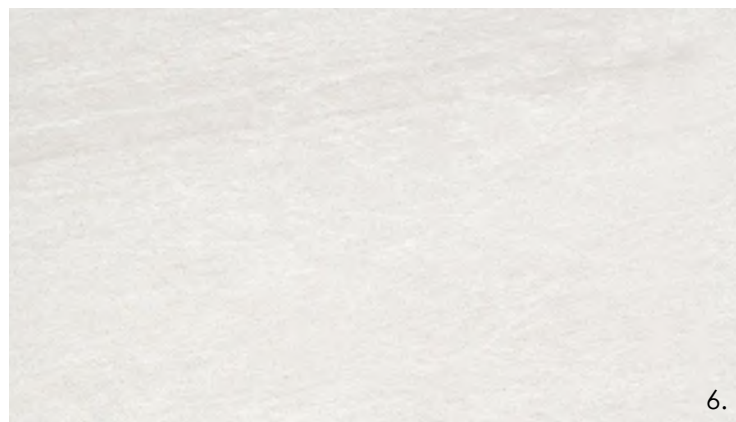
4.



5.



3.



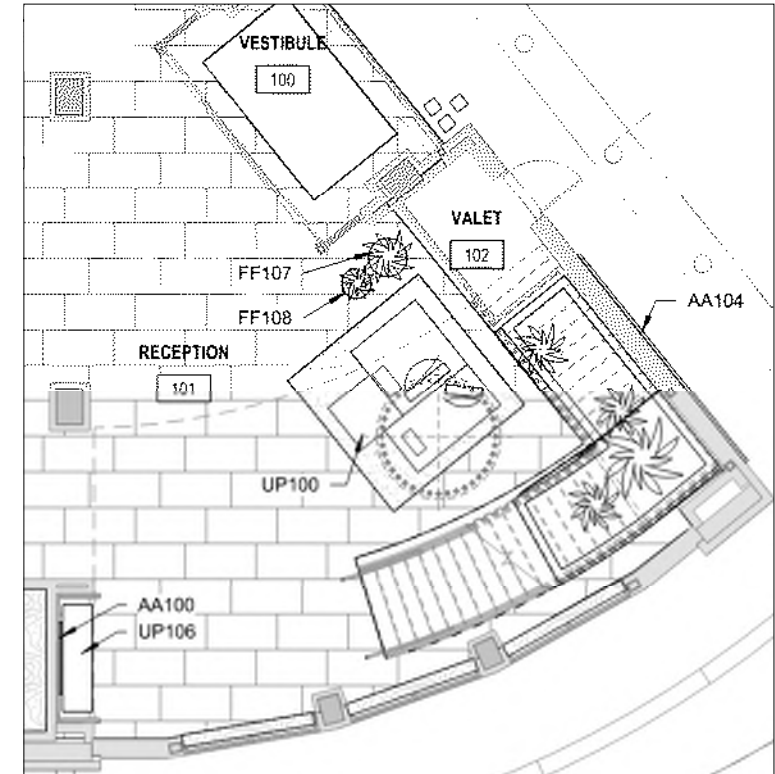
6.



7.



9.



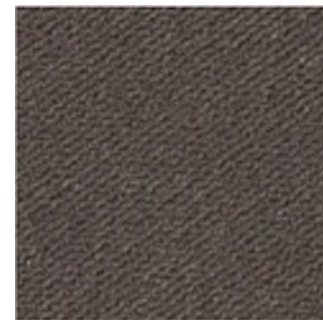
11.



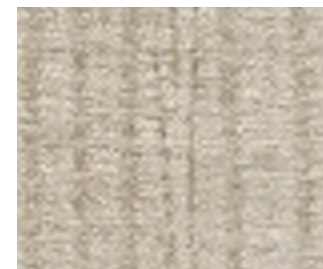
UP106 Fabric



8.



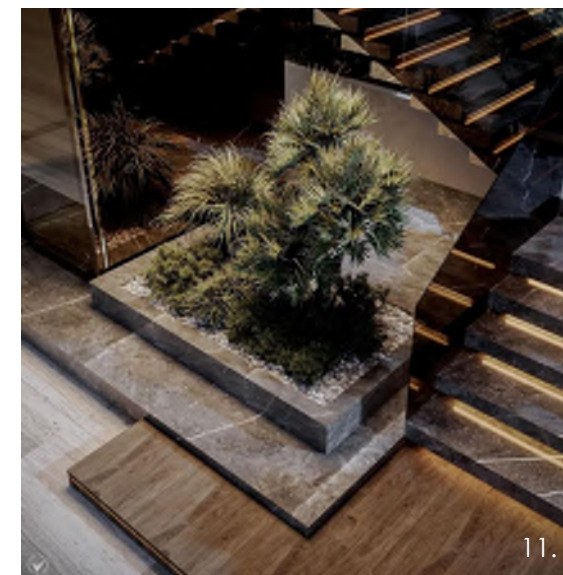
UP100 Main Fabric



UP100 Pillow Fabric



10.



11.

1. **WD100** MAIN WOOD FINISH AT MILLWORK BENCH NICHE
2. **MT100** METAL FINISH AT BACK OF BENCH NICHE
3. WOOD CASING WITH ACCENT LIGHTING, FEATURING OVERSIZED ART AND SOFT SEATING
4. **VW100** MAIN WALLCOVERING
5. **TL101** WALL TILE WITH METAL INLAY ACCENT AT STAIRCASE, LARGE FORMAT 24" X 48"
6. **TL100** MAIN FLOOR TILE, LARGE FORMAT 24"X48"
7. **LD100** ARCHITECTURALLY INSPIRED CHANDELIER
8. **CPT100** AREA RUG *Note Final Coloration in progress
9. FEATURE STAIR CONCEPT WITH METAL AND GLASS RAILING, AND ILLUMINATED STAIR RISERS (Image for staircase design only, not for light fixture)
10. **SS101** QUARTZ AT STAIR RISERS / TREADS AND PLANTER
11. PLANTER BELOW STAIRCASE CONCEPT



DESIGN FOUNDATION

The WHY of AC Design

GEN 2.0

“In our view, attention to detail is the greatest form of generosity we can offer our guests.”

Antonio Catalan

EXPERIENCE AC

When designed correctly, the result creates a collection of relatable experiences, without being monotonous.

The AC Hotels Design Strategy is your guide to defining the brand and showing how it fits within the broader Marriott International portfolio. The following pages are intended to inspire and drive your creative process, helping ensure your design approach aligns with the broader brand mission.



CONTENTS

This document is divided into three areas of focus:

Section One

Brand Overview

PGS. 05-12

- Our Evolution
- Brand Mission
- Target Guest
- Brand Neighborhoods
- Core Values
- Passion Points
- Journey

Section Two

Design Intent

PGS. 13-20

- Design Philosophy
- What AC Is & Is Not
- Design Prescription
- Guest Experience

Section Three

Case Studies

PGS. 21-56

- Visual Elements
- Iconic Spaces
- Brand Signature Elements
- Appendix of Existing Tools

The image shows a contemporary hotel lobby. In the center, two grey upholstered sofas face each other, each with two patterned throw pillows. In front of the sofas are two dark wood coffee tables. The left table holds a small potted plant, a white decorative sphere, and several books. The right table holds a white ceramic vase, a white cup, and more books. A large, abstract painting with a complex, layered pattern in shades of grey, white, and gold hangs on the wall behind the sofas. The floor is covered in a light-colored, textured carpet. The walls are a neutral, light grey color. On the far left and right, there are vertical wooden panels and glass partitions with a grid pattern.

BRAND OVERVIEW

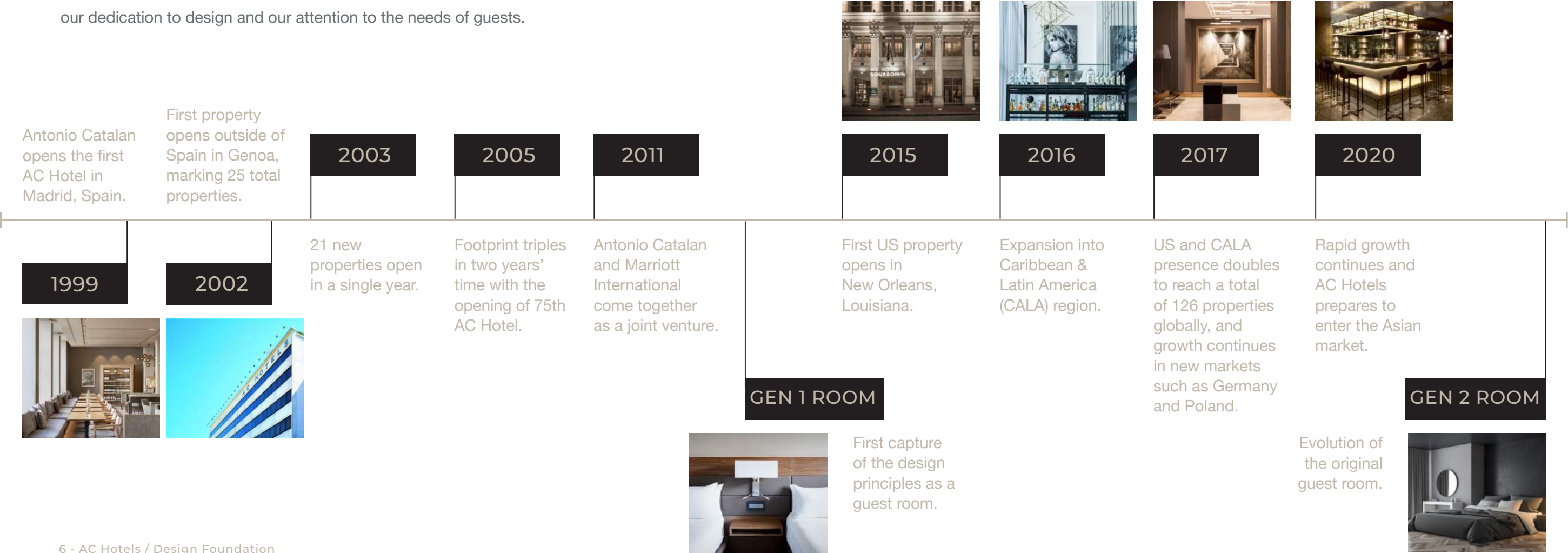
Section One

AC Hotel Bloomington Mall of America

OUR EVOLUTION

“Good things can always be made better.” - Antonio Catalan

AC Hotels opened its doors in 1999 bringing style, precision, and attention to detail to the category. After years of growth and success, AC Hotels joined Marriott International in 2011 to embark on a landmark global expansion. While we continue to grow every year, one thing never changes: our dedication to design and our attention to the needs of guests.



BRAND MISSION

AC Hotels overthinks
your stay so that
you never have to.

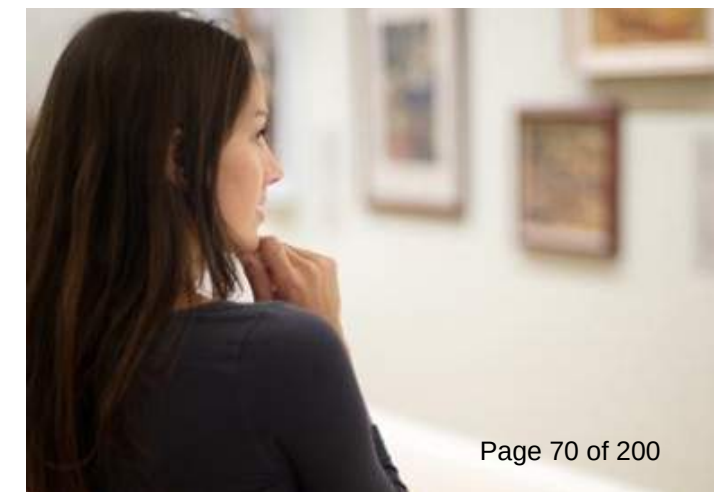
TARGET GUEST

THE ESSENTIALIST

The Essentialist is intentional in everything they do. They live with purpose, know what they want, and how to make it happen. They live by intent, not by default. They appreciate the look and feel of thoughtfully designed products. The Essentialist looks for opportunities to simplify so they can make the most of their time, allowing them to focus on their greater purpose in both work and leisure. At AC Hotels, we've optimized our experience so that The Essentialist can live their purpose without interruption.

Our modern design, collaborative spaces, and refined, crafted offerings remove friction from travel and provide a seamless, intuitive experience.

8 - AC Hotels / Design Foundation



BRAND NEIGHBORHOODS

A well-designed hotel should be identified by its distinct style and design.

Marriott International hotel brands each live in distinctive brand neighborhoods, targeting a specific type of guest. While our portfolio is large, each brand is uniquely positioned around experience, range of amenities, and price.

Understanding where AC Hotels fits within our broader portfolio ensures you are designing for the correct experience and price point.



Career Profile

- Designer
- Entrepreneur
- Consultant
- Marketing/Advertising



Tech

- Apple
- Bose



Health & Beauty

- Korres
- Benefit
- Skin Laundry
- Kiehl's



Food Specialty

- Bombay Sapphire
- Whole Foods
- Nespresso



Home Décor

- Casper
- CB2
- Simple Human
- Riedel



Apparel

- Zara
- Bonobos
- Uniqlo
- Warby Parker

CORE VALUES

*Our Core Values guide our
every decision and interaction,
ensuring we stay focused
and aligned.*

HARMONIOUS

A beautiful blend of form and function.

Designed to remove the friction and discord of travel,
AC Hotels offers guests a seamless and tranquil experience.

DISCERNING

A well-considered choice is a modern luxury.

Trusted for our uncompromising taste and sensitivity to detail,
AC Hotels offers guests the best quality available.

MODERN

Continuously refining in pursuit of what matters most.

AC Hotels are current, but never trendy, cultivating the optimism
and perpetual forward progress of contemporary urban life.

PASSION POINTS

Our passion points represent a love of things we share with our guests. They become true drivers of the built experience we deliver for them.

ELIXIR

Inspiring accidental discovery, unexpected alliance, and a seamless juxtaposition of values and traits.

Elixirs put elements together in ways that magically make them more than the sum of their parts. Here, the elixir creates opportunities for salons and conversation in design. It allows people to mix in unexpected ways, creating a dialogue between locals and guests alike.

CURIOSITY

Pushing the boundaries of all things new, through thought, technology, experiences, and even manufacturing.

Curiosity always pushes solutions that are less obvious. Thoughtful planning naturally fosters guests to discover something new because of the way a space is designed. For example, a piece of art displayed in a way that causes you to circulate around it differently. A detail that guides you to climb a stair, turn a light, or change something to show you a different aspect. A space that obliges you to sleep differently by facing a window. Always looking for an opportunity to show a new view point (as opposed to a point of view).

ROOTS

Drawing from a rich depth of knowledge through human engagement, built manifestations of history, or a dialogue that inspires us all to continually explore, evolve, and improve as human beings.

All good stories are built upon others. Being able to dig deep into the narrative of a location allows for finding less-known insights. This becomes the inspiration for tangible design. It can be as simple as inspiring custom art installations or as complex as informing specific gestures in space planning and circulation. Telling an older story in a decidedly modern way takes you away from the obvious discoveries that might otherwise be found in a guidebook.

JOURNEY



Discovery

Taylor, The Essentialist, is preparing for her next business trip when she sees an article about the elevated design and detail of AC Hotels. Inspired by the visuals of the property, she books a room on [achotels.marriott.com](https://www.achotels.marriott.com)



Approach

Taylor's car approaches the elegant exterior of AC Hotels. She is delighted to see the dynamic architecture and considered landscape. She is confident she's in the right place.



Arrival

Upon arrival, she is greeted by a spacious and welcoming lobby, with bold marble flooring that leads past a large modern art piece to an elegantly appointed front desk.



The room

Entering her room, the first thing she notices is how all of the furniture seems to float, creating a sense of lightness in the room. The bed is crisply made, and all four corners of the room are visible, lit with a soothing warm glow from recessed accent lighting.



Workout

Waking up refreshed, she makes the Fitness Center her first stop. State of the art machines fill a bright elegant setting. Water bottles and fresh towels are at the ready. Time to get a jump on the day.

The evening

She returns to the lobby where the lighting has adjusted to be more intimate and soft. In the AC Lounge, small plates are the perfect size to sample and snack. The AC Gin & Tonic is expertly crafted in a custom made glass right in front of her. The perfect way to wind down after a long day.

Breakfast

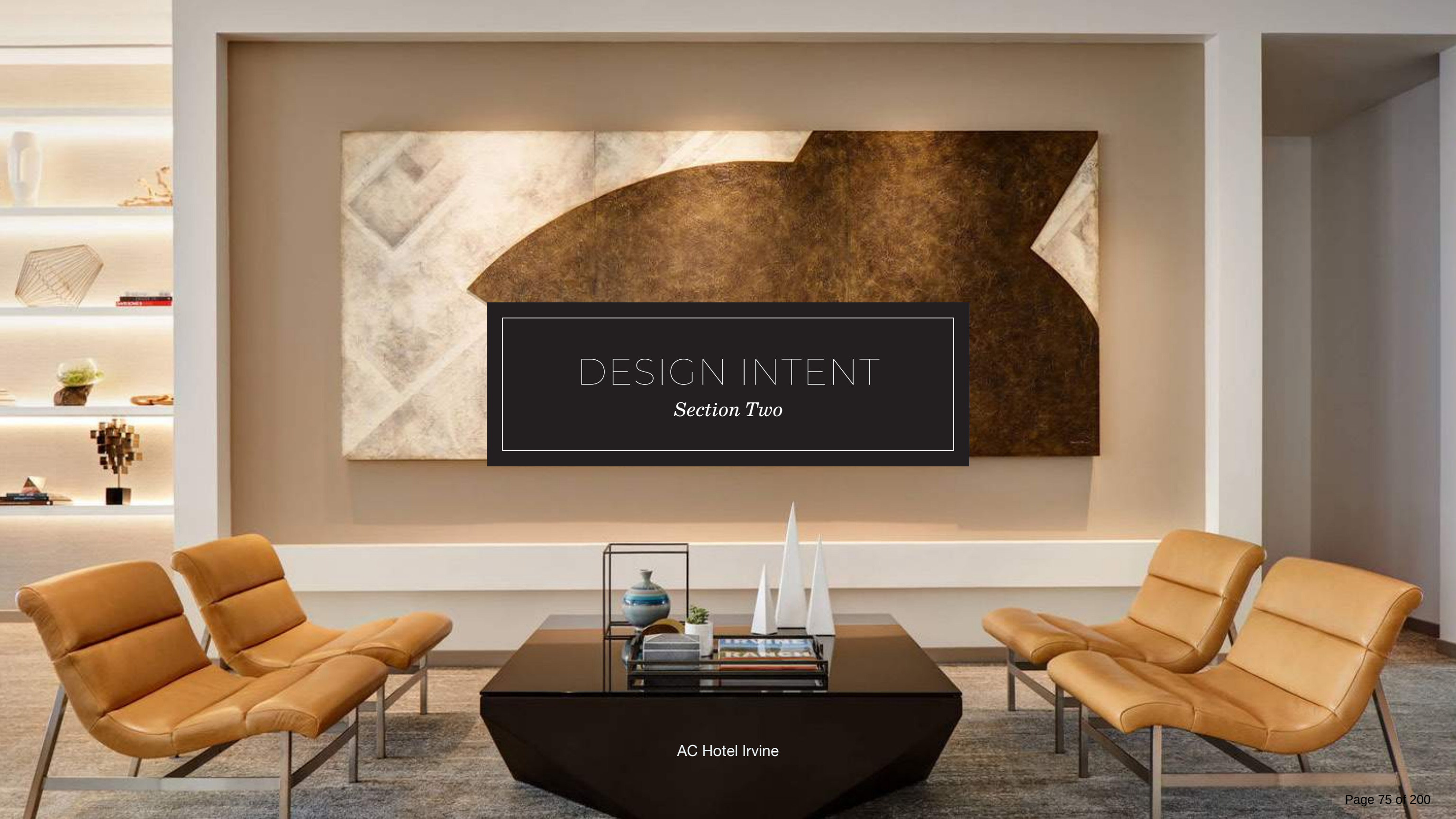
After a quick shower, she returns to the AC Kitchen for a delicious, European-inspired selection of artisanal cheeses and tartes. Prosciutto is hand carved at her request. A latte is beautifully crafted. All exactly what she had hoped for before her day of meetings begins.

Freshening up

In the bathroom, everything is thoughtfully placed and ready to be used. From the Korres bath amenities and light switches to towel racks, it's all right where it's needed. Even something so everyday as a quick shower after your flight is elevated to an act of precision and elegance.

Sleep

Upon turning in for the night, she finds plugs for her phone, reading lamps of the perfect hue, and light switches right where she needs them, all waiting to turn something as ordinary as a nightstand into something highly considered.

A modern lounge interior featuring two orange leather armchairs with metal frames, a large black coffee table, and a large abstract painting on the wall. The room has a minimalist design with a white wall and a grey carpet. A dark rectangular box with white text is overlaid on the painting.

DESIGN INTENT

Section Two

AC Hotel Irvine

Everything the
guest encounters
within the space is
triggered by design.



AC Hotel Kansas City Westport

DESIGN PHILOSOPHY

*Our design is purposeful, simplistic,
and elegant, while staying true to our
distinct personality.*

We design experiences to be the best of what you're looking for in a hotel that doesn't compromise the basics. Our interpretation of those three principles enables a refined guest experience.

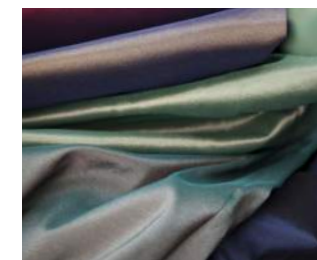
AC IS

AC is a balanced use of premium feeling materials that are purposeful, sleek, timeless, and elegant, all coming together to provide something truly memorable. Every design detail is curated and considered to be precisely where guests want them to be. No detail is ever overlooked.



IS NOT

AC is not trendy, loud, cluttered, disconnected, overdetailed, colorful, vibrant, or overwhelming.



DESIGN PRESCRIPTION

HOW A PROPERTY LIVES IN ITS LOCATION

In a world where good design exists everywhere and at every price point, the design of a property has shifted from tasteful and aesthetically derived details to a focus on inventive ways to interpret a location, telling a local story with authenticity.

For AC Hotels, we lean on our passion points of Elixir, Curiosity, and Roots finding unique ways to tie back to a city's design, art, and style.

Over the next few pages, we'll use New York City as a case study to show how AC Hotels, as well as three other Marriott brands, draw inspiration through to executions.

While no brand owns New York City – its pull through should be unique to the brand, and its design DNA one that cannot be confused with others.

TEXTURES OF A NEIGHBORHOOD

Inspired by the materials and facades, a brand can identify with the spirit or energy of a location, for example the Financial District, Meat Packing, and Gramercy neighborhoods.



STORY:
New York City



TIMELESS & MODERN



SPIRITED & PLAYFUL



EXUBERANT & DRAMATIC

SKYLINE/ARCHITECTURE

A property can look to the scale and weight of the city itself to draw inspiration.



STORY:
New York City



TIMELESS & MODERN



SPIRITED & PLAYFUL



EXUBERANT & DRAMATIC

ICONIC FORMS

Even a well-known, iconic landmark like the Brooklyn Bridge can be interpreted through a brand’s design values, without appropriating the location itself.



STORY:
New York City



TIMELESS & MODERN



SPIRITED & PLAYFUL



EXUBERANT & DRAMATIC

The image shows a modern hotel lobby. In the foreground, there is a large, L-shaped sectional sofa with a light-colored, textured fabric. On top of the sofa are three black trays, each containing a book. To the right of the sofa is a small, round, three-legged side table with a glass vase. The background features a bar area with a long counter and several stools. To the right of the bar is a tall, dark wood shelving unit with open shelves and glass doors. The ceiling has several pendant lights hanging from it. The floor is covered with a patterned rug. The overall design is contemporary and minimalist.

CASE STUDIES

Section Three

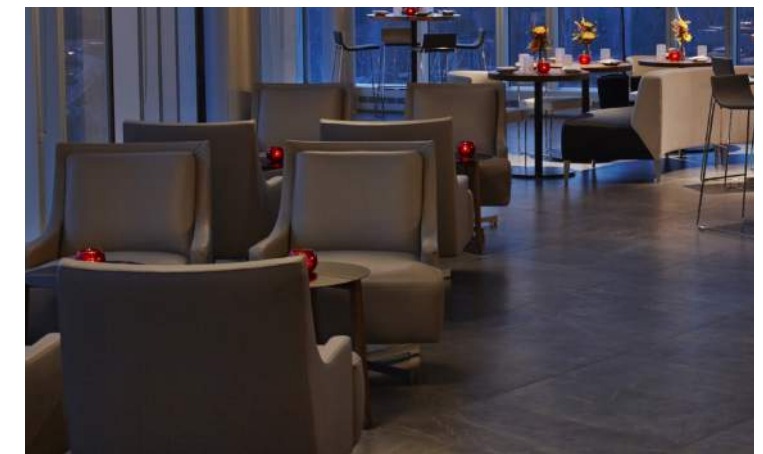
AC Hotel Phoenix Tempe/Downtown

Successful products
demonstrate a range
of interpretation.

01A - COLUMBUS DUBLIN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

FURNITURE



Curated – Composed – Timeless

01A - COLUMBUS DUBLIN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

ACCESSORIES



Nuanced – Focused – Detailed

01B - COLUMBUS DUBLIN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

PALETTE

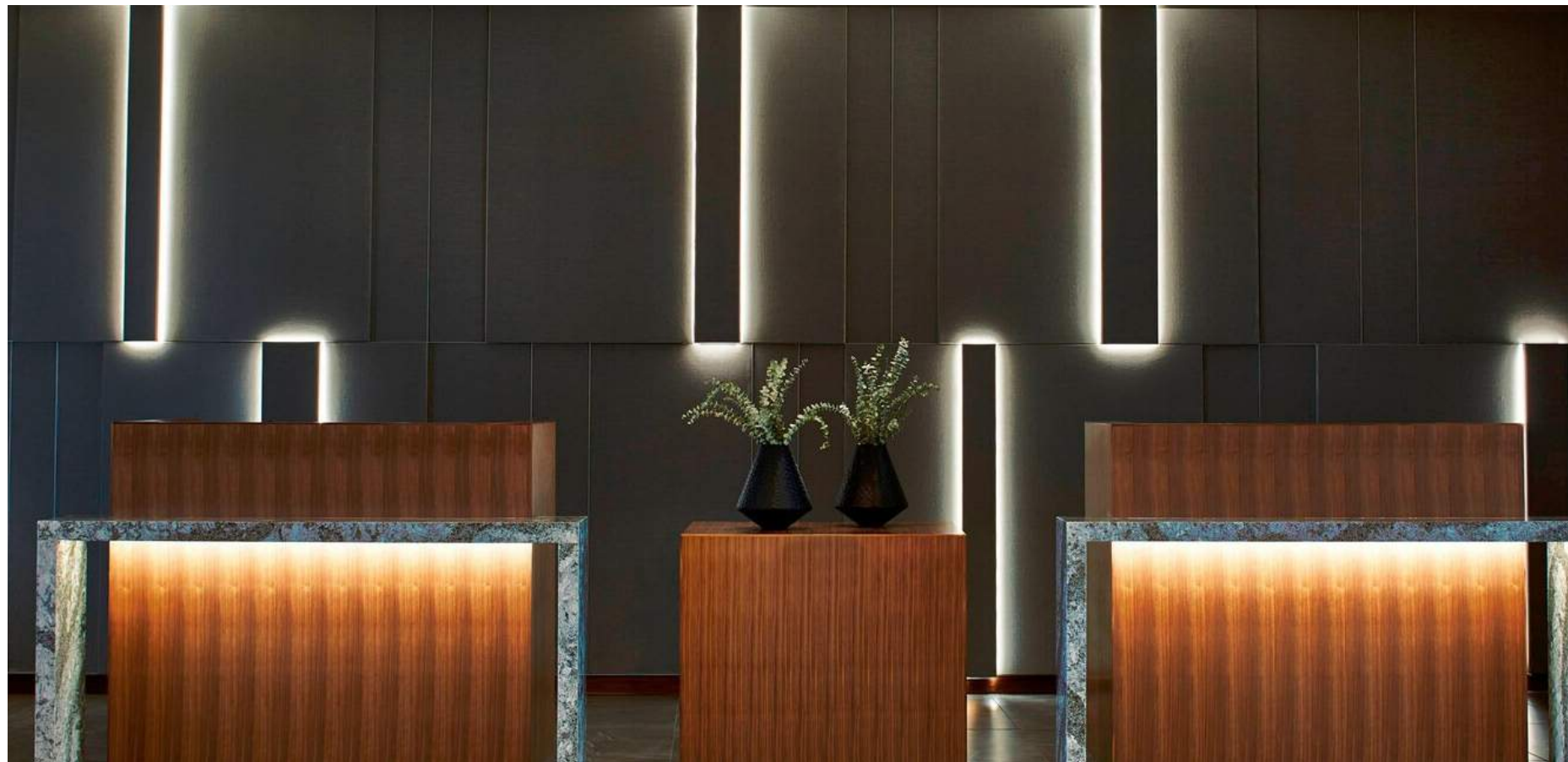


Textured – Focused – Detailed

01B - COLUMBUS DUBLIN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

LIGHTING



Proportionate – Contextualized – Composed

02A - HOUSTON DOWNTOWN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

FURNITURE



Elegant – Curated – Detailed

02A - HOUSTON DOWNTOWN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

ACCESSORIES



Detailed – Nuanced – Refined

02B - HOUSTON DOWNTOWN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

PALETTE



Composed – Contextualized – Spacious

02B - HOUSTON DOWNTOWN

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

LIGHTING



Refined - Focused - Timeless

03A - PHOENIX BILTMORE

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

FURNITURE



Textured – Contextualized – Composed

03A - PHOENIX BILTMORE

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

ACCESSORIES



Detailed – Curated – Elegant

03B - PHOENIX BILTMORE

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

PALETTE



Nuanced - Timeless - Refined

03B - PHOENIX BILTMORE

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

LIGHTING



Scaled - Spacious - Refined

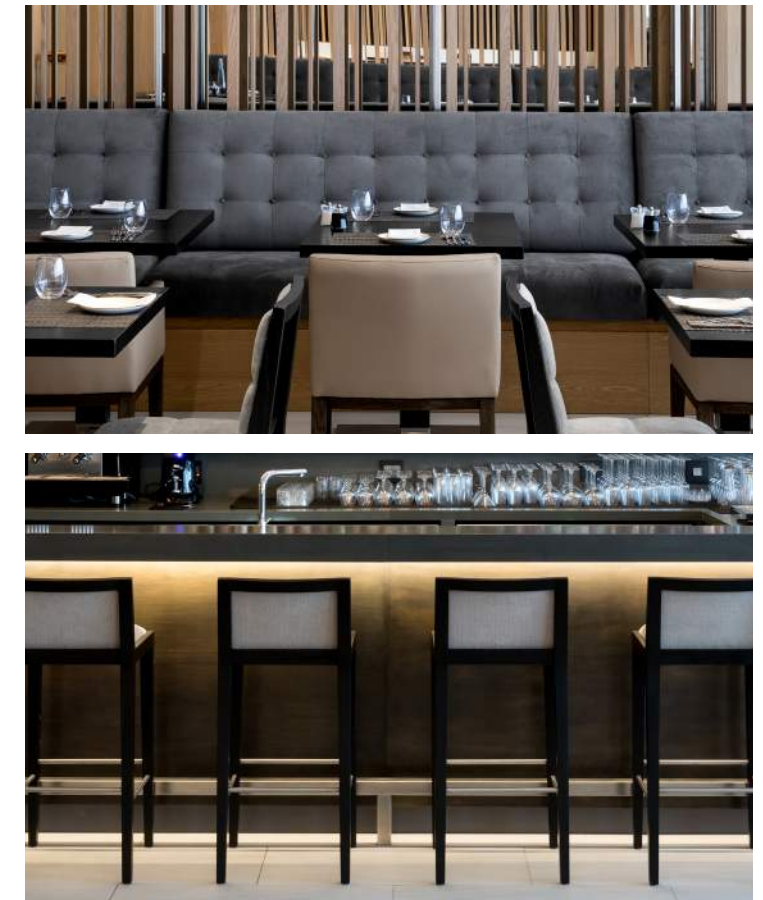
04A - CAPE TOWN WATERFRONT

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

FURNITURE



Refined - Textured - Composed



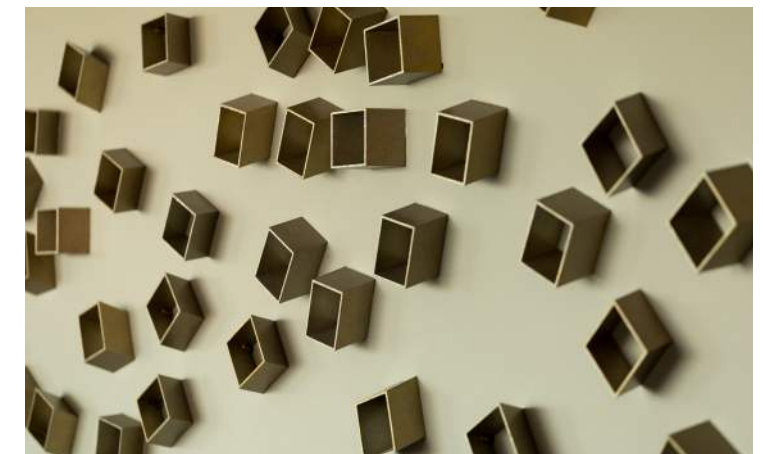
04A - CAPE TOWN WATERFRONT

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

ACCESSORIES



Spacious - Curated - Textured



04B - CAPE TOWN WATERFRONT

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

PALETTE



Nuanced - Focused - Elegant

04B - CAPE TOWN WATERFRONT

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

LIGHTING



Scaled - Contextualized - Composed

05A - LIMA MIRAFLORES

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

FURNITURE



Composed - Contextualized - Curated

05A - LIMA MIRAFLORES

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

ACCESSORIES



Textured - Spacious - Elegant

05B - LIMA MIRAFLORES

AC HOTELS
DESIGN FOUNDATION
VISUAL ELEMENTS

PALETTE



Timeless - Detailed - Focused

ICONIC SPACES

Our passions and how they
engage a guest is central to
the dimensional quality of all
our hotel spaces.

Exterior Arrival

The AC exterior presents a clear sense of arrival with clean-lined architecture, and where permitted, contemporary building materials.



AC Hotel Kingston



AC Hotel San Jose Santa Clara



AC Hotel Belfast

Front Desk

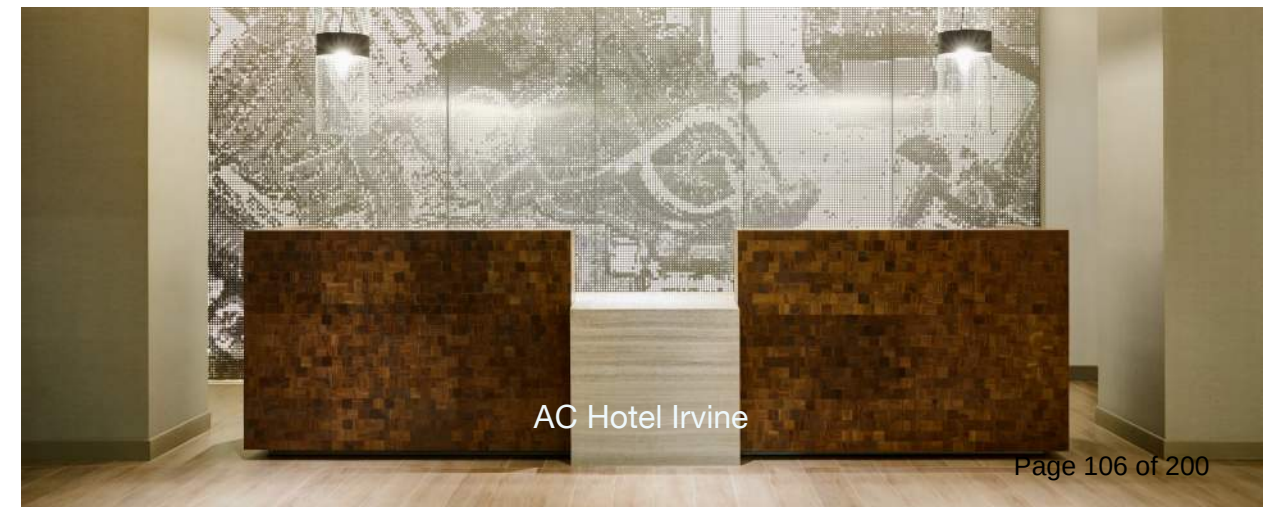
A functional design vignette showcases a clear purpose, and is architecturally driven with an artistic viewpoint.



AC Hotel Dallas by the Galleria



AC Hotel Berlin Humboldtthain Park



AC Hotel Irvine

AC Lounge

Residentially inspired lounges can transition seamlessly from coffee to cocktails.



AC Hotel Kingston



AC Hotel Madison Downtown



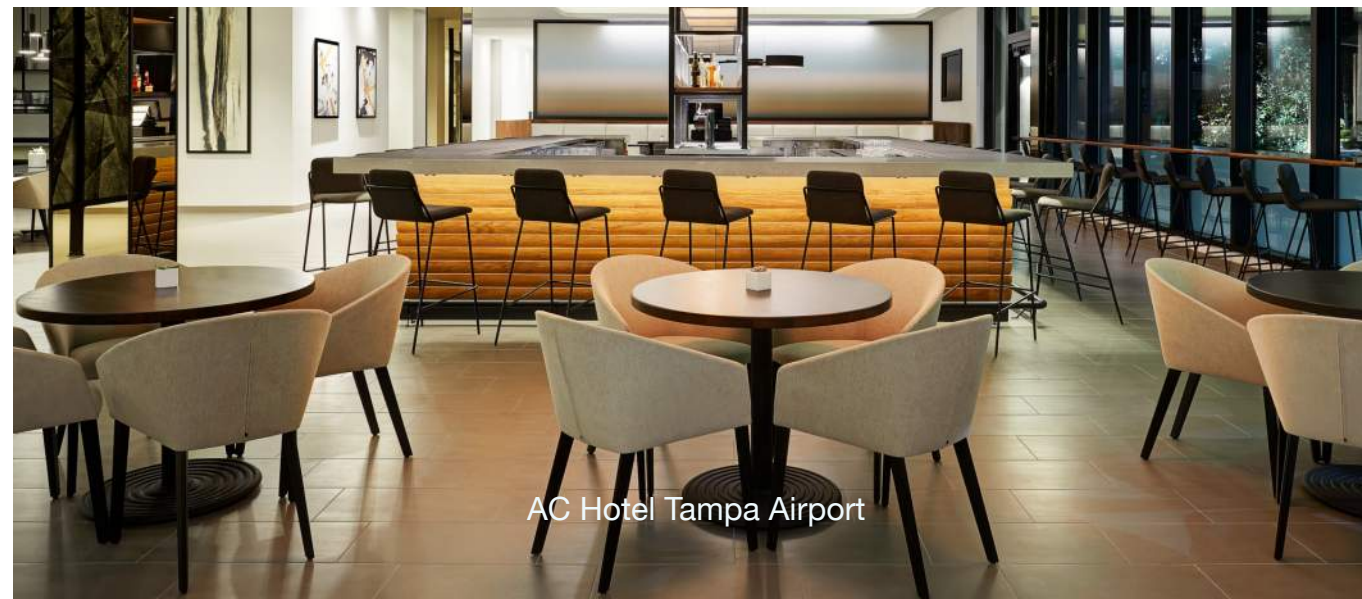
AC Hotel Oklahoma City Bricktown

AC Bar

A social anchor tells a story of curated materials, while FF&E acts as merely a small detail that finishes the space.



AC Hotel Bloomington Mall of America



AC Hotel Tampa Airport



AC Hotel Queretaro Anlea

AC Kitchen

The space evokes a modern home kitchen in look, feel and ambiance, conveying a sense of warmth, ease, quality, and attention to detail.



AC Hotel Phoenix Biltmore



AC Hotel Tampa Airport



AC Hotel Paris Le Bourget Airport

Meeting Rooms

Elegant, streamlined spaces celebrate business use, instead of simply preparing for it. Technology is thoughtfully and effortlessly implemented.



AC Hotel Phoenix Biltmore



AC Hotel Cape Town Waterfront



AC Hotel Miami Beach

Media Salon

Within the larger public area, small vignettes retain the residential quality of design with the need for easy use, efficiency, and privacy



AC Hotel Sunnyvale Cupertino



AC Hotel Miami Beach



AC Hotel Dallas Frisco

Retail

A comfortable, modern aesthetic makes products easily accessible to guests with illuminated focal points and highlighted local items.



AC Hotel Lima Miraflores



AC Hotel Phoenix Biltmore



AC Hotel Worcester

Outdoor Court/Terrace

Purposeful, simplistic, and elegant
elements come together seamlessly.
A variety of materials and landscape
details frame a hierarchy in views.

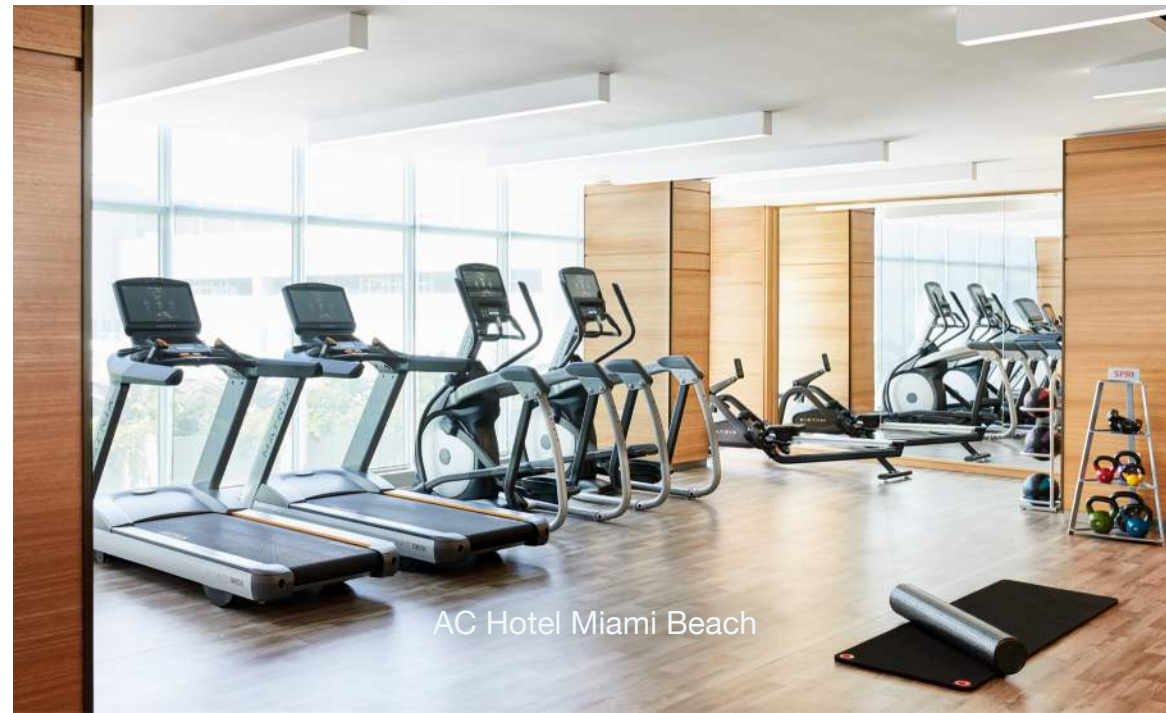


AC Fitness

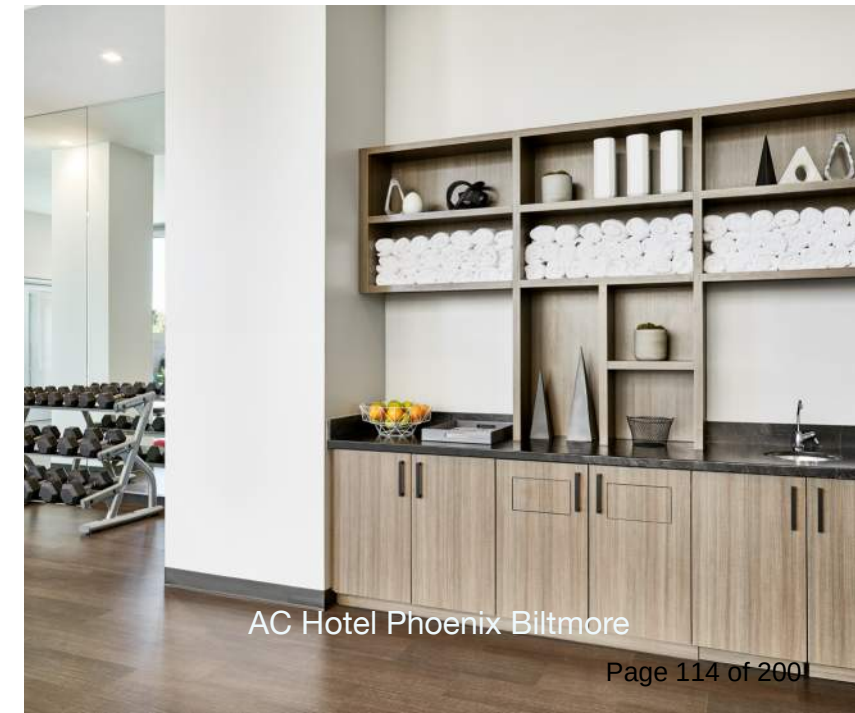
Durable functionality is ubiquitous,
without sacrificing refinement or style.



AC Hotel Bloomington Mall of America



AC Hotel Miami Beach



AC Hotel Phoenix Biltmore

Guest Room

The space is meticulously planned, with special consideration given to functionality and palette.



AC Hotel Tampa Airport



AC Hotel Berlin Humboldtthain Park



AC Hotels Bloomington Mall of America

BRAND SIGNATURE ELEMENTS



Arrival

The arrival offers clear direction of traffic flow and follows the guidelines around signage, landscaping, building materials, and the use of a porte cochere or covering. It has thoughtfully implemented lighting that modulates from day to night.



Artwork

A thoughtful modern artwork collection should be integrated as a curated mix of dimensional, multimedia, and framed art. The use of an independent art consultant is encouraged. Artwork must be selected and positioned as a priority, with attention to placement and lighting.



Lighting

Lighting creates hierarchy, playing a key role in creating seamless transitions from day to night among different zones. Special attention must be given to proximity to natural light, dimming controls, and a balance of decorative and architectural fixtures.



AC Lounge

This is a welcoming space that capitalizes on its direct adjacency to the Reception Desk and access to natural light. Televisions can be included in this area – incorporated thoughtfully and strategically into millwork, structures, and/or walls (not as an afterthought). Televisions may not be placed at the Bar, but should be located within viewing distance. Food and beverage programming must be aligned with the minimum Brand Standards.

Stylist

Must use Marriott approved stylist in the opening process.

Furniture and Finishes

Palettes are based on a range of neutrals, with variations in texture, pattern scale, and tone. There is limited use of color. Materials are clean and monolithic, and are thought of as a canvas for furniture.

AC Kitchen

Hotels must have an AC Kitchen on the same floor as the AC Lounge, adjacent to reception. B&F programming is inclusive of the feature slicer, and menu includes the minimum per brand standards.

APPENDIX OF EXISTING TOOLS



Art Lookbook
FF&E Lookbook



Outdoor Lookbook
Public Space Lookbook



Custom Public Space Lighting Guide

MANUAL DISCLAIMER

CONFIDENTIAL & PROPRIETARY –

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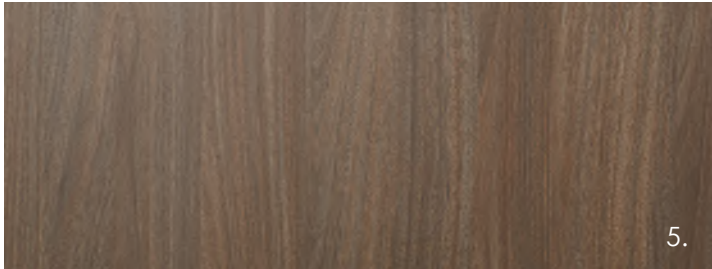
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For further information on specifications and guidelines, please refer to the documents posted on the LOBO.

Please note that all design submittals and questions should be directed to the appropriate divisional office.

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UP102 Fabric



FF102



UP102



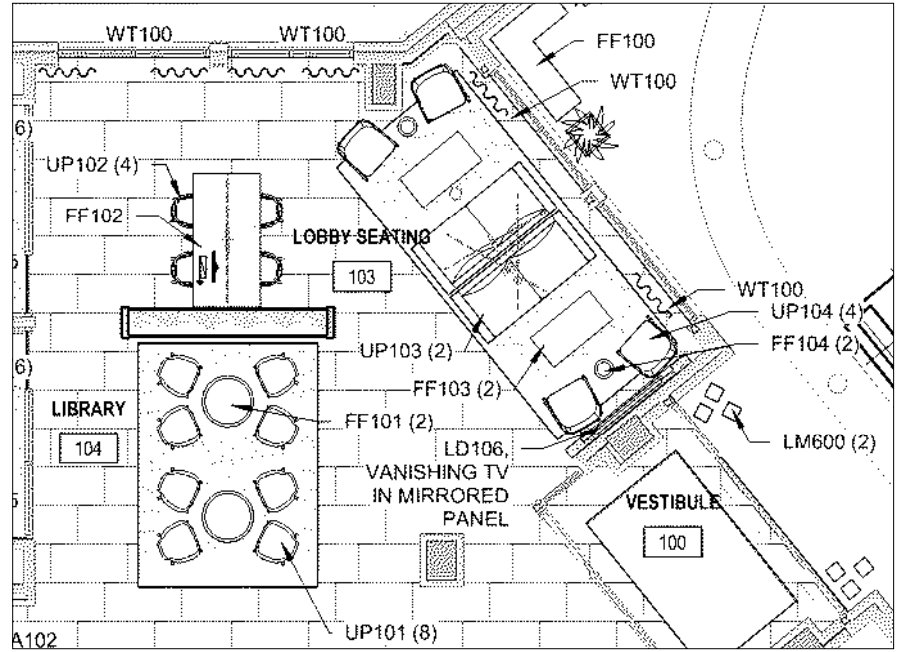
UP101



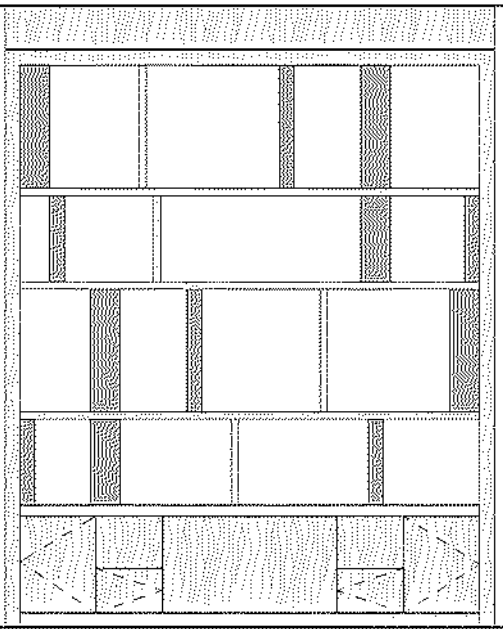
UP101 Fabric



FF101



1. LIBRARY OPEN SHELVING CONCEPT - WOOD AND METAL
2. LIBRARY OPEN SHELVING ELEVATION
3. **LD102** LIGHT FIXTURE OVER LIBRARY TABLE
4. **MT100** METAL FINISH AT LIBRARY SHELVING
5. **WD100** MAIN WOOD FINISH AT MILLWORK
6. **SS101** QUARTZ STONE COUNTERTOP AT LIBRARY MILLWORK
7. **CPT102** AREA RUG AT LIBRARY SHELVING
8. **VW100** MAIN WALLCOVERING
9. **TL100** MAIN FLOOR TILE, LARGE FORMAT 24"X48"



2.

7.



1.



2.



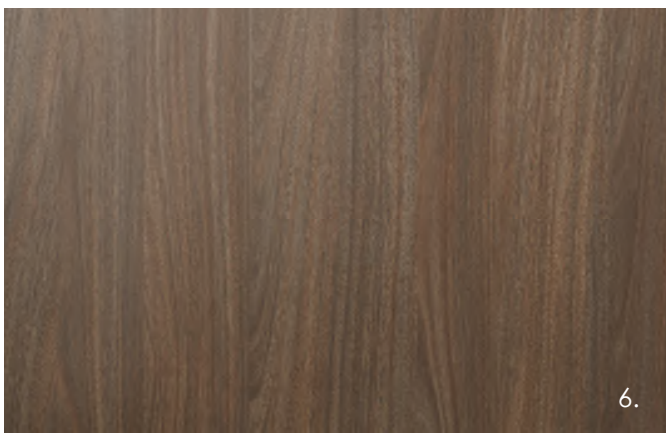
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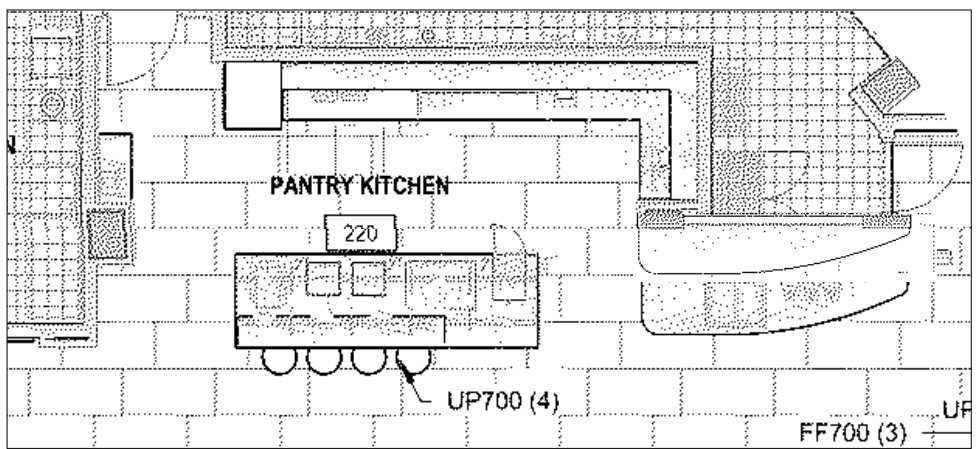
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6.



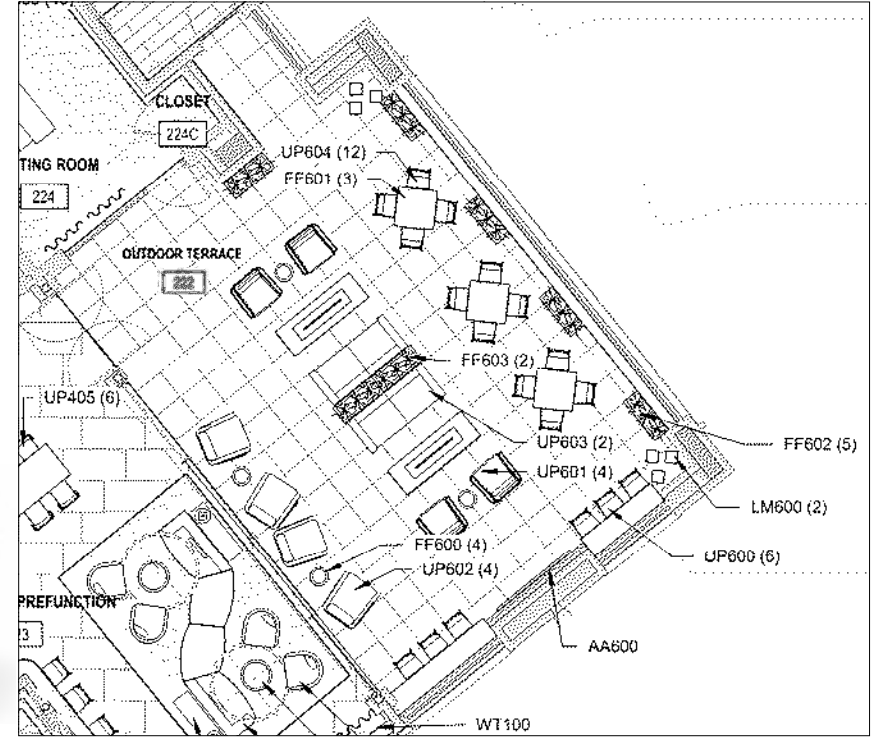
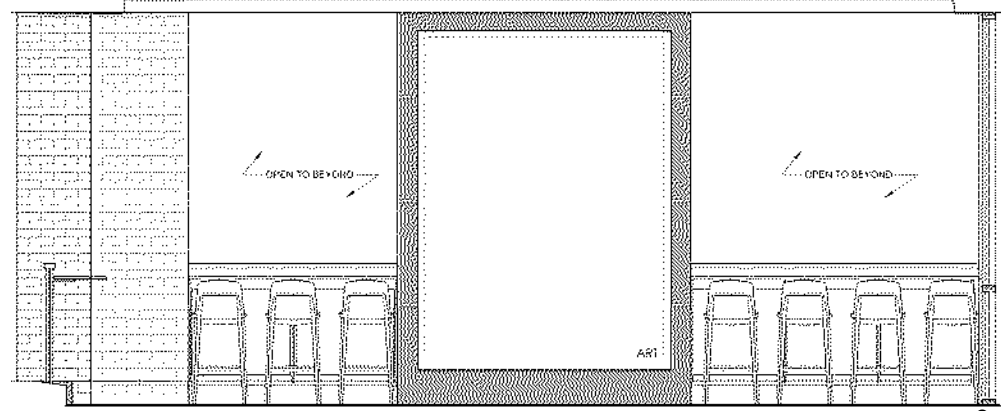
7.



1. **VW100** MAIN WALLCOVERING
2. **MT100** ACCENT METAL AT KITCHEN TABLE
3. AC KITCHEN OVERALL AESTHETIC CONCEPT
4. **SS101** 6MM SLAB COUNTER, SPLASH, WATERFALL
5. **TL700** ACCENT WALL TILE
6. **WD100** MAIN WOOD FINISH AT MILLWORK
7. **TL100** MAIN FLOOR TILE, LARGE FORMAT 24"X48"







1. ARCHITECTURAL LIGHTING CONCEPT INTEGRATED AT TOP OF ARCHITECTURAL 'BEAMS'
2. EXTERIOR WOOD PLANK CEILING FINISH TO MATCH ACCENT WOOD FINISH
3. **WD101** ACCENT WOOD FINISH
4. ILLUMINATED FOCAL ART CONCEPT WITH ACCENT LIGHTING AND LANDSCAPING.
5. DETAIL VIEW OF ART CONCEPT
6. **TL600** PAVERS, LARGE FORMAT 24" X 24"
7. PERMANENT BUILT-IN FIRE TABLE
8. DRINK RAIL INTEGRATED INTO RAILING CONCPET
9. ELEVATION OF FOCAL ART AND DRINK RAIL

Community Zoning Information Meeting (CZIM)

December 10, 2025

Please sign-in and leave your comments and/or concerns.

PH-26-03/MP-25-05/CU-25-07/V-26-01 / AC Hotel & Vertiport/Northwinds Summit

NAME	ADDRESS	COMMENTS
	No Comments	

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

April 9, 2025

MP-25-05/CU-25-07 Northwinds Summit Vertiport

NAME	ADDRESS	COMMENTS/Email address
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Contact Name: Frances Land Klee Telephone: 770 980 0808

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments or concerns. Letters were sent out via Kerioth referencing the above project and the zoning meeting on December 10, 2025 was attended.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Frances Land Klee Date: 12/19/2025

Print Form

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Contact Name: Frances Land Klee Telephone: 770 980 0808

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments or concerns. Letters were sent out via Kerioth referencing the above project and the zoning meeting on December 10, 2025 was attended.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:  Date: 12/19/2025

Print Form

December 2, 2025

Gabriel Herring, P.E.
361 Township Avenue, Suite 200
Ridgeland, MS 39157

RE: PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a change of condition and variance related to a hotel in the Northwinds Summit mixed-use development. A change of conditions is requested to increase the maximum height of a hotel from 6 to 7 stories (see attached renderings) and to increase the maximum number of hotel rooms from 140 to 165. A variance (V-26-01) is requested to Unified Development Code (UDC) Subsection 2.10.8(D) to allow EIFS as an exterior building material on a hotel. The hotel property is located at 2000 Summit Place and is legally described as being located in Land Lot 753, 1st District, 2nd Section, Fulton County, Georgia.

Additionally, this letter also serves as public notice for consideration of a master plan amendment and conditional use related to a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment (MP-25-05) is requested to the Northwinds Summit Master Plan to add 'Vertiport' as a conditional use (CU-25-07) and a conditional use request to allow 'Vertiport' for the applicant's proposed Vertiport. The Northwinds Summit property is located at 1000 and 2000 Summit Place and is legally described as being located in Land Lots 752, 753, 798 & 799, 1st District, 2nd Section, Fulton County, Georgia.

The **Community Zoning Information Meeting (CZIM)** will be held on **Wednesday, December 10, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the **City Council on Monday, January 26, 2026 at 6:30 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the hotel change of condition and variance request, please feel free to contact Gabriel Herring with Kerioth Corporation at your convenience. He can be reached at gcherring@kerioth.com.

If you have any questions regarding the 'Vertiport' master plan amendment and conditional use request, please contact Frances Land Klee with Pope and Land at fland@popeandland.com.

Sincerely,

Gabriel Herring, P.E.
w/ enclosures

11385 HAYNES BRIDGE RD
ALPHARETTA OWNER LLC
255 ALHAMBRA CIR STE 760
MIAMI FL 33134

BALBOA HOLDINGS LLC
9550 ROD RD
ALPHARETTA GA 30022

CURRENT OCCUPANT
1000 SUMMIT PLACE
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION
600 W PEACHTREE NW
ATLANTA GA 30308

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

LWV TPA GA 400 LLC
3350 RIVERWOOD PKWY STE 750
ATLANTA GA 30339

NORTHWIND SUMMIT DEVELOPMENT L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

P & L SUMMIT BCI L P
10 GLENLAKE RD NE SUITE 300
ATLANTA GA 30328

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

PLMH NORTHWINDS LP
3330 CUMBERLAND BLVD SE STE 30
ATLANTA GA 30339



NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

CHANGE OF
CONDITIONS[illegible]

T. 404.879.2001
www.reesevanderbilt.com



KERIOTH
361 Township Avenue, Suite 200
Ridgeland, MS 39157

AC MARRIOTT
HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

[illegible]

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095
Principal-in-Charge	Project No.
DESIGNER'S NAME	
Project Designer	
PA'S NAME	As indicate
Project Architect	Scaler
PMS NAME	
Project Manager	
Drawn By: utor	AR-1.2
	Drawn No.

[illegible]



KERIOTH
361 Township Avenue, Suite 200
Ridgeland, MS 39157

AC MARRIOTT
HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

[illegible]

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095
Principal-in-Charge	Project No.
DESIGNER'S NAME	
Project Designer	
PA'S NAME	As indicate
Project Architect	Scale:
PMS NAME	
Project Manager	
Drawn By: <u>uthor</u>	AR-1.3
	Drawing No.

[illegible]

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Contact Name: Frances Land Klee Telephone: 770 980 0808

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments or concerns. Letters were sent out via Keriioth referencing the above project and the zoning meeting on December 10, 2025 was attended.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
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| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Frances Land Klee Date: 12/19/2025

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC
255 ALHAMBRA CIR STE 760
MIAMI FL 33134

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION
600 W PEACHTREE NW
ATLANTA GA 30308

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

NORTHWIND SUMMIT DEVELOPMENT L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

NORTHWINDS LAND LLC
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

P & L SUMMIT BCI L P
10 GLENLAKE RD NE SUITE 300
ATLANTA GA 30328

P&L SUMMIT BCI LP
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

PLMH NORTHWINDS LP
3330 CUMBERLAND BLVD SE STE 30
ATLANTA GA 30339

CURRENT OCCUPANT
1000 SUMMIT PLACE
ALPHARETTA GA 30009



September 15, 2025

11385 HAYNES BRIDGE RD ALPHARETTA OWNER, LLC
255 Alhambra Circle
Suite 760
Miami, FL 33134

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

This item will be considered by the **Planning Commission on Thursday, October 2, 2025, at 6:30 PM and City Council on Monday, October 27, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact us at your convenience. We can be reached at fland@popeandland.com / karmstrong@popeandland.com or (770) 980-0808.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frances Land Klee".

Frances Land Klee

A handwritten signature in blue ink, appearing to read "W. K. Armstrong".

Kerry Armstrong



September 15, 2025

F7 NWO, LLC
3455 Peachtree Road, NE
Suite 650
Atlanta, GA 30326

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Frances Land Klee

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Kerry Armstrong



September 15, 2025

Georgia Department of Transportation
600 W Peachtree Street, NW
Atlanta, GA 30308

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Frances Land Klee

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Kerry Armstrong



September 15, 2025

Northwinds Summit Development, LP
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Sincerely,

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Frances Land Klee

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Kerry Armstrong



September 15, 2025

NORTHWINDS SUMMIT, LP
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Kerry Armstrong



September 15, 2025

P&L SUMMIT BCI, L.P.
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Kerry Armstrong



September 15, 2025

CURRENT OCCUPANT
1000 Summit Place
Alpharetta, GA 30009

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

This item will be considered by the **Planning Commission on Thursday, October 2, 2025, at 6:30 PM and City Council on Monday, October 27, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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Frances Land Klee

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Kerry Armstrong



September 15, 2025

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S. Main Street
Alpharetta, GA 30009

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Frances Land Klee

A handwritten signature in blue ink, appearing to read "W. Kerry Armstrong".

Kerry Armstrong



September 15, 2025

FULTON COUNTY BOARD OF EDUCATION
6201 Powers Ferry Road, NW
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

This item will be considered by the **Planning Commission on Thursday, October 2, 2025, at 6:30 PM and City Council on Monday, October 27, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact us at your convenience. We can be reached at fland@popeandland.com / karmstrong@popeandland.com or (770) 980-0808.

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Frances Land Klee

A handwritten signature in blue ink, appearing to read "W. K. Armstrong".

Kerry Armstrong



September 15, 2025

HAYNES BRIDGE PARTNERS, LLC
976 W. Point Court
Lithia Springs, GA 30122

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Kerry Armstrong



September 15, 2025

NORTHWINDS LAND, LLC
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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Kerry Armstrong



September 15, 2025

P & L SUMMIT BCI, LP
10 Glenlake Road, NE
SUITE 300
ATLANTA GA 30328

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

Dear Property Owner:

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Kerry Armstrong



September 15, 2025

PLMH NORTHWINDS, LP
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

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Kerry Armstrong



September 15, 2025

Frances Land Klee and Kerry Armstrong
3330 Cumberland Blvd., SE
Suite 300
Atlanta, GA 30339

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

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11385 HAYNES BRIDGE RD
ALPHARETTA OWNER, LLC
255 ALHAMBRA CIR, STE 760
MIAMI, FL 33134

NORTHWINDS LAND, LLC
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

F7 NWO, LLC
3455 PEACHTREE RD NE, STE 650
ATLANTA, GA 30326

P & L SUMMIT BCI, LP
10 GLENLAKE RD NE
SUITE 300
ATLANTA, GA 30328

GEORGIA DEPARTMENT OF
TRANSPORTATION
600 W PEACHTREE STREET, NW
ATLANTA, GA 30308

PLMH NORTHWINDS, LP
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

NORTHWINDS SUMMIT
DEVELOPMENT, LP
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

FRANCES LAND KLEE AND
KERRY ARMSTRONG
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

NORTHWINDS SUMMIT, LP
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

P&L SUMMIT BCI, L.P.
3330 CUMBERLAND BLVD. SE
STE 300
ATLANTA, GA 30339

CURRENT OCCUPANT
1000 SUMMIT PLACE
ALPHARETTA, GA 30009

DEVELOPMENT AUTHORITY OF
ALPHARETTA
2 S. MAIN ST
ALPHARETTA, GA 30009

FULTON COUNTY BOARD OF
EDUCATION
6201 POWERS FERRY RD, NW
ATLANTA, GA 30339

HAYNES BRIDGE PARTNERS, LLC
976 W. POINT CT
LITHIA SPRINGS, GA 30122



KERITH CORPORATION

361 Township Avenue
Suite 200
Ridgeland, MS 39157

November 3, 2025

VIA HAND DELIVERY

City of Alpharetta

Attn: Ms. Kathi Cook, Community Development Director
Mr. Michael Woodman, Planning & Development Services Manager
2 Park Plaza
Alpharetta, GA 30009

**RE: AGANWKH, LLC (Owner) – Letter of Intent
2000 Summit Place, Lot #1, Alpharetta, GA 30009
AC Hotel by Marriott Northwinds Summit
Change of Conditions Request and Variance Request / City of Alpharetta, GA**

Dear Ms Cook and Mr. Woodman:

Pursuant to the City of Alpharetta's application requirements for a Change of Conditions and Variance, Owner is required to provide a **Letter of Intent** outlining the basis for the requested actions. Accordingly, please find below Owner's intent for the items noted herein.

Applicant's Request

- 1) **Change of Conditions** – Owner is requesting an increase to the existing permitted 6 stories to permit 7 stories for a hotel extending to a height to be completed as indicated on the Building Elevations of the Change of Conditions Submittal prepared by Reese Vanderbilt & Associates, LLC consisting of pages *AE-2.1, AE-2.2, AE-2.3 and AE-2.4 (all dated November 3, 2025)* and that said hotel shall be permitted to have a maximum of 165 guest rooms instead of the maximum 140 guest rooms currently permitted in the Northwinds Master Plan and/or any other City of Alpharetta ordinance(s).
- 2) **Variance** – Owner is requesting a variance ("Variance") to also allow the use of Exterior Insulation and Finish System(s) ("EIFS") for portions of the exterior façade of the Hotel Building in addition to the other exterior façade materials already permitted in the Northwinds Master Plan and/or any other City of Alpharetta ordinance(s).

Applicant's Intent

- 1) **Change of Conditions** – The increase in the permitted number of stories for the hotel from 6 stories to 7 stories and the increase in the permitted number of guest rooms from 140 to 165 allows the AC Hotel by Marriott at Northwinds Summit to meet the market demand and positions the hotel to be economically feasible in market conditions that have seen unprecedented increases in development and construction costs. The proposed increase in guest rooms to 165 has been reviewed for project viability including parking requirements. The Owner is requesting a Change of Conditions permitting the Hotel Building to be 7 stories instead of the currently permitted 6 stories. Additionally, the Owner is requesting that the maximum allowable guest rooms be increased from the current allowable maximum of 140 guest rooms to permit and allow 165 guest rooms.

City of Alpharetta

Ms. Kathi Cook, Community Development Director

Mr. Michael Woodman, Planning & Development Services Manager

November 3, 2025

Page 2 of 2

- 2) **Variance** – Owner is requesting a variance (“Variance”) to allow the use of Exterior Insulation and Finishings System(s) (“EIFS”) on portions of the façade of the AC Hotel by Marriott at Northwinds Summit. The project is designed to utilize a number of the façade materials already allowed in the Northwinds Master Plan and the City of Alpharetta ordinances, including but not limited to masonry, ACM, glass & stucco. Presently, the permitted “stucco” only allows for the use of “cement stucco,” which use today, represents some significant disadvantages for the limited portions of the Hotel Building that call for “stucco” as compared to EIFS. The following are just a few examples of why EIFS is superior to cement stucco in most applications today. These examples are why Owner is requesting the Variance to allow the use of EIFS on portions of the exterior façade of the Hotel Building; **(a)** properly installed EIFS provides superior building envelope moisture control and water proofing; **(b)** EIFS provides for a much improved building energy efficiency and more readily meets the new energy codes; **(c)** the manpower and the expertise to properly install EIFS as opposed to cement stucco is much more readily available; **(d)** the long term maintenance of EIFS over cement stucco (particularly in southeastern climates) is more economical and long lasting; **(e)** any repairs required to EIFS are much easier and less costly to execute than repairs to cement stucco; **(f)** there is a much lower potential for unsightly cracking in EIFS than in cement stucco, and finally; **(g)** there are cost savings benefits for the initial installation and ongoing maintenance of EIFS as opposed to cement stucco.

Owner has provided all checklist items required in support of this Request and Intent. Thank you for your consideration, and please let us know if you have any questions or require additional information.

With kind regards,

AGANWKH, LLC

By: Kerioth Realty Company, LLC
Its Manager



By: _____
Clinton G. Herring, Jr.
Manager

C: 191159:03:N:09



October 30, 2025

City of Alpharetta

Attn: Ms. Kathi Cook, Community Development Director
Mr. Michael Woodman, Planning & Development Services Manager
2 Park Plaza
Alpharetta, GA 30009

Subject: Confirmation of Support and Authorization – Northwinds Summit Entitlement Exchange for Hotel Expansion to 165 Rooms.

Dear Ms. Cook and Mr. Woodman,

Pope & Land Real Estate, as the developer and owner of the Northwinds Summit mixed use project, hereby confirms our support for and authorization of the following entitlement exchange within the existing, approved zoning for Northwinds Summit:

Final Conditions 5(d): “Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 square feet of office for 16 additional hotel rooms.”

Based on the above, the hotel is requesting an exchange of 20,000 square feet of office for 25 additional hotel rooms. This will increase the hotel entitlement in Northwinds Summit from the current maximum of 140 rooms to a new maximum of 165 rooms. Pope & Land fully supports this entitlement exchange.

We appreciate the City’s continued collaboration and consideration. Please accept this letter as our formal acknowledgment and authorization of the proposed entitlement exchange. Should you have any questions or need additional information, please feel free to contact our office.

Sincerely,

POPE & LAND REAL ESTATE

By: Kerry Armstrong / Frances Land Klee

Kerry Armstrong, Managing Director and Frances Land Klee, Project Director
Pope & Land Real Estate

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Brian Nettles

Telephone: 601-368-9950

Address: 361 Township Ave

Suite: Suite 200

City Ridgeland

State: MS

Zip: 39157

Fax: 601-368-9975

Mobile Tel: 601-672-1747

Email: bwnettles@kerioth.com

Subject Property Information:

Address: 2000 Summit Place, Lot#1 - Northwinds Summit

Current Zoning: MU

District: 1st

Section: 2nd

Land Lot: 753

Parcel ID: Lot 1

Proposed Zoning: MU

Current Use: vacant / undeveloped

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☐ Exception

☐ Other (Specify):

Change of Conditions

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

AC Hotel by Marriott at Northwinds Summit

Applicant's Request (Please itemize the proposal):

1) Change of Conditions – Owner is requesting an increase to the existing permitted 6 stories to permit 7 stories for a hotel extending to a height to be completed as indicated on the Building Elevations of the Change of Conditions Submittal prepared by Reese Vanderbilt & Associates, LLC consisting of pages AE-2.1, AE-2.2, AE-2.3 and AE-2.4 (all dated November 3, 2025) and that said hotel shall be permitted to have a maximum of 165 guest rooms instead of the maximum 140 guest rooms currently permitted in the Northwinds Master Plan and/or any other City of Alpharetta ordinance(s).

2) Variance – Owner is requesting a variance (“Variance”) to also allow the use of Exterior Insulation and Finish System(s) (“EIFS”) for portions of the exterior façade of the Hotel Building in addition to the other exterior façade materials already permitted in the Northwinds Master Plan and/or any other City of Alpharetta ordinance(s).

Applicant's Intent *(Please describe what the proposal would facilitate):*

1) Change of Conditions – The increase in the permitted number of stories for the hotel from 6 stories to 7 stories and the increase in the permitted number of guest rooms from 140 to 165 allows the AC Hotel by Marriott at Northwinds Summit to meet the market demand and positions the hotel to be economically feasible in market conditions that have seen unprecedented increases in development and construction costs. The proposed increase in guest rooms to 165 has been reviewed for project viability including parking requirements. The Owner is requesting a Change of Conditions permitting the Hotel Building to be 7 stories instead of the currently permitted 6 stories. Additionally, the Owner is requesting that the maximum allowable guest rooms be increased from the current allowable maximum of 140 guest rooms to permit and allow 165 guest rooms.

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PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Clinton G. Herring, Jr.

Telephone: 601-368-9950

Address: 361 Township Ave

Suite: Suite 200

City: Ridgeland

State: MS

Zip: 39157

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☒ Variance

☐ Master Plan

☐ Land Use Application

☒ Other Change of Condition

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brian Nettles

Telephone: 601-368-9950

Address: 361 Township Ave

Suite: 200

City: Ridgeland

State: MS

Zip: 39157

So Sworn and Attested:

Owner Signature: _____

*AGANWIKIT, LLC/owner
Kenioth Realty Company, LLC, manager
Clinton G. Herring, Jr. manager*

Date: _____

10.30.2025

Notary:

Notary Signature: _____

Elizabeth W. Orlis



Date: _____

10.30.2025

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **AC Hotel by Marriott - AGANWKH, LLC/Owner**

Subject Public Hearing Case: **Request for Change of Conditions to 7 stories and 165 rooms & Facade Materials Variance**

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: **Kerioth Realty Company, LLC /Clint G. Herring Jr.** Position: **Manager**

Description of Contribution: **N/A** Value: **N/A**

Description of Contribution: **N/A** Value: **N/A**

Description of Contribution: **N/A** Value: **N/A**

Description of Contribution: **N/A** Value: **N/A**

Description of Contribution: **N/A** Value: **N/A**

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: **AGANWKH, LLC, owner**
Kerioth Realty Company, LLC, manager
Clint G. Herring, Jr. manager

Date: **10.30.2025**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The AC Hotel by Marriott is part of Northwinds Summit and its Master Plan, which included entitlement for a hotel of the same type.

How will this proposal affect the use and value of the surrounding properties?

It will enhance values because of the hotel's quality, brand, and the fact that the hotel progresses the Master Plan of Northwinds Summit.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, the property needs to permit an increase in stories to 7, allowing for the number of rooms to increase to 165 to be economically feasible.

What would be the increase to population and traffic if the proposal were approved?

An increase of 25 hotel rooms would result in no material net traffic increase, especially after considering the reduction of Class A Office entitlement, resulting from the net increase in hotel rooms.

What would be the impact to schools and utilities if the proposal were approved?

No school impact (if any), and no material net utility impact, after considering the reduction of Class A Office entitlement resulting from the net increase in hotel rooms.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The current Northwinds Summit Master Plan contains a hotel entitlement so there is no impact to the Comprehensive Plan, or the Future Land Use Map.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Development in the surrounding area indicates increasing hotel demand generators.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application. [SEE: Northwinds Summit Master Plan Approved by the City of Alpharetta](#)

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The site has limited construction area due to it being in a mixed-use development.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The zoning standard of the Northwinds Overlay District require hard coat stucco, which requires very extensive waterproofing and flashing details in order to prevent short-term and long-term water intrusion issues. The required methods are a less desirable building design, and are cost prohibitive.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

None other than those stated above.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

The Zoning Code for Northwinds is specific to the Northwinds Overlay District. EIFS is allowed elsewhere in the City of Alpharetta. As such, it should not be deemed detrimental to the public good. Additionally, the superior water intrusion benefits of drainable EIFS, the increased energy efficiency and improved long term maintenance characteristics will provide a net benefit to the public and the City of Alpharetta. The exterior finish of EIFS on the AC Hotel by Marriott project can and will substantially maintain the same physical and aesthetic appearance of hard coat stucco.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: AC Hotel - Northwinds Summit

Contact Name: Brian Nettles Telephone: 601.368.9950

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

NORTHWINDS SUMMIT L P, 3330 CUMBERLAND BLVD, ATLANTA, GA 30339

P&L SUMMIT BCI L P, 3330 CUMBERLAND BLVD, STE 300, ATLANTA, GA 30339

NORTHWINDS LAND LLC, 3330 CUMBERLAND BLVD, STE 300, ATLANTA, GA 30339

DEVELOPMENT AUTHORITY OF ALPHARETTA, 2 S MAIN ST, ALPHARETTA, GA 30009

NORTHWIND SUMMIT DEVELOPMENT L P, 3330 CUMBERLAND BLVD, STE 300, ATLANTA, GA 30339

LWV TPA GA 400 LLC, 3350 RIVERWOOD PKWY, STE 750, ATLANTA, GA 30339

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC, 255 ALHAMBRA CIR, STE 760, MIAMI, FL 33134

LWV TPA GA 400 LLC, 3350 RIVERWOOD PKWY, STE 750, ATLANTA, GA 30339

F7 NWO LLC, 3455 PEACHTREE RD NE, STE 650, ATLANTA, GA 30326

BALBOA HOLDINGS LLC, 9550 ROD RD, ALPHARETTA, GA 30022

NORTHWINDS LAND LLC, 3330 CUMBERLAND BLVD, STE 300, ATLANTA, GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION, 600 W PEACHTREE NW, ATLANTA, GA 30308

NORTHWINDS LAND LLC, 3330 CUMBERLAND BLVD, STE 300, ATLANTA, GA 30339

P&L SUMMIT BCI LP 3330 CUMBERLAND BLVD STE 300 ATLANTA GA 30339

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Email or by Phone: bwnettles@kerioth.com and/or 601.368.9950

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: AC Hotel - Northwinds Summit

Contact Name: Brian Nettles Telephone: 601.368.9950

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

List of Property Owners Continued - Page 17 (2 of 2 pages)

P&L SUMMIT BCI LP, 10 GLENLAKE RD NE, SUITE 300, ATLANTA, GA 30328

PLMH NORTHWINDS LP, 3330 CUMBERLAND BLVD SE, STE 30, ATLANTA, GA 30339

P & L SUMMIT BCI LP, 10 GLENLAKE RD NE SUITE 300, ATLANTA, GA 30328

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Email or by Phone: bwnettles@kerioth.com and/or 601.368.9950

LEGAL DESCRIPTION OF SUBJECT PROPERTY

AC Hotel by Marriott

11/03/2025

Lot 1, Northwinds Summit

All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.925 acres.

A.C. ALPHARETTA HOTEL

ALPHARETTA L.D.P.#: D230046
FULTON CO.#: WRN23-117

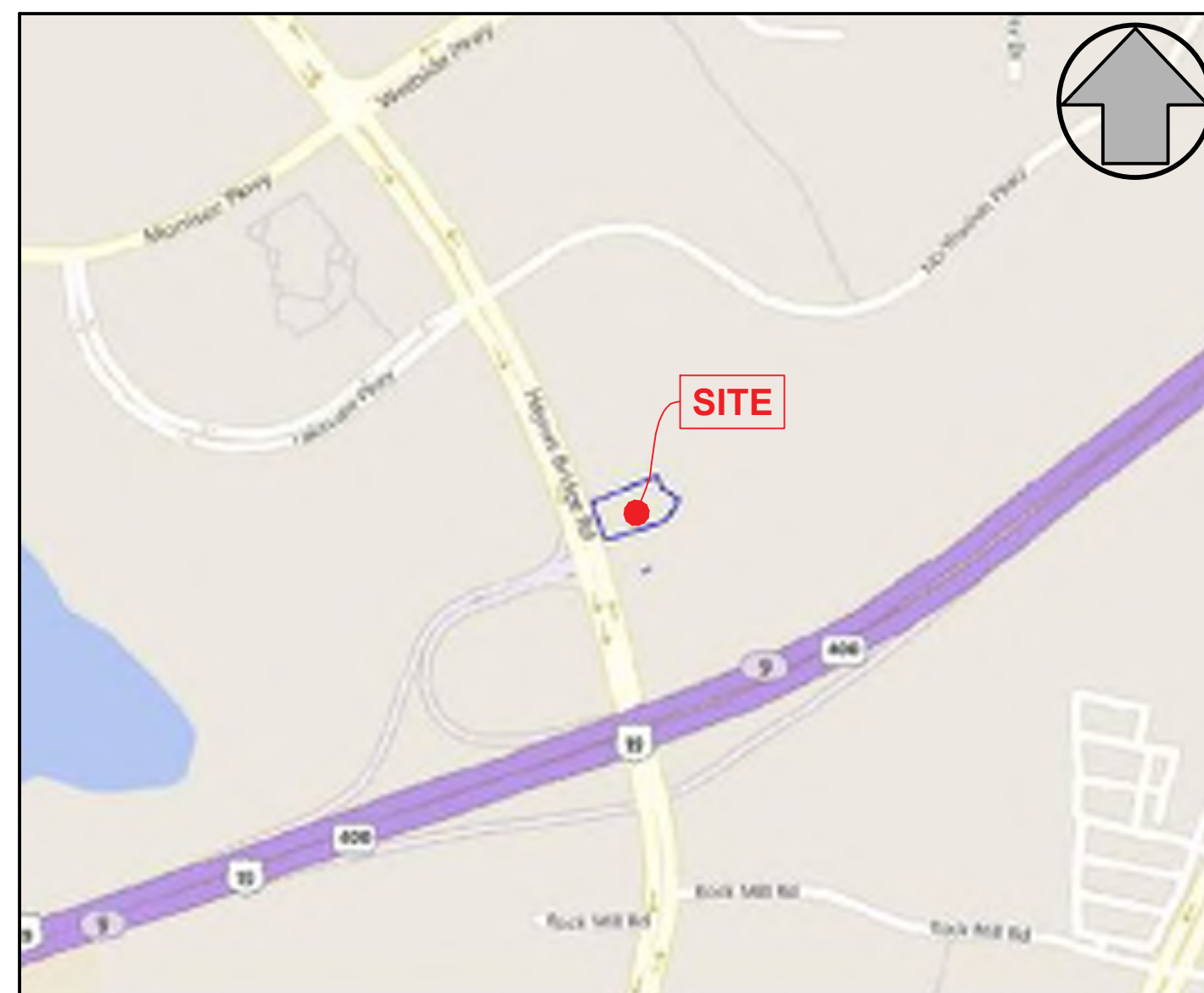
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT, ALPHARETTA, FULTON COUNTY, GEORGIA, 30009

PARCEL 12~285007530688 - LAND LOT 753 - 1st DISTRICT - ZONED 'MU'

OWNER / DEVELOPER

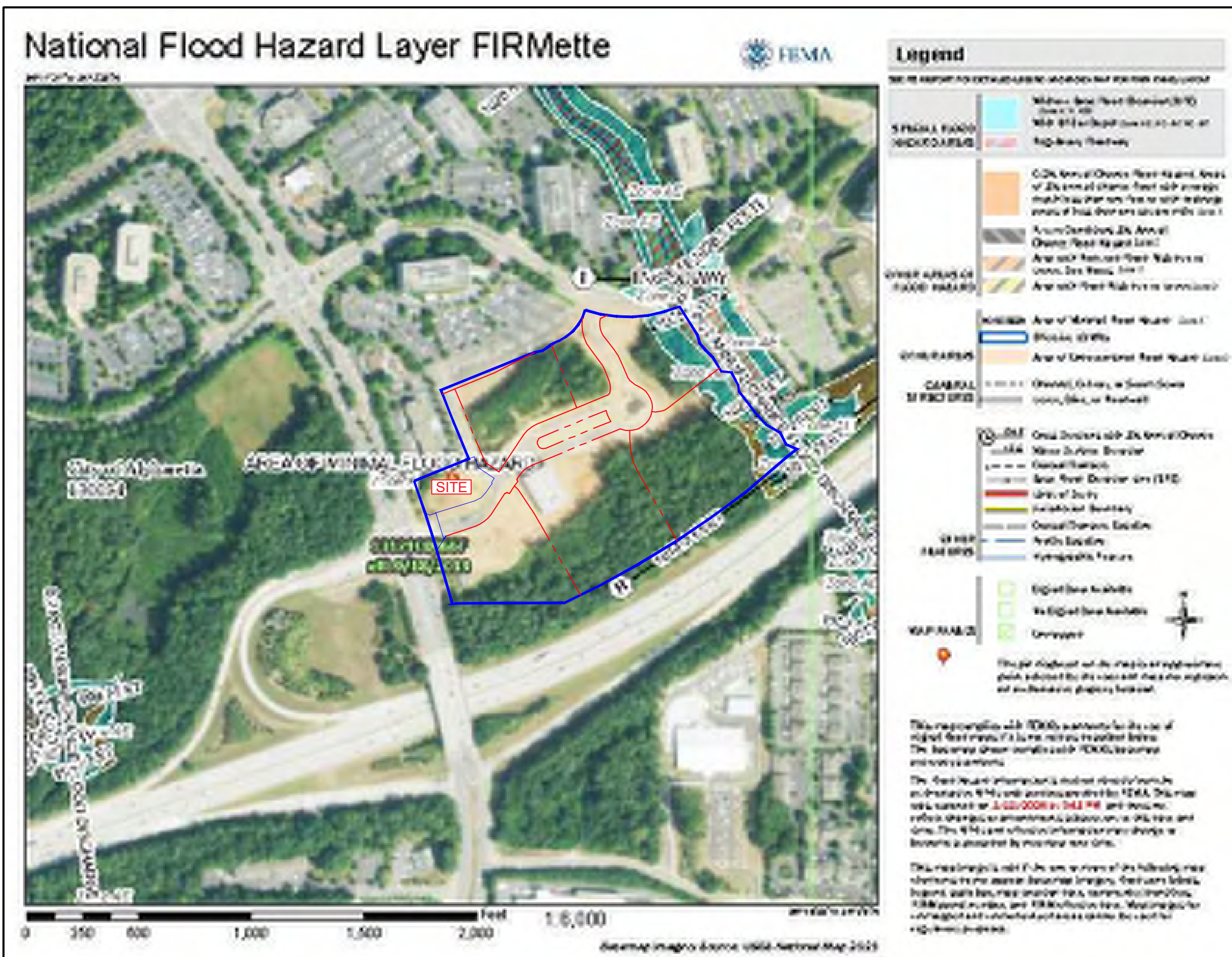
KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200,
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

ENGINEERS

HAINES GIPSON & ASSOCIATES
Civil ■ Structural ■ Bridge
1550 North Brown Road, Suite 145
Lawrenceville, GA 30043
Phone: 770-491-7550 ■ Fax: 770-491-7550
CONTACT: R. Clay Lewis, P.E.
Luke Ferguson, P.E.
(lferguson@hainesgipson.com)

LOCATION MAP

Not to Scale



WATER AND WASTEWATER SERVICES PROVIDED BY FULTON COUNTY.

CONTRACTOR MUST ATTEND CITY OF ALPHARETTA
PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.

ZONING STIPULATIONS NOTE:

THIS PLAN REFLECTS CONDITIONS STIPULATED THROUGH PUBLIC HEARING
REGARDING CASE CLUP-17-03/MP-17-05/2-17-05/CI-17-05/5-17-11 NORTHWINDS
SUMMIT/POPE AND LAND, & PH-17-32.TWO COPIES OF THE NPDES NOTICE OF INTENT (NOI) MUST BE PROVIDED TO
THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

FIRE FLOW TEST INFORMATION

TESTING DATE: 11/22/2023
STATIC PRESSURE: 94 PSI
RESIDUAL PRESSURE: 75 PSI
TOTAL FLOW: (Not Provided)
FLOW @ 20 PSI: 2,481 GPMNOTE: SEE SHEET C-0.1 FOR OFFICIAL FIRE FLOW TEST SHEETS & MAP
DEPICTING TEST WORK LOCATION.

GA. EPD DISTRICT OFFICE

MOUNTAIN DISTRICT - ATLANTA SATELLITE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
4244 INTERNATIONAL PARKWAY, SUITE 114
ATLANTA, GEORGIA 30354-3906
PHONE: (404) 362-2671

ES&PC PLAN - SECONDARY PERMITTEES:

APPLICABLE PORTIONS OF THE ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO
THE SECONDARY CONDUCTIVITY ANY CONSTRUCTION ACTIVITY IN THE EVENT OF ANY CHANGE TO THE PLAN.
THE SECONDARY PERMITTEES LISTED BELOW ACKNOWLEDGE RECEIPT OF THE APPROVED ES&PC PLAN, HAVE
REVIEWED AND AGREE TO PROVIDE THE APPROVED ES&PC MEASURES AS A MINIMUM.

DATE: _____ SECONDARY PERMITTEE NAME / SIGNATURE: _____

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CERTIFICATION:

PER THE GEORGIA DEPARTMENT OF NATURAL RESOURCES EPO-CHAPER 391-3-7, SECTION 10, "ALL APPLICATIONS
SHALL CONTAIN A CERTIFICATION STATING THAT THE PLAN PREPARED BY HIS DESIGNEE HAS VISITED THE SITE PRIOR TO
CREATION OF THE PLAN." AS SUCH, I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO
THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN
APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY
CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE
STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY
WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER
OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO
MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.I CERTIFY THAT AS DESIGN PROFESSIONAL AND ES&PC PREPARED, I WILL INSPECT THE INSTALLATION OF THE INITIAL
SEDIMENT STORAGE REQUIREMENTS AND PERIMETER BMPs WITHIN 7 DAYS AFTER INSTALLATION. THE CONTRACTOR SHALL
NOTIFY THE OWNER HAINES GIPSON AND ASSOCIATES, INC. AS SOON AS IMPLEMENTATION HAS OCCURRED. I WILL PROVIDE
THE OWNER WITH A WRITTEN CONFIRMATION OF THIS INSPECTION AND THE CONTRACTOR SHALL KEEP A COPY OF THE INITIAL
INSPECTION LETTER ON SITE AT ALL TIMES AS PROOF OF THE VISIT.I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS HAVE BEEN PREPARED UNDER MY
DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY
GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE
SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS,
TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT
PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING
VIOLATIONS.04 / 14 / 2025
DATE:R. Clay Lewis
R. Clay Lewis, P.E. - GSWCC Cert. #900

Code	Name	Facility Type	Phone
AGL134	Atlanta Gas Light	Gas	470-456-8266
ALP51	City of Alpharetta	Traffic (telcom)	678-287-6240
ATT01	AT&T	Telecommunication	305-409-1542
BSCA	AT&T	Telecommunication	305-409-1542
CMAFUL	Comcast	Telecommunication	678-708-7112
FBRILE	Fiberlight, LLC	Telecommunication	800-672-0181, Ext. 2
FUL01	Fulton County	Water	404-612-4248
FUL02	Fulton County	Sewer	404-612-4248
GPB13	Georgia Power	Electric	404-506-6539
LEV3	CenturyLink	Telecommunication	877-366-8344
MCIO2	Verizon Business	Telecommunication	800-624-9875

GENERAL NOTES:

- SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400. CITY OF ALPHARETTA, FULTON CO. GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (7) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 165 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMAL ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
- TOTAL NORTHWINDS SUMMIT AREA= 24.46 AC. HOTEL TRACT= ±0.93 AC.; DISTURBED AREA= ±0.9 AC.; IMPERVIOUS AREA= 0.62 AC.
- OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
- PLANS BASED UPON SURVEY BY GEOSURVEY LTD., DATED 11/08/2017; REVISED 12/20/2018. VERTICAL DATUM NAVD 83. HORIZONTAL DATUM NAD 83. TBM IS SET REBAR AT ELEV. 1085.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
- ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
- ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
- ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
- CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
- NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 131210006E DATED SEPTEMBER 18, 2013.
- NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
- ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
- EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
- UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTAMPEATED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
- ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD); PROVIDE (2) TWO COATS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT HC RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). HC RAMF FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

IFC 510 Compliance Acknowledgment

Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERACS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERACS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.

By signing below, I acknowledge that I have read the above statement on IFC 510:

Signature: *R. Lewis*
Print Name: *Brian Nettles*
Association with Project: *Owner / Developer*
Date: *12/07/2023*
Project Name: *A.C. ALPHARETTA HOTEL @ NORTHWINDS SUMMIT*
Project Address: *2000 SUMMIT PLACE*

SHEET INDEX

Sheet	Title	Sheet	Title
C-0.0	COVER SHEET	C-0.1	EROSION CONTROL CONSTRUCTION DETAILS
	BOUNDARY & TOPOGRAPHIC SURVEYS	C-0.2	EROSION CONTROL CONSTRUCTION DETAILS
C-0.1	ZONING INFORMATION	C-0.3	EROSION CONTROL CONSTRUCTION DETAILS
C-0.2	SITE REFERENCE PLAN	C-0.4	EROSION CONTROL CONSTRUCTION DETAILS
C-1.0	SITE PLAN	TP-0.1	TREE SURVEY & ASSESSMENT PLAN
C-1.1	SITE FIRE ACCESS PLAN	TP-0.2	EXISTING TREE ASSESSMENT REPORT
C-2.0	UTILITY NOTES	TP-1	TREE PROTECTION PLAN - MASTER SITE PLAN
C-2.1	UTILITY PLAN	TP-2	TREE PROTECTION PLAN - TREE CARE PLAN
C-3.0	GRADING PLAN	TP-2.1	TREE PROTECTION PLAN - BOUNDARY TREE LETTER
C-3.1	DRAINAGE PLAN	TP-3	TREE PROTECTION PLAN - MASTER CALCULATIONS
C-4.0	EROSION CONTROL NOTES	TP-4	TREE PROTECTION PLAN - AC HOTEL SITE
C-4.1	PHASE-I EROSION CONTROL PLAN	HS-0.1	GENERAL NOTES & ABBREVIATIONS
C-4.2	PHASE-II EROSION CONTROL PLAN	HS-0.2	SPECIFICATION NOTES
C-4.3	PHASE-III EROSION CONTROL PLAN	HS-0.3	SPECIFICATION NOTES
C-5.0	STORM SEWER PIPE PROFILES	HS-1	HARDSCAPE IMPROVEMENT PLANS
C-6.0	SANITARY SEWER PIPE PROFILES	HS-2	SITE LIGHTING LAYOUT PLAN
C-6.1	SITWORK CONSTRUCTION DETAILS	HS-3	HARDSCAPE LAYOUT PLAN
C-6.2	SITWORK CONSTRUCTION DETAILS	HS-4	HARDSCAPE IMPROVEMENT DETAILS
C-7.0	UTILITIES CONSTRUCTION DETAILS	HS-5	HARDSCAPE IMPROVEMENT DETAILS
C-7.1	UTILITIES CONSTRUCTION DETAILS	LS-1	LANDSCAPE DEVELOPMENT PLAN
C-7.2	UTILITIES CONSTRUCTION DETAILS	LS-2	LANDSCAPE DEVELOPMENT DETAILS
C-8.0	GRADING & DRAINAGE CONSTRUCTION DETAILS	LS-3	LANDSCAPE DEVELOPMENT DETAILS
C-8.1	GRADING & DRAINAGE CONSTRUCTION DETAILS	IR-1	IRRIGATION LIMITS PLAN
C-8.2	GRADING & DRAINAGE CONSTRUCTION DETAILS	ZS-1.0	OVERALL ZONING SITE PLAN
C-8.3	GRADING & DRAINAGE CONSTRUCTION DETAILS	ZS-1.1	PARTIAL ZONING SITE PLAN
C-8.4	GRADING & DRAINAGE CONSTRUCTION DETAILS	ZS-2.0	OPEN SPACE PLAN
C-9.0	EROSION CONTROL CONSTRUCTION DETAILS		

More info below.
Call before you dig.Dial 811
Or Call 800-282-7411THE LOCATION OF ALL UTILITIES SHOWN OR BEING SHOWN SHOWN ON THESE DRAWINGS ARE APPROXIMATE & HAVE
OBTAINED FROM RECORDS AT THE BUREAU OF THE UTILITY OFFICE. HAINES GIPSON AND ASSOCIATES, INC. DOES NOT
GUARANTEE THE LOCATION, DEPTH, OR CONDITION OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE INFORMATION IS
NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO BE RESPONSIBLE FOR
ANY DAMAGE TO ANY UTILITIES. THE CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES. THE CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.CAUTION NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF
EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY
COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS
NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO
CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING
DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES
SHALL INCLUDE TRAFFIC SIGNAL AND FERRIS OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY
OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT
WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.N.P.D.E.S. PRIMARY PERMITTEE
KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950
EMAIL: BWNETTLES@KERIOTH.COM
24-HR. CONTACT: MR. BRIAN W. NETTLES
24-HR. PHONE: 601-368-9950

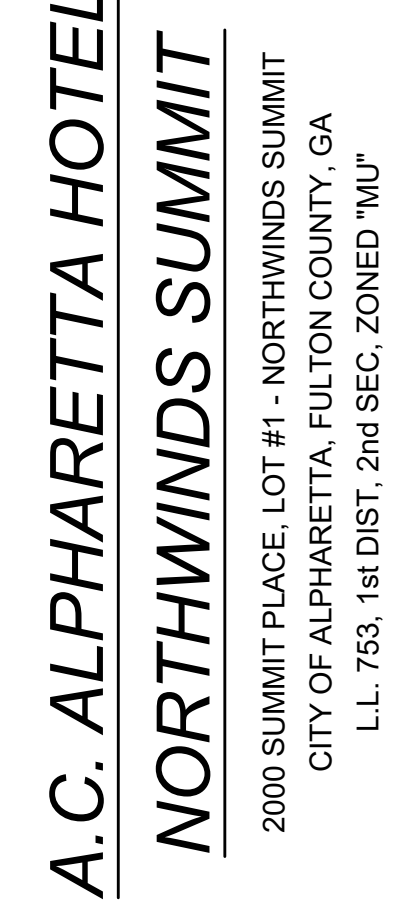
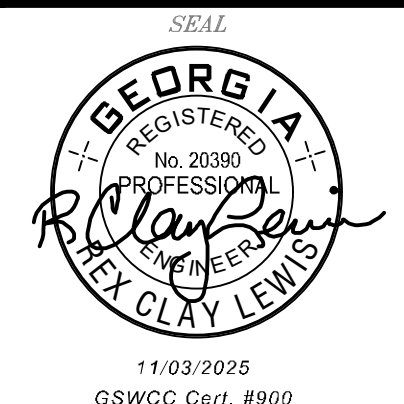
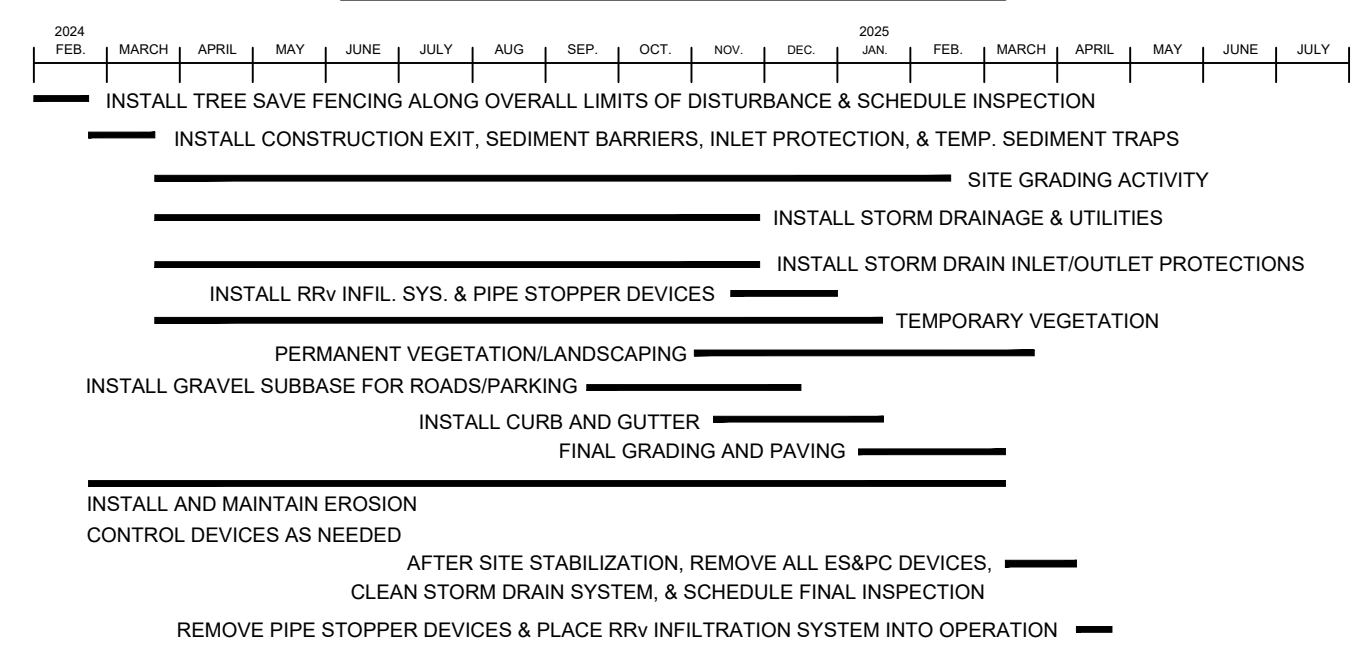
SITE INFORMATION

TOTAL SITE AREA = ±0.93 Acres

DISTURBED AREA = ±0.9 Acres

POST-DEVELOPED
Onsite Impervious Area = ±0.62 Acres (67%)
Onsite Pervious Area = ±0.31 Acres (33%)

EST. CONSTRUCTION SCHEDULE



NO.	BY	DATE	DESCRIPTION
1	TLF	11/03/2023	Change of Conditions Request
2	TLF	11/03/2023	Design Development
3	TLF	08/26/2024	60% Permit Submission
4	TLF	11/20/2024	Permit Issue
5	TLF	01/24/2025	90% Permit Submission
6	TLF	03/20/2025	Design Team Coordination
7	TLF	03/27/2025	Alpharetta Council & Approval
8	TLF	04/14/2025	90% Permit Release - Owner Inspection Submission

DRAWN BY: TLF

CHECKED BY: RCL

DATE: 12/08/2023

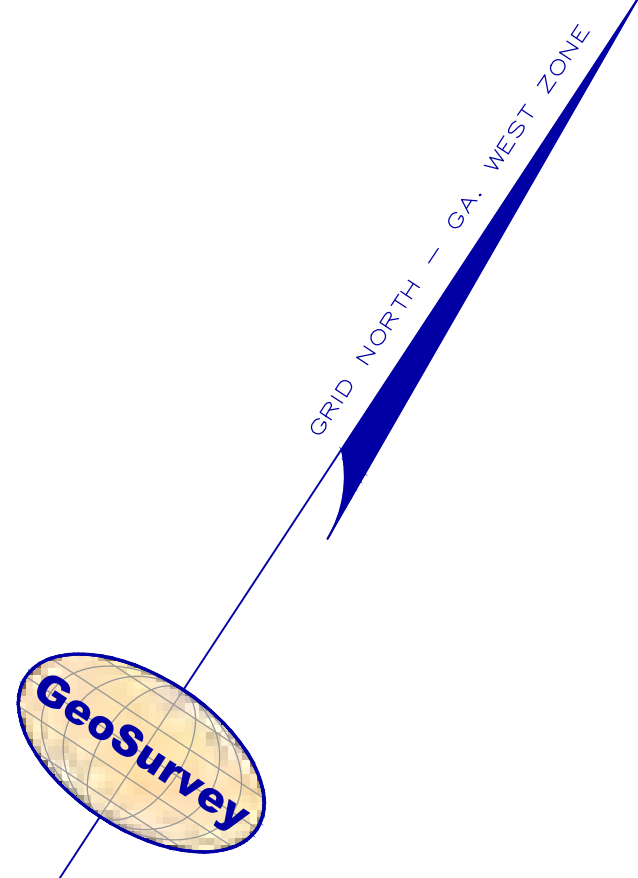
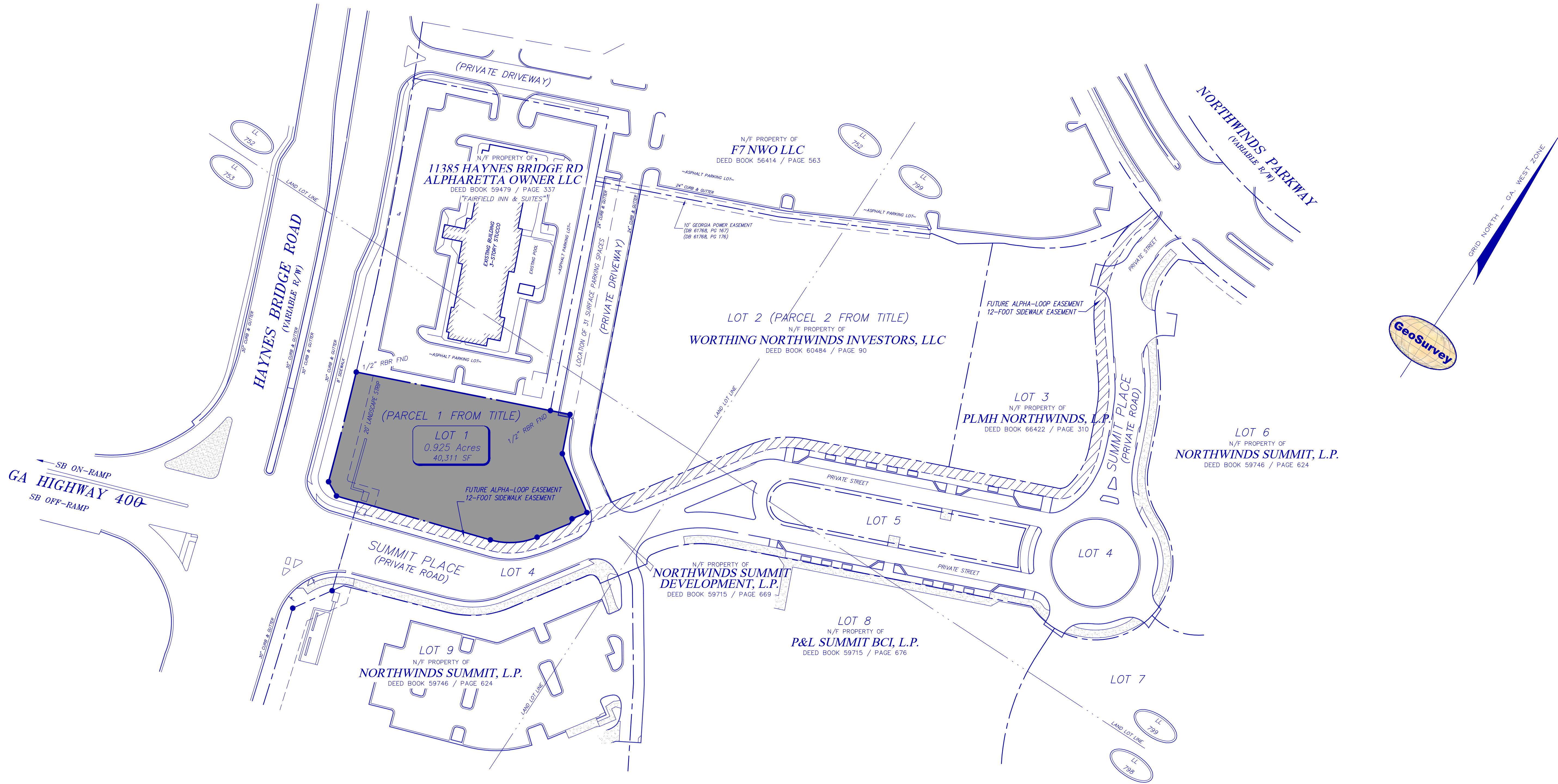
SHEET TITLE: COVER SHEET

SHEET NUMBER: C-0.0

GUY # 0230046 FULTON # WRN23-117

HGA JOB No. 2020-054.20

Page 162 of 200



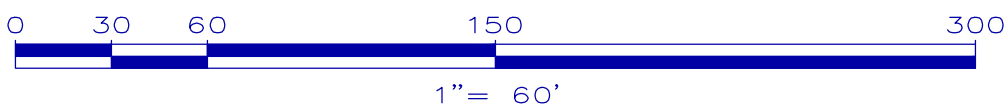
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CMP CORRUGATED METAL PIPE	LIGHT POLE
CMF CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	
CTP CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FND FENCE	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OMP OVERHEAD POWER	
OTF OPEN TOP PIPE	
PM POWER METER	
PK PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RGS 5/8" RBR SET, CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SHEET
2 OF 2

ALTA/NSPS LAND TITLE SURVEY (EXHIBIT)					
Lot 1 – Northwinds Summit Access to Haynes Bridge road and Northwinds Parkway					
FOR					
Kerloth Realty Company, LLC AGANWKH, LLC Northwinds Land, L.P. First American Title Insurance Company					
GS JOB NO:	20042059	DRAWING SCALE:	1"= 60'	SURVEY DATE:	07/14/2023
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	BDC	COUNTY:	FULTON	REVISIONS	
REVIEWED:	JRC	LAND LOT:	753	No.	Date
DWG FILE:	20042059-24.dwg	DISTRICT:	1ST	SECTION:	2ND
				1.	01/19/2024 Revised Per Client.

NO.	BY	DATE	DESCRIPTION
1	TLF	08/05/2024	Design Development
2	TLF	08/26/2024	60% Interim Submission
3	TLF	11/20/2024	Permit Issue
4	TLF	01/24/2025	80% Interim Submission
5	TLF	04/14/2025	90% Interim Submission
6	TLF	11/03/2025	Change of Conditions Request

DRAWN BY	CHECKED BY
TLF	RCL
DATE	12/08/2023
SHEET TITLE	ZONING INFORMATION
SHEET NUMBER	C-0.1

QITY #: 2230046 FULTON #: W0003-17

• Mr. Rolaker came forward for a trial rebuttal on behalf of the applicant

◆ Council Member Merkel offered a motion to approve PH-17-32: Northwinds Summit / Hope & Land subject to the following revised conditions:

- The 24,347-acre property shall be developed substantially similar to the plans by HGOB, dated 12/21/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. The Alpha Loop improvements shall be located as shown on the HGOB Plan with (1) 12 foot path and (2) bike lanes.
- One (1) boutique or full-service hotel shall be permitted with a maximum of 140 rooms and 6 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,000 SF of office for 10 additional hotel rooms. Hotel shall not be an extended stay facility.
- If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGOB, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Buildings and other improvements along the rear setback, adjacent to the Georgia 400 buffer, shall not encroach upon the structural root plate of specimen trees within the Georgia 400 buffer. Encroachments into the critical root zones of specimen trees within the Georgia 400 buffer shall be subject to staff approval.
- Surface parking lot for Office Site B shall be temporary and shall be developed substantially similar to plan prepared by HGOB, dated 12/21/2017, including all depicted improvements. Surface parking lot shall be screened, as depicted in Exhibit A. Additional shrubs for screening may be required to screen parking visible from public right-of-way, as approved by Staff. Surface parking lot for Office Site A shall be removed in its entirety upon the development of Office and Parking Deck Site A.
- Developer shall dedicate a 20' permanent easement to the City through the Georgia 400 buffer for construction and public use of the Alpha Loop.
- Enhanced sidewalk, as depicted running through the site, shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- Bike lanes, as depicted running along the new street, shall be a minimum 6' from face of curb and shall include pavement markings and signage, as approved by Staff. This improvement shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- HAWK beacon or traffic signal and pedestrian crossing with pedestrian refuge shall be provided across Northwinds Parkway and shall be constructed of power material, as approved by Staff. Final design to be approved by Staff. 12' Alpha Loop trail shall be constructed along Northwinds Parkway from the project entrance to the rear property line. Improvements described above shall be eligible for impact fee credits.
- Previous conditions of zoning shall remain in effect, except as modified by these conditions.

- The motion was seconded by Council Member Owens
- Amendment offered by Mayor Belle Isle to the last sentence of Condition #4 to read, "Surface parking lot for Office Site B shall be removed in its entirety upon the development of Office and Parking Deck Site A."
- Accepted by Merkel and Owens
- Council Member Gilvin offered a substitute motion to deny moving the loop, but approve staff recommended conditions #2, 4, 6, 8 and 9.
- The motion was seconded by Council Member Binder

- Council Member Owens offered an amendment to the substitute motion to strike staff condition #8 as well
- Accepted by Gilvin and Binder
- Council Member Binder offered a motion to table until next Council Meeting
- The motion was seconded by Council Member Burnett
- Motion failed 2-5; Burnett, Owens, Belle Isle, Mitchell and Merkel voting no
- Mayor Belle Isle called for a vote on Council Member Gilvin's substitute motion vote: Motion fails 2-4; Owens, Belle Isle, Merkel and Mitchell voting no
- Mayor Belle Isle offered an amendment to the original motion to strike specimen as amended in Condition #2
- Accepted by Merkel
- Owens - offered alternative amendment to Condition #2, "If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGOB, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Encroachments into the critical root zones of trees within the Georgia 400 buffer shall be subject to staff approval."
- Belle Isle and Merkel accepted
- Motion approved: (4-3); Binder, Gilvin, Burnett voting no

ZONING STIPULATIONS NOTE:

THIS PLAN REFLECTS CONDITIONS STIPULATED THROUGH PUBLIC HEARING REGARDING CASE CLUP-17-03MP-17-05Z-17- 05/CU-17-05V-17-11 NORTHWINDS SUMMIT/POPE AND LAND, & PH-17-32.

DESIGN REVIEW BOARD APPROVAL WAS GRANTED DURING VIRTUAL ZOOM MEETING. APRIL 17, 2020

CHANGE IN CONDITIONS REQUEST (11/03/2025)

Proposed Change to PH-17-32 (January 22, 2018), Condition #2:
One (1) boutique or full-service hotel shall be permitted with a maximum of 165 rooms and 7 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 20,000 sf of office for the 25 additional hotel rooms. Hotel shall not be an extended stay facility.



EXHIBIT "A"

- The 24,347-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/22/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
- The comprehensive land use plan designation of the property shall be future use.
- The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
- Architectural style shall be representative of a traditional style common in Alpharetta with all buildings approved by CRB.
- Development regulations shall be as follows:
 - Office - 1,250,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building height shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/22/2017.
 - For-Rent Residential - After January 1, 2030, 1-40 "For-Rent" units shall be permitted a Certificate of Occupancy in accordance with UDC For-Rent requirements. At-grade "For-Rent" units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. "For-Rent" units shall be constructed concurrently with retail, For-Sale units and a maximum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating restaurant, "For-Sale" residential units, hotel, neighborhood grocery and office. For-Rent units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resort's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to For-Sale only.
 - For-Sale Condominium units shall be permitted in up to 4-story buildings with a maximum height of 60'. No more than 10% shall be rented as stated in the HOA documents. 300 square feet of existing office density per residential unit shall be exchanged.
 - Retail/Restaurant - Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) retail "box" buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed-use building. At restaurant uses shall include outdoor dining areas. A minimum 3000 square foot neighborhood grocery, or comparable amenity as approved by staff, shall be required.
 - Hotel - One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 6 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,000 SF of office for 10 additional hotel rooms. Hotel may not be an extended stay facility.
 - Parking Decks - Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/22/2017. With the exception of the parking decks serving office buildings, all parking decks shall be winged with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds

- be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
- Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
 - Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the neighborhood, final approval by Staff with input from the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.
 - In order to fulfill City Comprehensive Plan strategy LUL-2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
 - Prior to the first LUP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approve specifications and standards identified for each use within the total development
 - Pedestrian network
 - Overall planned green space areas
 - Every plan submitted for an LUP shall include an on-going density and acreage tabulation.
 - Access/egress distance requirements from residential development shall be waived.
 - Roof-top signs shall be permitted as approved by the CRB.
 - All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the final note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03MP-17-05Z-17- 05/CU-17-05V-17-11 Northwinds Summit/POPE and Land"

Landscape Conditions:

- A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be repaired where needed, as approved by Staff.
- Landscape areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
- At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
- Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LUP and shall reflect the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
- The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
- The developer shall dedicate a permanent easement to the City and construct an 8'x12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment design materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arbors shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer, maintain such condition to the City's satisfaction, and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Applicant shall receive

Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the CRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to provide a minimum 15% of the surface.

- The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - Office
 - Retail
 - restaurant (no drive thru)
 - hotel
 - residential
- Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the following uses:
 - Art Gallery
 - Bakery
 - Barber Shop
 - Beauty Shop
 - Book Store
 - Brewery
 - Computer Supply Store
 - Copy Center/Print Shop
 - Drug Store (not to exceed 2,000 SF)
 - Dry Cleaning/Pick-up Station
 - Flowers Studio
 - Florist, Retail without Greenhouse
 - Neighborhood Grocery (not 3,000 SF)
 - Office Supply Store (not to exceed 2,000 SF)
 - Package Shipping Mail Box Store
 - Retail (no drive thru)
 - Retail Sales and Services Establishment
 - Shop or Studio, Craftsman/Artist
 - School, Commercial
 - Spa Services (with approval of a conditional use permit)
- Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
- Building setbacks along internal streets shall be 0' for the first 50' of building height, above 60' in height, a 10' setback shall be provided from each of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
- A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
- Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
- Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.

- Impact fee credits for the cost of the loop construction.
- Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to CRB Notice of Decision:

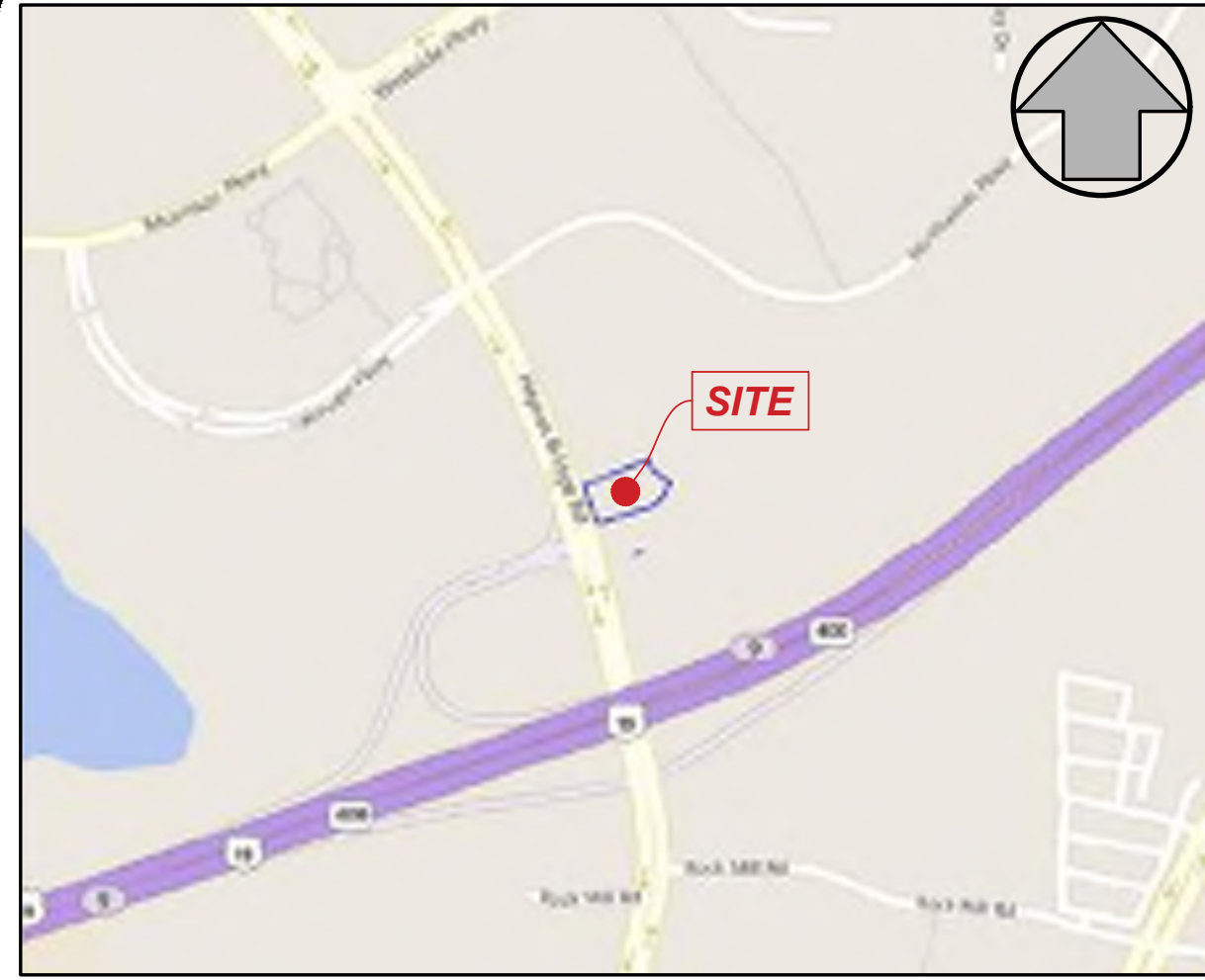
- Haynes Bridge Road at GA 400 Southbound Ramps
- Reconfigure the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan
 - Install permissive - overlap signal phasing for the southbound right turn movement

Haynes Bridge Road at Northwinds Parkway at new Parkway

- Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
- Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

- Signalize, if and when warranted



LOCATION MAP

PARKING NOTE:

Parking locations noted herein are per Exhibits & Amendments included in the Contractual documents between the current Owner, Northwinds Land, L.P., a Georgia limited partnership (seller), and Kerioth Realty Company, LLC., a Mississippi limited liability company (buyer). Said agreements are currently confidential, slated to be executed as part of the sale which will occur upon approval and issuance of the Land Disturbance Permit. Once said permit is issued and the referenced Contract w/ Amendments executed, the documents shall be recorded and be made publicly available.

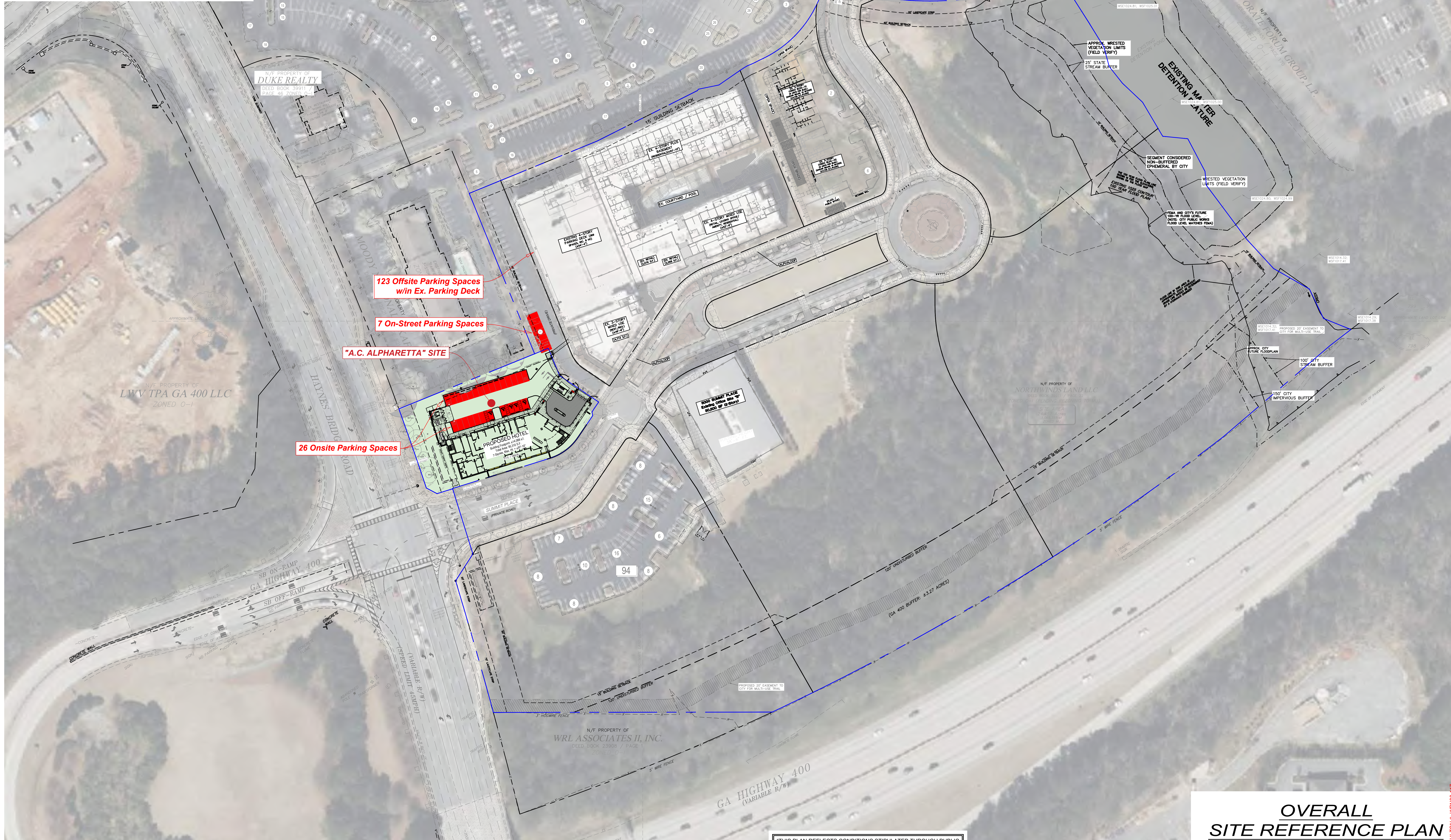
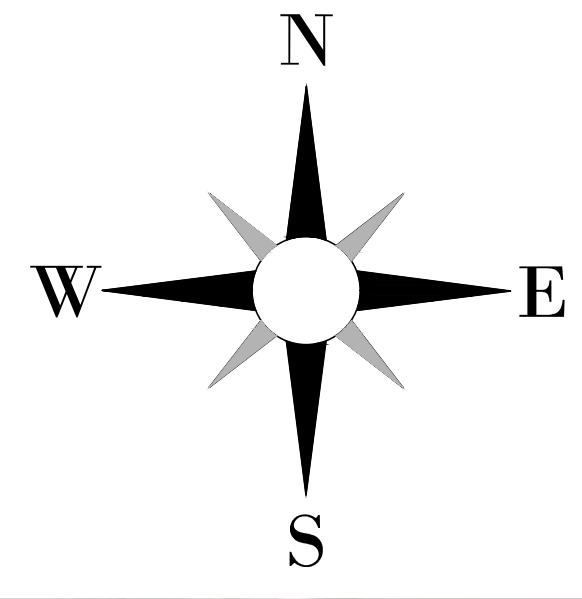
SITE DATA CHART

Building	Use	Area (sq. ft.)	Room Count (i.e. Unit)	Required Parking		20% Reduction*	Provided Parking**	Total Tract Area (acre)
				Total	Ratio		Total	
Hotel	Guest Rooms	95,310	165	165	1 space / 1 unit	132	7	0.93
	Employees	-	-	9	1 employee space / 20 units	7		
	Convention Rooms, Conference Rooms, Ballrooms, Restaurant, etc.	4,595	10	10	1 space / 500 sq.ft.	8		
	TOTAL		184	184	-	147		

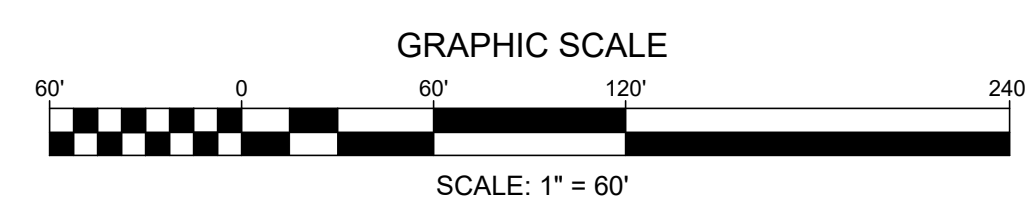
*Note: This site is located within the "North Point Overlay", Per Section 2.10.6.A.1 of the Approved Overlay Code, "Minimum parking requirements are 20% less than otherwise required by the UDC".

**Note: 26-spaces provided onsite, 7-spaces provided with adjacent on-street parking, and 123-spaces located within parking garage. Please refer to Sheet C-0.2 for the location of offsite parking and note pertaining to the agreement for which this parking will be permitted.

- Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950
- Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



**OVERALL
SITE REFERENCE PLAN**

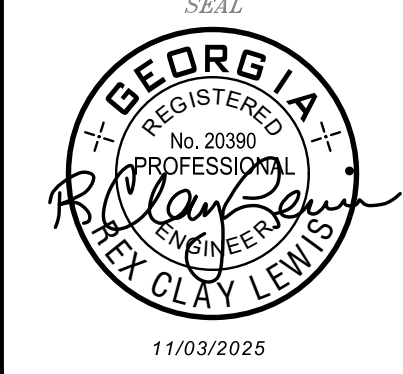


THIS PLAN REFLECTS CONDITIONS STIPULATED THROUGH PUBLIC HEARING REGARDING CASE CLUP-17-03/MP-17-05/2-17-05/CU-17-05/V-17-11 NORTHWINDS SUMMIT/POPE AND LAND

CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.

TWO COPIES OF THE NPDES NOTICE OF INTENT (NOI) MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

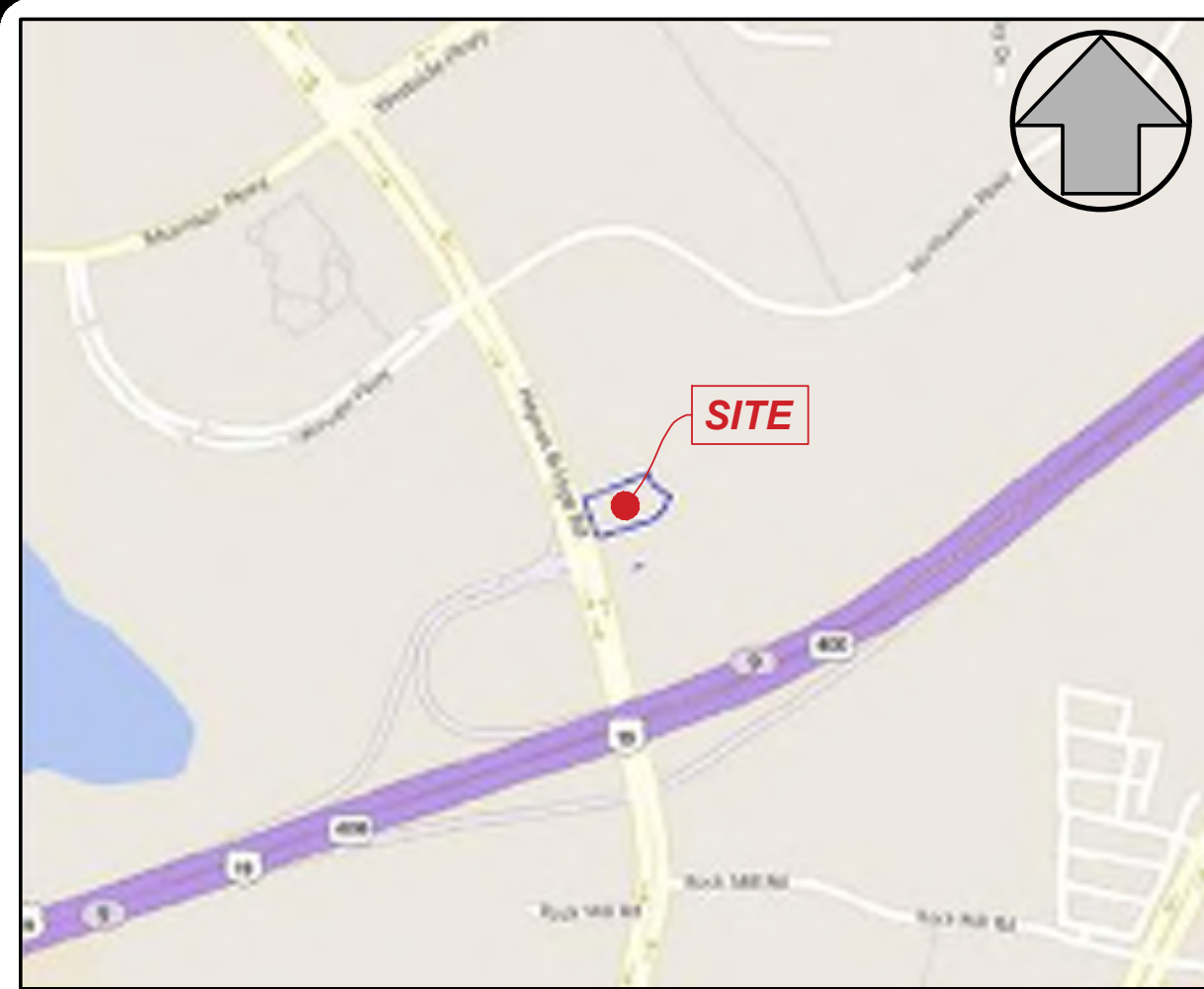
WATER AND WASTEWATER SERVICES PROVIDED BY FULTON COUNTY.



**A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT**
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
LL 753, 1st DIST, 2nd SEC, ZONED "MU"

NO	BY	DATE	DESCRIPTION
1	TLF	09/06/2024	Design Development
2	TLF	09/26/2024	60% Permit Submission
3	TLF	11/20/2024	Permit Issue
4	TLF	01/24/2025	90% Permit Submission
5	TLF	04/14/2025	90% Permit Review - Owner Response Submission
6	TLF	11/03/2025	Change of Conditions Request

DRAWN BY TLF	CHECKED BY RCL
DATE 12/08/2023	
SHEET TITLE SITE REFERENCE PLAN	
SHEET NUMBER C-0.2	



LOCATION MAP

COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot signs will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appliances, satellite dishes and/or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
 - 11.1. Irrigation systems are not allowed within the public right-of-way. Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
 - 11.2. Irrigation spray onto public roadways is not allowed.
 - 11.3. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400, CITY OF ALPHARETTA, FULTON CO. GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (6) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 140 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMALLY ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL NORTHWINDS SUMMIT AREA= 24.45 AC. HOTEL TRACT= 10.93 AC; DISTURBED AREA= ±0.9 AC.; IMPERVIOUS AREA= 0.62 AC.
4. OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016. VERTICAL DATUM NAVD 83. HORIZONTAL DATUM NAD 83. TBM IS 58" REBAR AT ELEV. 1065.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CURB-USE-MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT / FILL SLOPES = 2:1 HORIZ. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 131210066P DATED SEPTEMBER 18, 2013.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING, AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTINGENT DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPOD. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PROVIDED (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT HC RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). HC RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (770) 297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE APPROVED.
5. ALL HC RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT HC RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION PER CONSTRUCTION DETAIL SHEET. CURB & GUTTER MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

SEE PARKING DATA REQUIREMENTS AND BREAKDOWN ON ZONING SHEETS, ZS-1 AND ZS-1.1

NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.

DESIGN LANDSCAPE ARCH. OR ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A.C.O. INSPECTION.

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.

"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/17-05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land", & PH-17-32.

SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGOR.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

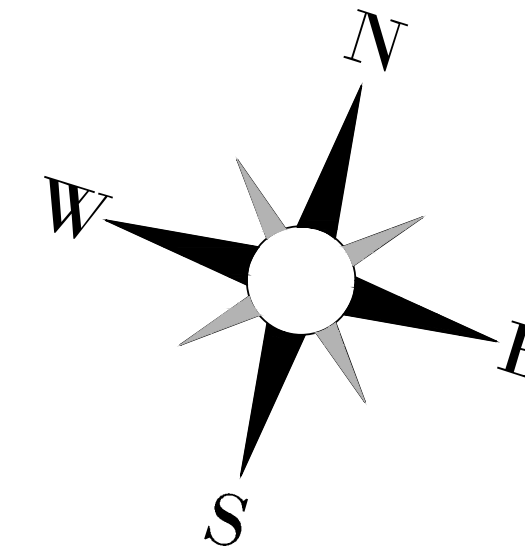
SITE DATA CHART

Building	Use	Area (sq. ft.)	Room Count (I.e. Unit)	Required Parking		20% Reduction*	Provided Parking**	Total Tract Area (acre)
				Total	Ratio		Total	
Hotel	Guest Rooms	95,310	165	165	1 space / 1 unit	132	156	0.93
	Employees	-	-	9	1 employee space / 20 units	7		
	Convention Rooms, Conference Rooms, Ballrooms, Restaurant, etc.	4,595	10	10	1 space / 500 sq.ft.	8		
TOTAL				184	-	147		

*Note: This site is located within the "North Point Overlay". Per Section 2.10.6.A.1 of the Approved Overlay Code, "Minimum parking requirements are 20% less than otherwise required by the UDC".

**Note: 26-spaces provided onsite, 7-spaces provided with adjacent on-street parking, and 123-spaces located within parking garage. Please refer to Sheet C-0.2 for the location of offsite parking and note pertaining to the agreement for which this parking will be permitted.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950
2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



Use	Northwinds Summit Total Allowed per Zoning Case	Remaining Following Previous Northwinds Summit Applications	NWS 2000 Hotel	Condo Site	Remaining Following Applicant Deduction (**)
Residential	32 For Sale Units and 140 For Rent Units	14 For Sale Units and (4) For Rent Units	0	18 For Sale Units	14 For Sale Units and (0) For Rent Units
Hotel Rooms	165 (*)	155	155	0	0
Retail (s.f.) Office (s.f.) Restaurant (s.f.)	1,230,000	1,187,000	0	0	1,187,000

(*) Following City Council decisions of 6/19/2017 and 1/22/2018

(**) Remaining amount after exchange of 12,800 s.f. of office use to allow addition of 16 hotel rooms

EX. 3-STORY MIXED USE (REST./RES.) (±49' - 6")

(4,774 S.F.)

3000 SUH Existing 0 30,500 S

TOTAL SITE AREA = ±0.93 ACRES
DISTURBED AREA = ±0.9 ACRES
EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)
POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

EXISTING EDGE OF PAVEMENT	EXISTING CURB & GUTTER	EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER	PROPOSED BUILDING	PROPOSED RETAINING WALL
PROPOSED PROPERTY LINES	HEAVY DUTY CONC. PAVEMENT (See Details Sheets for Joint Pattern)	STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT	CONCRETE SIDEWALK	PROPOSED SIGNAGE
PROPOSED SIGNAGE SYMBOLS	PROPOSED HANDICAP RAMPS	SITE LIGHTING POLE

Use	Daily Generation Factor	Unit	Quantity Calculation	Quantity (lbs./day)
Restaurant	1.5	lbs / meal	(600 meals * x 1.5)	900
Hotel	3.2	lbs / room	(165 rooms * x 3.2)	413
Total Daily Waste Generation (lbs) =				1312.5
25% for Recycling (lbs) =				328.1
Remaining for Dumpster (lbs) =				984.4

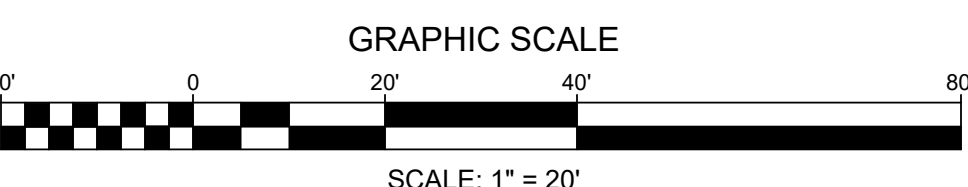
Container	Weight Capacity	Daily Weight	# of Containers Needed per Day	Containers Needed for Daily Service
Rolling Bin (Recycling)	70	328.1	4.7	5
8-cy. Dumpster (Solid Waste)	1,200	984.4	0.9	1

* 600 meals per day estimated for max. 350 restaurant seats

(5) Recycling Rolling Bins and (1) 8-cy. (min.) dumpster serviced daily

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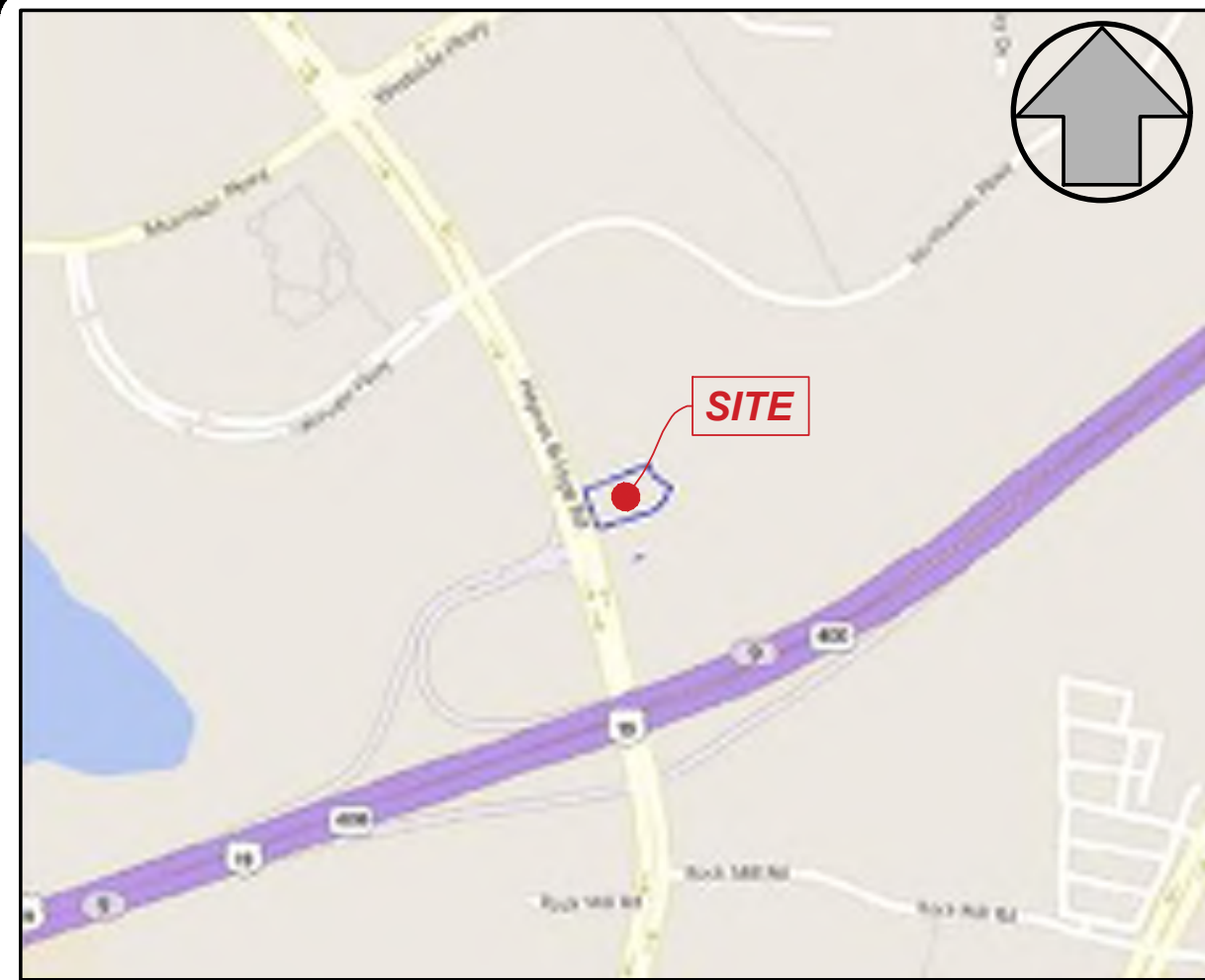
SITE PLAN



A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
LL. 753, 1st DIST. 2nd SEC. ZONED "MU"

NO.	BY	DATE	DESCRIPTION
3	TLF	11/03/2025	Change of Conditions Request
1	TLF	09/26/2024	Design Development
1	TLF	09/26/2024	60% Permit Submission
1	TLF	11/20/2024	Permit Issue
1	TLF	01/24/2025	90% Permit Submission
1	TLF	03/20/2025	Design Team Coordination
1	TLF	04/10/2025	100% Permit Submission - Owner Response Submission
1	TLF	04/14/2025	100% Permit Review - Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL
DATE: 12/08/2023
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0



LOCATION MAP

COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appliances, satellite dishes and/or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
 - 11.1. Irrigation systems are not allowed within the public right-of-way. Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
 - 11.2. Irrigation spray onto public roadways is not allowed.
 - 11.3. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400, CITY OF ALPHARETTA, FULTON CO. GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (6) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 140 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMALLY ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL NORTHWINDS SUMMIT AREA= 24.45 AC. HOTEL TRACT= 10.93 AC; DISTURBED AREA= 10.9 AC; IMPERVIOUS AREA= 0.82 AC.
4. OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016. VERTICAL DATUM NAVD 83. HORIZONTAL DATUM NAD 83. TBM IS 28" REBAR AT ELEV. 1065.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE NOT TO BE DISRUPTED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 131210066G DATED 09/18/2013. NO FLOODPLAIN FILL IS PROPOSED AS PART OF THE CURRENT SCOPE.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING, AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTINGENT DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPODEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT HC RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). HC RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (878) 297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GOOT PLAN SPECIFICATIONS AND MUST BE APPROVED.
5. ALL HC RAMP FORMS MUST BE PROVIDED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GOOT RVP PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT HC RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION PER CONSTRUCTION DETAIL SHEET. CURB & GUTTER MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

SEE PARKING DATA REQUIREMENTS AND BREAKDOWN ON ZONING SHEETS, ZS-1 AND ZS-1.1

NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE PER 2010 ADA STANDARDS 406.6.

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"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGOR.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 8, SECTION 503.3, 2012 EDITION.

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

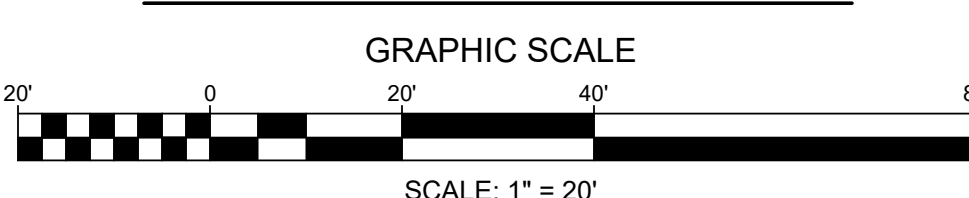
NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPEARANCES (STAIRS, DOORS, DOCKS, ETC.).

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

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LEGEND	
EXISTING FEATURES	PROPOSED WATER LINE
PROPOSED FEATURES	PROPOSED ROOF LEADER
PROPOSED CONCRETE CURB & GUTTER	PROPOSED STORM SEWER
PROPOSED BUILDING	PROPOSED MANHOLE
PROPERTY LINES	PROPOSED CLEANOUT
PROPOSED SANITARY SEWER	PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE	EX. OVERHEAD UTILITY
CONCRETE THRUST BLOCK	EXISTING WATER LINE
PROPOSED UTILITY EASEMENT	EXISTING NATURAL GAS
EXISTING STORM SYSTEM	EXISTING FIRE HYDRANT
PROPOSED ELECTRIC	EXISTING UTILITY POLE
PROPOSED GAS	EXISTING SEWER MANHOLE
	EX. UNDERGROUND CABLE
	EX. UNDERGROUND POWER

SITE FIRE ACCESS PLAN

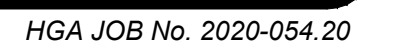


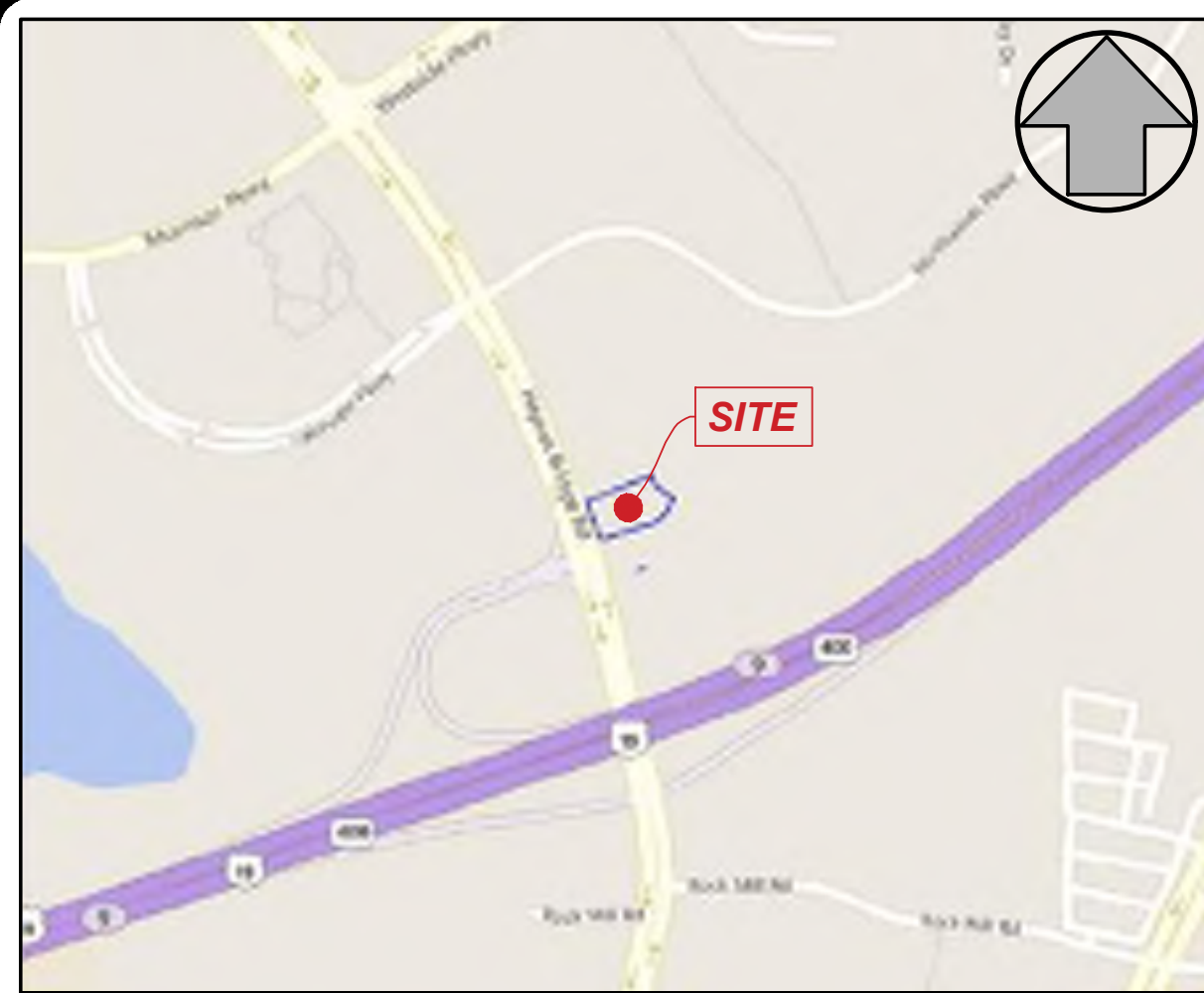
NO.	BY	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	TLF	09/06/2024	Design Development	TLF	RCL
2	TLF	09/26/2024	60% Interim Submission	TLF	RCL
3	TLF	11/20/2024	Permit Issue	TLF	RCL
4	TLF	01/24/2025	90% Interim Submission	TLF	RCL
5	TLF	04/14/2025	90% Interim Review - Owner Response Submission	TLF	RCL
6	TLF	11/03/2025	Change of Conditions Request	TLF	RCL

DATE
12/08/2023

SHEET TITLE
SITE FIRE ACCESS PLAN

SHEET NUMBER
C-1.1





LOCATION MAP

ADDITIONAL NOTES:

- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES SHALY OR STEEP. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT TOLE FOR 7 DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (D42) MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

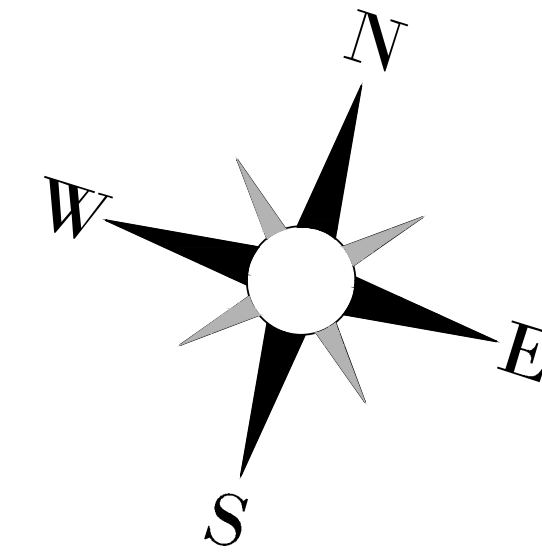
MINIMUM 22" WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/ENCLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

SEE TREE PLANTING DETAIL "STD. L-8" ON LANDSCAPE ARCHITECT PLANS (E.S.) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTERED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

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NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
LL. 753, 1st DIST. 2nd SEC. ZONED "M"

CITY OF ALPHARETTA NOTES (ARBORIST):

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRT OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE L.O.D. THAT MAY BE RIPPED, TORN OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

GRADING NOTES:

- TOTAL SITE AREA = ±0.93 ACRES
- TOTAL DISTURBED AREA = 0.9 ACRES
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0062F DATED SEPTEMBER 18, 2013.
- PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007, REVISED 12/20/2016; VERTICAL DATUM NAVD 83, HORIZONTAL DATUM NAD 83.
- NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
- CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODELS, S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
- ANY WORK PROPOSED IN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE G.D.O.T. PERMIT.
- ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- ALL STORM SEWER STRUCTURES SHALL CONFORM TO CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
- PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- WHERE THE ADS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY AND REPORT ANY DISCREPANCY IMMEDIATELY TO ENGINEER.
- ALL CORRUGATED METAL PIPES (IF APPLICABLE) TO BE ALUMINUM COATED TYPE II.
- THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENT AND FLOOR SLABS WHEN FINISH GRADING THE SITE.
- ALL DRAINAGE INLETS SHALL BE "BI-CYCLE SAFE".
- ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ANY OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- SLOPE AT ACCESSIBLE ROUTE NOT TO EXCEED 5% (LONGITUDINAL) OR 2% CROSS-SLOPE.

NOTE: RETAINING WALLS WITH A PROPOSED, REVEALED HEIGHT 4 FT. OR GREATER REQUIRES STRUCTURAL DESIGN, DATED AND SEALED BY A GEORGIA P.E. A SEPARATE BUILDING PERMIT IS REQUIRED. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO THE MINIMUM REQUIREMENTS AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

PIPE MATERIAL NOTES:

- HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO M-77. TYPE S&D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-3321. AASHTO SECTION 30, OR WITH SECTION 50 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1000-P. GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVEMENT INVERT. ROW LOOKPAVED INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

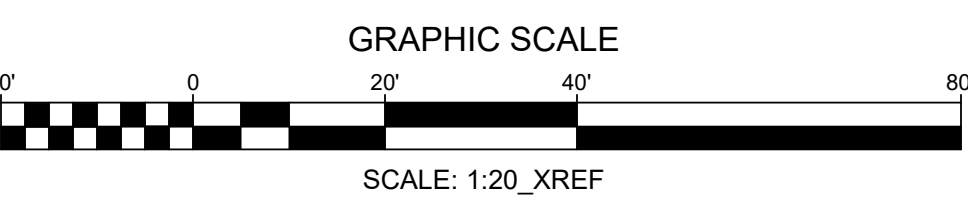
ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES - LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED SPOT ELEVATION
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
- PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)
- EXISTING STORM SEWER
- PROPOSED DROP/GRATE INLET
- PROPOSED HOODED CURB INLET
- PROPOSED CATCH BASINS
- PROPOSED DOUBLE DROP/GRATE INLET
- PROPOSED YARDWEIR INLET
- PROPOSED OUTLET CONTROL STR'S
- PROPOSED HEADWALL
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

DRAINAGE PLAN



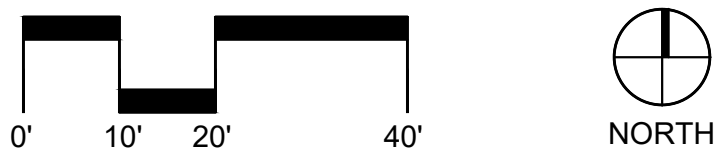
NO.	BY	DATE	DESCRIPTION
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2	TLF	09/26/2024	60% Permit Submission
3	TLF	11/20/2024	Permit Issue
4	TLF	01/24/2025	90% Permit Submission
5	TLF	03/20/2025	Design Team Coordination
6	TLF	03/27/2025	Alpharetta Community Approval
7	TLF	04/14/2025	100% Permit Submission - Owner Response Submission
DRAWN BY: TLF			
CHECKED BY: RCL			
DATE: 12/08/2023			
SHEET TITLE: DRAINAGE PLAN			
SHEET NUMBER: C-3.1			

Northwinds AC Hotel Site - Tree Assessment				
Survey Number	DBH	Species	Common Name	Condition
1	6	Carpinus caroliniana	American hornbeam	Good
2	6	Carpinus caroliniana	American hornbeam	Good
3	5	Carpinus caroliniana	American hornbeam	Good
4	5	Quercus phellos	Willow oak	Good
5	5	Quercus phellos	Willow oak	Good
6	5	Quercus phellos	Willow oak	Good
7	5	Quercus phellos	Willow oak	Good
8	5	Quercus phellos	Willow oak	Good
9	6	Quercus phellos	Willow oak	Good
10	6	Quercus phellos	Willow oak	Good
11	10	Quercus phellos	Willow oak	Fair
12	6	Quercus phellos	Willow oak	Good
13	6	Quercus phellos	Willow oak	Good
14	10	Quercus phellos	Willow oak	Good
15	10	Quercus phellos	Willow oak	Good
16	9	Quercus phellos	Willow oak	Good
17	9	Quercus phellos	Willow oak	Good
18	20	Quercus phellos	Willow oak	Good
19	19	Pinus taeda	Loblolly pine	Good
20	7	Ilex cornuta	Chinese holly	Good
21	6	Ilex cornuta	Chinese holly	Good
22	11	Ilex cornuta	Chinese holly	Good
23	8	Pinus taeda	Loblolly pine	Good
24	10	Pinus taeda	Loblolly pine	Fair
25	6	Pinus taeda	Loblolly pine	Poor
26	9	Pinus taeda	Loblolly pine	Fair
27	9	Pinus taeda	Loblolly pine	Good
28	8	Pinus taeda	Loblolly pine	Good
29	6	Pinus taeda	Loblolly pine	Good
30	8	Pinus taeda	Loblolly pine	Good
31	10	Pinus taeda	Loblolly pine	Good
32	7	Pinus taeda	Loblolly pine	Good
33	12	Pinus taeda	Loblolly pine	Good
34	11	Pinus taeda	Loblolly pine	Good
35	11	Pinus taeda	Loblolly pine	Good
36	8	Pinus virginiana	Virginia pine	Good
37	7	Pinus taeda	Loblolly pine	Good
38	9	Pinus taeda	Loblolly pine	Poor
39	5	Pinus taeda	Loblolly pine	Good
40	6	Pinus taeda	Loblolly pine	Fair
41	9	Pinus taeda	Loblolly pine	Fair
42	9	Pinus taeda	Loblolly pine	Good
43	10	Pinus taeda	Loblolly pine	Good
44	18	Pinus virginiana	Virginia pine	Fair
45	12	Pinus taeda	Loblolly pine	Good
46	11	Pinus taeda	Loblolly pine	Good
47	7	Pinus taeda	Loblolly pine	Good
48	10	Pinus taeda	Loblolly pine	Good
49	6	Pinus taeda	Loblolly pine	Fair
50	6	Pinus taeda	Loblolly pine	Fair
51	9	Pinus taeda	Loblolly pine	Good
52	6	Pinus taeda	Loblolly pine	Good
53	7	Pinus taeda	Loblolly pine	Good
54	11	Pinus virginiana	Virginia pine	Good
55	11	Pinus virginiana	Virginia pine	Good
56	10	Pinus taeda	Loblolly pine	Good
57	6	Pinus taeda	Loblolly pine	Good
58	6	Pinus taeda	Loblolly pine	Good
59	13	Pinus virginiana	Virginia pine	Good
60	15	Pinus taeda	Loblolly pine	Good
61	11	Acer rubrum	Red maple	Poor
62	4	Liriodendron tulipifera	Tulip poplar	Good
63	4	Liriodendron tulipifera	Tulip poplar	Poor
64	4	Liriodendron tulipifera	Tulip poplar	Fair
65	4	Liriodendron tulipifera	Tulip poplar	Good

NOTE:
TREE SURVEY AND ASSESSMENT PROVIDED BY
BROOKWOOD TREE CONSULTING, INC. - SEE
NORTHWINDS AC HOTEL TREE SURVEY - 1.22.24



NOTE:
NO EXISTING SPECIMEN TREES
ARE LOCATED ON THIS SITE.



ARBORIST CHECKLIST NOTES - H.1-H.11
1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.



3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL
ALPHARETTA, GA
KERIOTH
RIDGELAND, MS

PROJECT NO:
20011
PRINCIPAL IN CHARGE: CM
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
December 08, 2023
Enter Project Phase Here
LDP SUBMITTAL

REVISIONS:
NO. DATE DESCRIPTION
1 02-19-24 LDP RE-SUBMITTAL NO. 1

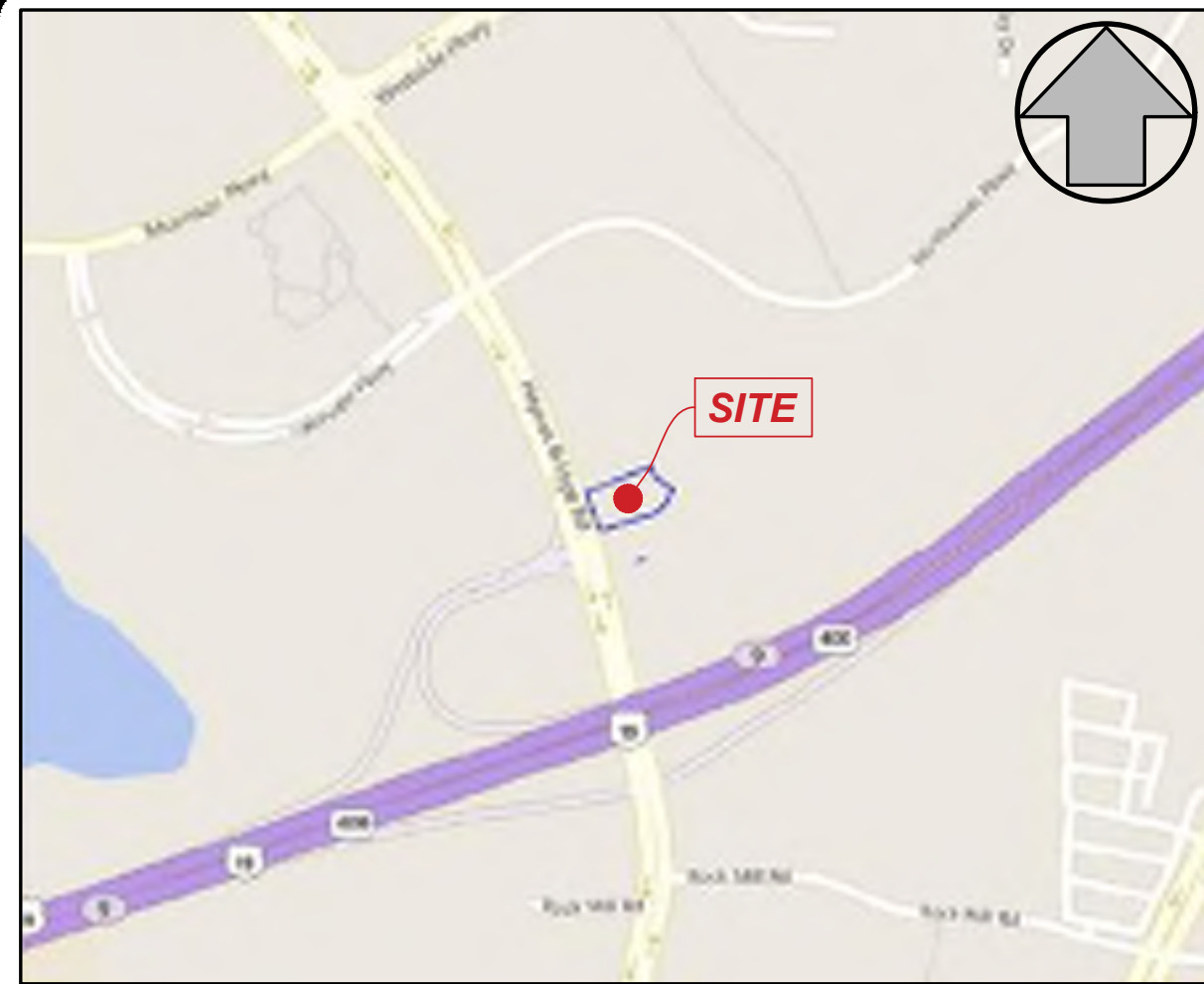
SEAL:



SHEET TITLE:
TREE SURVEY &
ASSESSMENT
PLAN

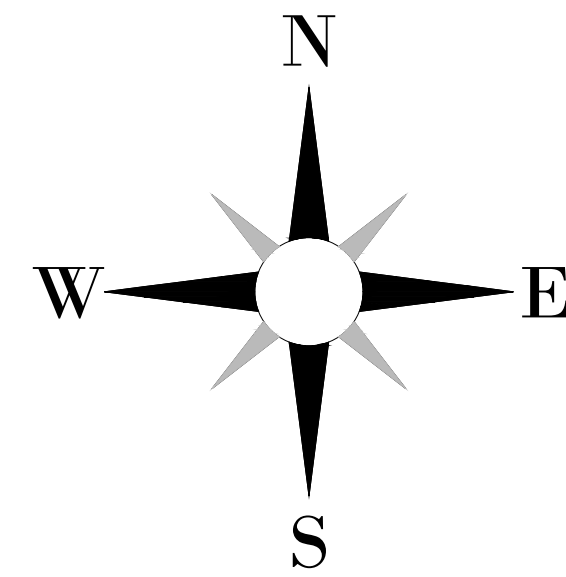
SHEET NO.:
TP-0.1

NOT RELEASED FOR CONSTRUCTION



LOCATION MAP

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950
2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



PARKING DATA - NWS 2000 (7-Story Hotel)				
TYPE	RATIO	Units or S.F.	# REQUIRED	# PROVIDED
Hotel				
Guest Spaces	1.0	165	165	26
Restaurant/Conf Spaces	0.002	4,595	10	
Employee Spaces	0.05	165	9	
Hotel Total		194	184	26
20% Overlay Reduction			147	
Bike Required			4	4
Elec. Required			4	4

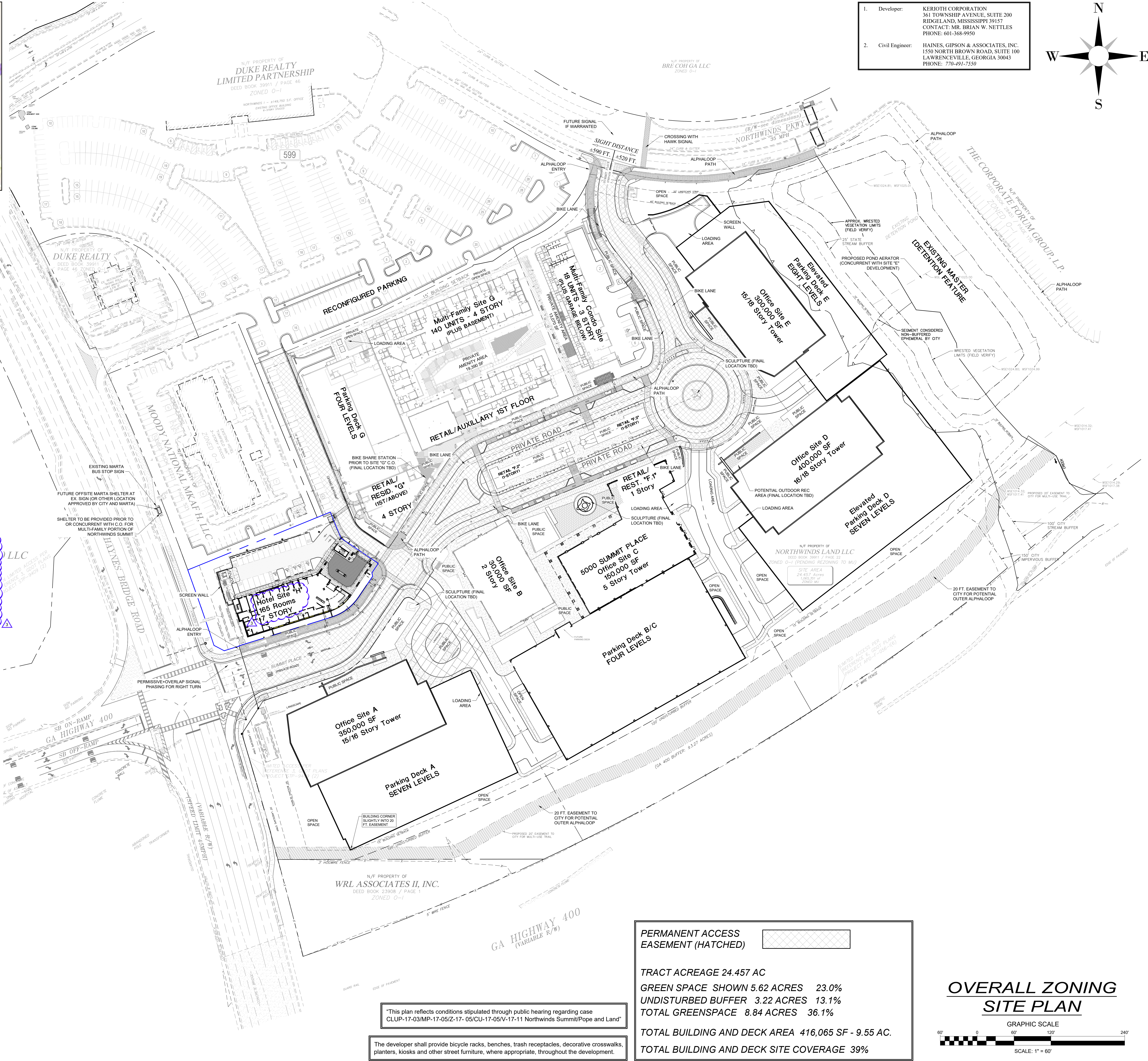
PARKING DATA - NWS 3000 (2-Story Office)				
TYPE	RATIO	Units or S.F.	# REQUIRED	# PROVIDED
Office Space	3.0 (per 1,000 s.f.)	30,500	92	54
Total			92	94
Bike Required			2	2
Elec. Required			2	2

PARKING DATA - NWS 4000-6000 (Multi-Family)				
TYPE	RATIO	Units or S.F.	# REQUIRED	# PROVIDED
Multi-Family Resid. (Tenant)	2.0 (per Unit)	140	280	280
Multi-Family Resid. (Guest)	0.05 (per Unit)	140	7	8
Restaurant	10.0 (per 1,000 s.f.)	4,774	48	48
Retail / Office (#)	3.0 (per 1,000 s.f.)	4,137	17	29
Total			347	365
20% Overlay Reduction			268	
Bike Required			8	8
Elec. Required			8	8

*** (365 per layout shown in Dwell's "Parking Layout (Final)" 8-12-21.pdf
Zoning conditions already reduced to 3.0/1,000 s.f.; 20% reduction per Overlay not applicable

PARKING DATA - NWS 8000 (Condos)				
TYPE	RATIO	Units or S.F.	# REQUIRED	# PROVIDED
Multi-Family Resid. (Tenant)	2.0 (per Unit)	18	36	36
Multi-Family Resid. (Guest)	0.05 (per Unit)	18	1	8
Total			37	44
20% Overlay Reduction			30	

PARKING DATA - On Street Parking				
TYPE	RATIO	Units or S.F.	# REQUIRED	# PROVIDED
On Street Parking	0.0 (per Unit)		0	47
Total			0	47
Overall Site			537	576
Overall Bike			14	14
Overall Electric			14	14



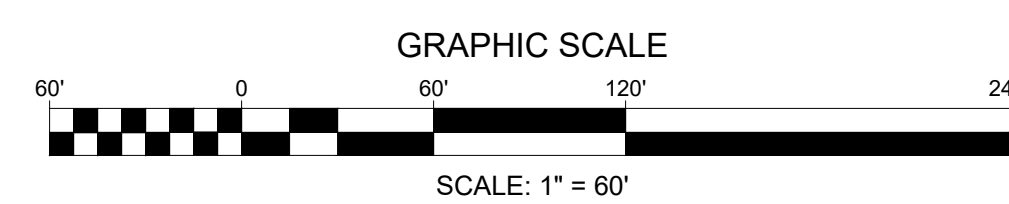
"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.

PERMANENT ACCESS
EASEMENT (HATCHED)

TRACT ACREAGE 24.457 AC
GREEN SPACE SHOWN 5.62 ACRES 23.0%
UNDISTURBED BUFFER 3.22 ACRES 13.1%
TOTAL GREENSPACE 8.84 ACRES 36.1%
TOTAL BUILDING AND DECK AREA 416,065 SF - 9.55 AC.
TOTAL BUILDING AND DECK SITE COVERAGE 39%

OVERALL ZONING SITE PLAN

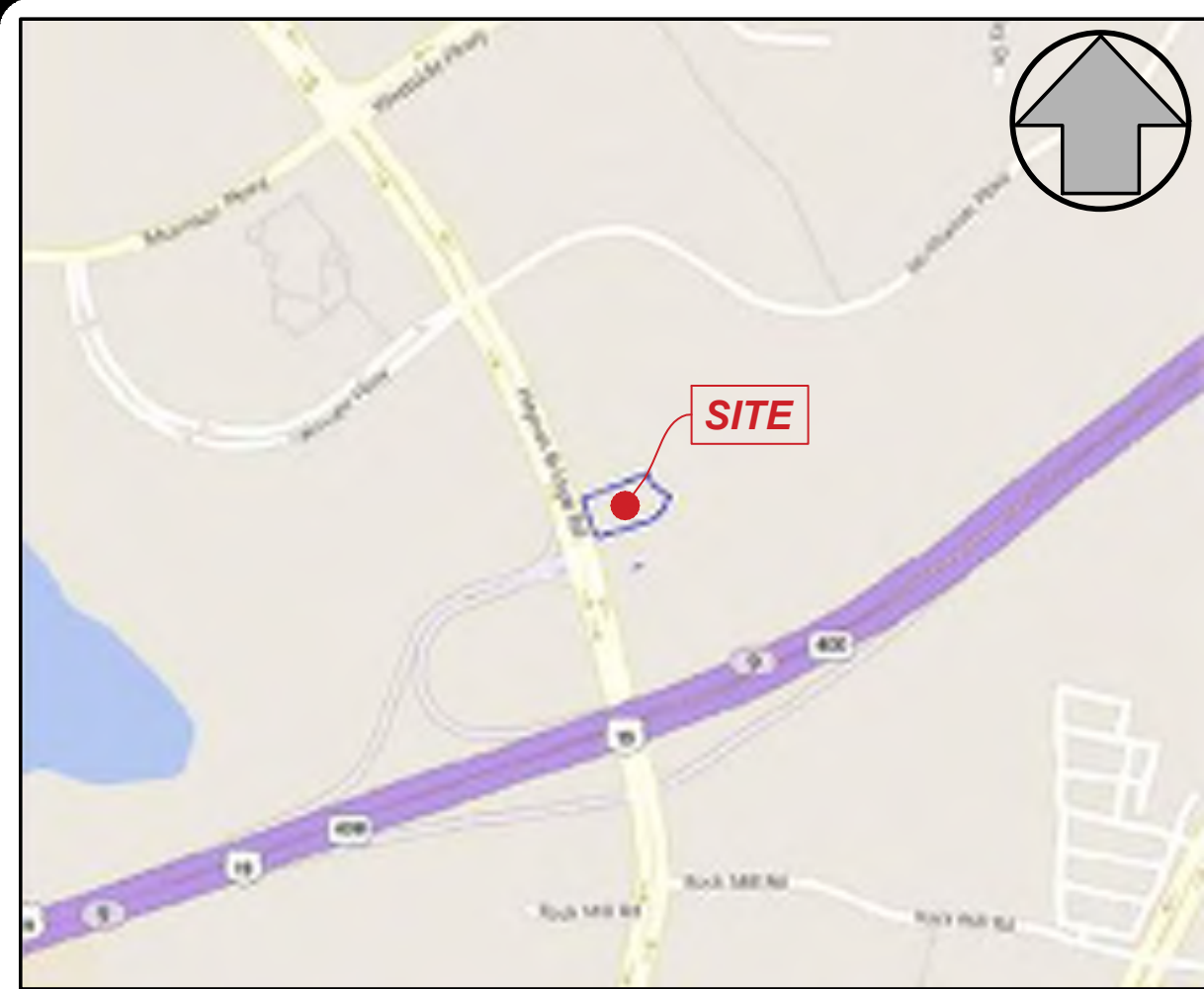


A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
LL 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION
1	TLF	09/06/2024	Design Development
2	TLF	09/26/2024	60% Market Submission
3	TLF	11/20/2024	Permit Issue
4	TLF	01/24/2025	90% Market Submission
5	TLF	04/10/2025	90% Market Review - Owner Response Submission
6	TLF	11/03/2025	Change of Conditions Request

DRAWN BY	TLF	CHECKED BY	RCL
DATE			
12/08/2023			
SHEET TITLE			
ZONING SITE PLAN			
SHEET NUMBER			
ZS-1.0			

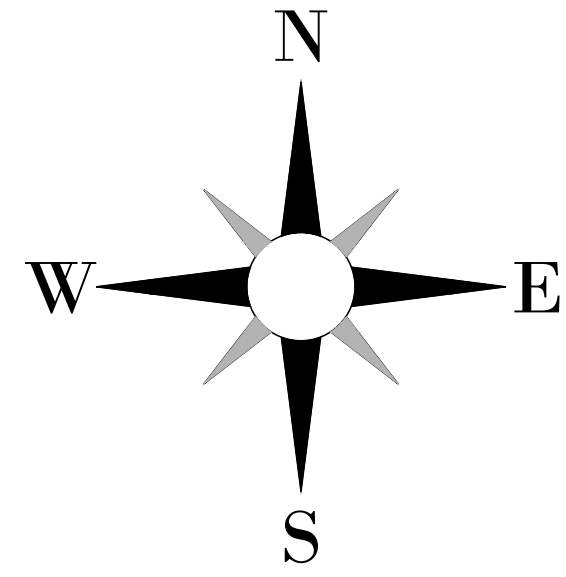
CITY # 232046, FULTON # WNR03177



LOCATION MAP

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

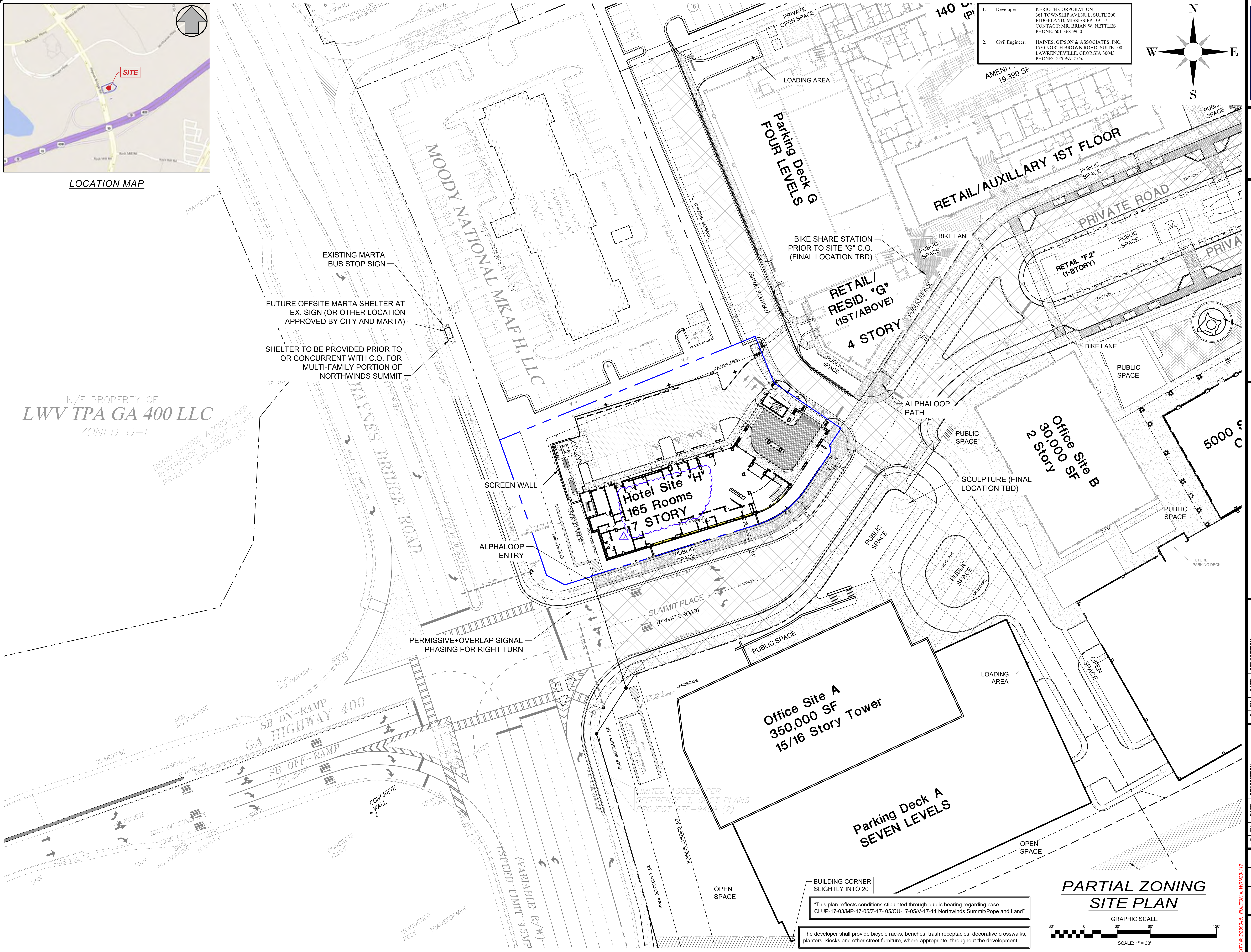
2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
LL. 753, 1st DIST, 2nd SEC, ZONED "MU"

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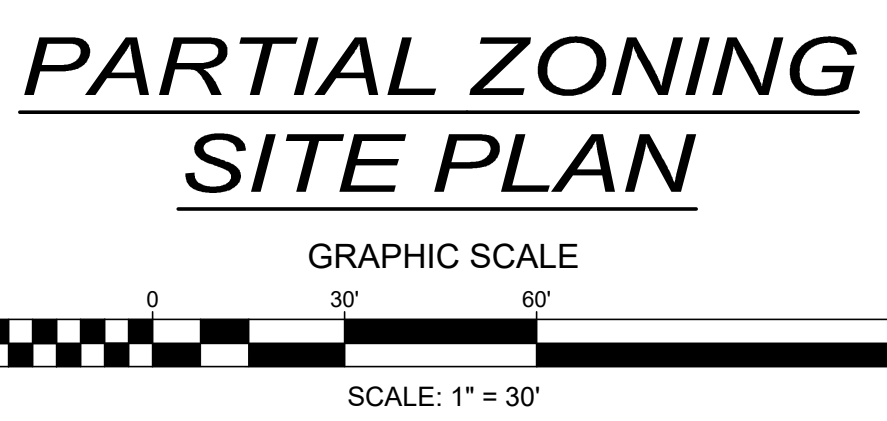
DRAWN BY TLF	CHECKED BY RCL
DATE 12/08/2023	SHEET TITLE ZONING SITE PLAN
SHEET NUMBER ZS-1.1	



BUILDING CORNER
SLIGHTLY INTO 20

"This plan reflects conditions stipulated through public hearing regarding case
CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks,
planters, kiosks and other street furniture, where appropriate, throughout the development.



CITY # 2230046 FULTON # W000317



NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

CHANGE OF
CONDITIONS

PRINCIPAL'S NAME	56095
Principal-in-Charge	Project No.
DESIGNER'S NAME	
Project Designer	
PA'S NAME	As indicate
Project Architect	Scale:
PMS NAME	
Project Manager	
Drawn By: <u>uthor</u>	

AR-1.1

Division No.

ISSUED FOR CONSTRUCTION



KERIO TH
Township Avenue, Suite 200
Ridgeland, MS 39157

AC MARRIOTT
HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
LPHARETTA, GA. 30009

[illegible]

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095	ISSUED FOR CONSTRUCTION
Principal-in-Charge	Project No.	
DESIGNER'S NAME		
Project Designer		
CLIENT'S NAME	As indicate	
Project Architect	Scale:	
CLIENT'S NAME		
Project Manager		
Drawn By: luthor	AR-1.2	
Drawing No.		

NOT ISSUED FOR CONSTRUCTION



KERIOTH
Township Avenue, Suite 200
Ridgeland, MS 39157

AC MARRIOTT
HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
LPHARETTA, GA. 30009

[illegible]

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095	NOT ISSUED FOR CONSTRUCTION
Principal in Charge	Project No.	
DESIGNER'S NAME		
Project Designer		
PA'S NAME	As indicate	
Project Architect	Scale:	
PMS NAME		
Project Manager		
Drawn By: <i>uthor</i>		
	Drawing No.	



2 SOUTH ELEVATION - PERMIT ISSUE
1/8" = 1'-0"



1 SOUTH ELEVATION - CHANGE OF CONDITIONS

MATERIALS LEGEND - MODIFIED

- | | |
|---|---|
|  | STUCCO OR EIFS SYSTEM (AS APPROVED)
COLOR : URBANE BRONZE
LINES REPRESENT REVEALS
AT SAME MATERIAL AND COLOR |
|  | COMPOSITE METAL PANEL SYSTEM
ALUCOBOND PLUS
COLOR: BRUSHED CARBON |
|  | COMPOSITE METAL PANEL SYSTEM
ALUCOBOND PLUS
CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY |
|  | COMPOSITE METAL PANEL
ALUCOBOND PLUS
COLOR: OYSTER |
|  | COMPOSITE METAL PANEL
ALUCOBOND PLUS
COLOR: BEIGE |
|  | BRICK VENEER SYSTEM
PALMETTO, WHITE STONE OR EQUAL
GROUT: CEMEX LIGHT SAND 1152 |
|  | BRICK VENEER SYSTEM
ACME: SLATE GRAY OR EQUAL
GROUT: CEMEX MAGNOLIA DARK |
|  | GLASS
VIRACON VE1-2M OR EQUAL |
|  | SPANDREL GLASS |

GENERAL NOTES:

- ALL EXTERIOR LOUVERS AND EXHAUST CAPS TO BE PREFINISHED PAINT BY MANUFACTURER TO MATCH THE COLOR OF THE FINISHED WALL WHERE THEY ARE INSTALLED.
- STUCCO AND METAL PANEL JOINTS/ REVEALS ARE SHOWN IN LIGHT GRAY ONLY FOR VISUAL CONTRAST IN DRAWINGS. THE REAL COLOR OF JOINTS/ REVEALS SHALL MATCH MATERIAL COLOR WHERE THEY OCCUR.
- COLOR VARIATIONS OF SAME MATERIALS BETWEEN THE ORIGINAL ELEVATIONS AND THE MODIFIED ELEVATIONS ARE THEREFORE NOT TO BE CONSIDERED. THE ORIGINAL ELEVATIONS WERE CREATED USING SKETCHUP - SHOWING A PROCESSED SAMPLE IMAGE OF THE MATERIAL. THE MODIFIED ELEVATIONS USED REVIT - SHOWING A COLOR APPROXIMATION OF THE MATERIAL - NOT A SAMPLE IMAGE!
- PHYSICAL MATERIAL BOARDS SAMPLES USED IN THE ORIGINAL APPROVED ELEVATIONS AND IN THE MODIFIED ELEVATIONS WILL BE PROVIDED TO THE CITY OF LOS ANGELES SCHRÖDER IN THE CITY OF ALPHARETTA BY 2/24/2025.



NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095	ISSUED FOR CONSTRUCTION
Principal in Charge	Project No.	
DESIGNER'S NAME		
Project Designer		
AS NAME	As indicated	
Project Architect	Scale	
IF'S NAME		
Project Manager		
Drawn By: Author		
	AE-2.2	
	Drawing No.	



	STUCCO OR EIFS SYSTEM (AS APPROVED) COLOR: URBANE BRONZE LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
	COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: BRUSHED CARBON
	COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS CUSTOM COLOR TO MATCH: SW 6222 RIVERVA
	COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: OYSTER
	COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: BEIGE
	BRICK VENEER SYSTEM PALMETTO: WHITE STONE OR EQUAL GROUT: CEMEX LIGHT SAND 1152
	BRICK VENEER SYSTEM KROME: SLATE GRAY OR EQUAL GROUT: CEMEX MAGNOLIA DARK
	GLASS VIRACON VE1-2M OR EQUAL
	SPANDREL GLASS

ALL EXTERIOR LOUVERS AND EXHAUST CAPS TO BE PRE-FINISHED PAINT BY MANUFACTURER TO MATCH THE COLOR OF FINISHED WALL WHERE THEY ARE INSTALLED.

STUCCO AND METAL PANEL JOINTS/REVEALS ARE SHOWN IN LIGHT GRAY ONLY FOR VISUAL CONTRAST IN DRAWINGS. THE REAL COLOR OF JOINTS/REVEALS SHALL MATCH MATERIAL COLOR WHERE THEY OCCUR.

COLOR VARIATIONS OF SAME MATERIALS BETWEEN THE ORIGINAL ELEVATIONS AND THE MODIFIED ELEVATIONS WILL BE MINOR. THEREFORE, THE TWO DRAWINGS (THE ORIGINAL ELEVATIONS WERE CREATED USING SKETCHUP - SHOWING A PROCESSED SAMPLE IMAGE OF THE MATERIAL - AND THE MODIFIED ELEVATIONS USING REVIT - SHOWING A COLOR APPROXIMATION OF THE MATERIAL - NOT A SAMPLE IMAGE).

PHYSICAL MATERIAL BOARDS SAMPLES USED IN THE ORIGINAL APPROVED ELEVATIONS AND IN THE MODIFIED ELEVATIONS WILL BE IDENTICAL. THE TWO DRAWINGS WERE CREATED BY THE SAME ARCHITECT, JAMES SCHROEDER IN THE CITY OF ALPHARETTA IN 2002/2005.



NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095	ISSUED FOR CONSTRUCTION
Principal-in-Charge	Project No.	
DESIGNER'S NAME		
Project Designer		
PA'S NAME	As indicated	
Project Architect	Scale:	
PMS NAME		
Project Manager		
Drawn By: <i>Author</i>		
	Drawing No.	
	AE-2.3	

Page 179 of 200



	STUCCO OR EIFS SYSTEM (AS APPROVED) COLOR : URBANE BRONZE LINE'S REPRESENT REVEALS AT SAME MATERIAL AND COLOR
	COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: BRUSHED CARBON
	COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
	COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: OYSTER
	COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: BEIGE
	BRICK VENEER SYSTEM PALMETTO: WHITE STONE OR EQUAL GROUT: CEMEX LIGHT SAND 1152
	BRICK VENEER SYSTEM ACME: SLATE GRAY OR EQUAL GROUT: CEMEX MAGNOLIA DARK
	GLASS VIRACON VE1-2M OR EQUAL
	SPANDREL GLASS

- ALL EXTERIOR LOUVERS AND EXHAUST CAPS TO BE PREFINISHED PAINT BY MANUFACTURER TO MATCH THE COLOR OF FINISHED WALL WHERE THEY ARE INSTALLED
- STUCCO AND METAL PANEL JOINTS/REVEALS ARE SHOWING LIGHT GRAY ONLY FOR VISUAL CONTRAST IN DRAWINGS. THE REAL COLOR OF JOINTS/REVEALS SHALL MATCH MATERIAL COLOR WHERE THEY OCCUR.
- COLOR VARIATIONS OF SAME MATERIALS BETWEEN THE ORIGINAL ELEVATIONS AND THE MODIFIED ELEVATIONS ARE TO BE DIFFERENT TO AVOID CONFUSION. THE ORIGINAL ELEVATIONS WERE CREATED USING SKETCHUP. SHOWING A PROCESSED SAMPLE IMAGE OF THE MATERIAL VS THE MODIFIED ELEVATIONS USED HEREIN, SHOWING A COLOR VARIATION OF THE MATERIAL. - NOT A SAMPLE IMAGE.
- PHYSICAL MATERIAL BOARDS SAMPLES USED IN THE ORIGINAL APPROVED ELEVATIONS AND IN THE MODIFIED ELEVATIONS WILL BE DELIVERED TO MR. BRETT HUBBARD BY THE COLOR MATCHING COMPANY 4/20/25

AC MARRIOTT
HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

[illegible]

CHANGE OF CONDITIONS

PRINCIPAL'S NAME	56095	ISSUED FOR CONSTRUCTION
Principal-in-Charge	Project No.	
DESIGNER'S NAME		
Project Designer		
PA'S NAME	As indicated	
Project Architect	Scale:	
PM'S NAME		
Project Manager		
AE-2.4		
Drawn By: <i>Author</i>		
Drawing No.		

NOT ISSUED FOR CONSTRUCTION

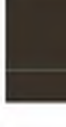


2 WEST ELEVATION - PERMIT ISSUE



1 WEST ELEVATION - CHANGE OF CONDITIONS

MATERIALS LEGEND - MODIFIED

- | | |
|---|--|
|  | STUCCO OR EIFS SYSTEM (AS APPROVED)
COLOR: URBANE BRONZE
LINES REPRESENT REVEALS
AT SAME MATERIAL AND COLOR |
|  | COMPOSITE METAL PANEL SYSTEM
ALUCOBOND PLUS
COLOR: BRUSHED CARBON |
|  | COMPOSITE METAL PANEL SYSTEM
ALUCOBOND PLUS
CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY |
|  | COMPOSITE METAL PANEL SYSTEM
ALUCOBOND PLUS
COLOR: OYSTER |
|  | COMPOSITE METAL PANEL
ALUCOBOND PLUS
COLOR: BEIGE |
|  | BRICK VENEER SYSTEM
PALMETTO: WHITE STONE OR EQUAL
GROUT: CEMEX LIGHT SAND 1152 |
|  | BRICK VENEER SYSTEM
KROME: SLATE GRAY OR EQUAL
GROUT: CEMEX MAGNOLIA DARK |
|  | GLASS
VIRACON VE1-2M OR EQUAL |
|  | SPANDREL GLASS |

GENERAL NOTES:

- ALL EXTERIOR LOUVERS AND EXHAUST CAPS TO BE PRE-FINISHED PAINT BY MANUFACTURER TO MATCH THE COLOR OF THE FINISHED WALL WHERE THEY ARE INSTALLED.
- STUCCO AND METAL PANEL JOINTS/REVEALS ARE SHOWN IN LIGHT GRAY ONLY FOR VISUAL CONTRAST IN DRAWINGS. THE REAL COLOR OF JOINTS/REVEALS SHALL MATCH MATERIAL COLOR OR WHERE THEY OCCUR.
- COLOR VARIATIONS OF SAME MATERIALS ARE SHOWN AT DIFFERENT ELEVATIONS AND THE MODIFIED ELEVATIONS ARE TO BE USED TO PREPARE THE FINISHED WORK (THE ORIGINAL ELEVATIONS WERE CREATED USING SKETCHUP - SHOWING A PROCESSED SAMPLE MADE OF THE MATERIAL AND THE MATERIALS USED TO MAKE THE REVIT - SHOWING A COLOR APPROXIMATION OF THE MATERIAL - NOT A SAMPLE IMAGE).
- PHYSICAL MATERIAL BOARDS SAMPLES USED IN THE ORIGINAL APPROVED ELEVATIONS AND IN THE MODIFIED ELEVATIONS WILL BE REQUIRED TO BE SUBMITTED TO SCHRÖDER IN THE CITY OF ALPHARETTA BY 2/24/2025.

EVIDENCE OF PAID
PROPERTY TAXES

**REFERENCE ATTACHED 2025
PROPERTY TAX BILL AND
RECEIPT OF PAYMENT**



18567

PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 222452
BILL #: 2508237
TAX DISTRICT: 10

TAX YEAR: 2025

ALT ID #: 7128640
REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL IDENTIFICATION
AGANWKH LLC	HAYNES BRIDGE RD	12 -2850-0753-068-8

FAIR MARKET VALUE	ASSESSED VALUE	EXEMPTION TYPE	ELIGIBLE	APPLIED
\$901,000	\$360,400			

LEVIES	ASSESSED VALUES	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
2025-BND DEBT	360,400	-	0	=	360,400	X	0.00072	=	259.49
2025-L.O.S.T.	360,400	-	0	=	360,400	X	-0.002961	=	-1,067.14
2025-GEN GOVT	360,400	-	0	=	360,400	X	0.007991	=	2,879.95

IMPORTANT PROPERTY TAX MESSAGE

The due date indicated on your tax remittance stub is for CURRENT year taxes ONLY. If you have an amount shown in prior year, interest will continue to accrue monthly and collection efforts will persist. Thus, if your tax bill shows an amount due for the prior year, you will need to contact the City of Alpharetta Financial Services Division at 678-297-6060 (option 0) to confirm the total amount due. Please see reverse side for additional information.

CURRENT YEAR TAXES DUE: \$2,072.30
PRIOR YEARS TAXES DUE: \$0.00
PENALTIES & INTEREST: \$0.00
TOTAL DUE: \$2,072.30

CALPHA04-1122823-0000000-17700245-001-019036-#018572-0994

DETACH HERE AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT USING THE RETURN ENVELOPE ENCLOSED

1 GENR-24-NB 0030

City of Alpharetta
Finance Department-Tax
2 Park Plaza
Alpharetta GA 30009-3680

PROPERTY TAX BILL

Accepted payment methods include cash, check, money order, certified check, or credit card (Visa, MasterCard, or American Express). Payments can be made: (a) through the enclosed return envelope; (b) at the city's website www.alpharetta.ga.us (access through your smartphone via this QR-Code); (c) in person at City Hall, 2 Park Plaza, Alpharetta, GA 30009; or (d) by contacting the City's customer service team at 678-297-6060.



Account Number: 222452
Amount Due: \$2,072.30
Due Date: 12/01/2025

AMOUNT PAID

00002082025502508237100002072304

MAKE CHECK PAYABLE & REMIT TO:

AGANWKH LLC
361 Township Ave Ste 200
Ridgeland MS 39157-8671

City of Alpharetta
Finance Department-Tax
PO Box 117022
Atlanta GA 30368-7022



Pay Bills

Your payment has been successfully processed

Payment submitted on **10/29/2025**
Your Confirmation Number is **943306535**
Your Authorization Code is **06767D**

Thank you for your payment.

You may want to print this page for your records.

Payment Amount		
Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2508237	\$2,072.30	\$2,072.30
Subtotal		\$2,072.30
Total		\$2,072.30

Payment Method	
Visa	*****4547

Billing Address	
Name	Hannah Farmer
Address	706 Tower Ridge Cv
City State Zip	Pearl, MS, 39208
Phone Number	6624012415
E-mail	hcfarmer@kerioth.com

EVIDENCE OF NO
OUTSTANDING CODE VIOLATIONS

THERE ARE NONE



706.202.6516
www.brookwoodtree.com

PO BOX 570186
ATLANTA, GA 30357

May 21, 2024

Mr. Brian Nettles
Kerioth
361 Township Ave #200
Ridgeland, MS 39157

Dear Brian,

Please find enclosed Tree Care and Maintenance Plan for the Northwinds - AC Hotel project. This plan is based on the Tree Protection Plan (TP-4) and Landscape Development Plan (Sheet LS-1) you provided today. This plan covers existing Landscape Trees to remain (Trees 1-17), Boundary Trees (18, 36, 43-45, 54, 55, and 59) as well as new Landscape Trees to be installed as a part of the project and after they are on site.

This revision of the Tree Care and Maintenance Plan addresses Boundary Trees noted above and adds actions relative to mulching, pruning, and fertilizing new Landscape Trees per City of Alpharetta Arborist comments.

Please note there are no specific tree care or maintenance actions for trees where development is clear of the critical root zone.

Best regards,

Chris Hughes
Brookwood Tree Consulting, Inc.
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374A

Pre-construction Treatments - Prior to construction or during the timelines listed below, all actions below must be completed Landscape Trees 1-17 and Boundary Trees 18, 36, 43-45, 54, 55, and 59 unless limitations are present and approved by owner or owners representative.

Please note trees on site not listed above may still require Tree Protection Zone establishment. Refer to Tree Protection Plan for specific locations to install tree protection fencing.

1. **Create Tree Protection Zone (TPZ)** - Mark edge of all TPZ with marking paint and place tree protection fencing per plans. TPZ is off limits to all construction related activities, material storage, sanitation facilities, wash/cleaning areas, pedestrian traffic, etc. unless approved by the City of Alpharetta. Landscape Trees 1-11 are outside of the limits of disturbance and contraction fencing and do not have dedicated tree protection fencing, other conditions of TPZ shall still apply.

2. **Root Prune Landscape Tree 17 and Boundary Trees 18, 36, 43-45, 54, 55, and 59**— Trench along the edge of the TPZ parallel to planned utility connection installation between trees 17 and 18 as well as areas adjacent to the limits of disturbance of trees 36, 43-45, 54, 55, and 59 to a depth of 30" to prune roots extending beyond TPZ. For roots greater than 1/2" in diameter, remove soil surrounding root end by hand and make a clean cut using a saw, under the direction of an ISA Certified Arborist. Make a clean, cross-sectional cut that leaves as small a wound as possible.

Once root pruning is complete, backfill trench leaving upper 8" exposed to prevent significant new root development into area to be disturbed.

Root pruning should take place at the time of silt fence installation along the limits of disturbance and must occur prior to the removal of stumps, roots, and other below ground pieces of trees removed within the limits of disturbance to avoid excess root damage.

3. **Fertilizer Injections** - Complete injections of fertilizer once prior to construction in January-March 2025 to stimulate root growth within the TPZ. Injections to be completed by qualified tree care company. Documentation of the products to be used will be provided to the City of Alpharetta prior to application date. Additional fertilizer injections are not expected based on minimal impact to trees.
4. **Mulch TPZ** - Spread 4" layer of hardwood mulch within TPZ within two weeks of project opening. Taper mulch depth around trees to avoid placing mulch against the trunk.

Conservation During/Post Construction - During construction, all actions below must be completed on Landscape Trees 1-17 and Boundary Trees 18, 36, 43-45, 54, 55, and 59, unless limitations are present and approved by owner or owners representative.

1. **TPZ Maintenance** - All entry to TPZ is prohibited except for routine tree conservation during construction, as specified, or other access approved by owner. Tree protection fencing should be checked weekly to ensure proper placement. No chemical mixing or storage, refueling facilities and materials, or equipment maintenance shall occur within 30 feet of any TPZ.

Maintain TPZ free of weeds and other non-desirable plants. Use caution when applying herbicides to prevent damage to conserved trees.

2. **Canopy Pruning** - Canopy pruning should not be required for the successful conservation of these trees due to the existing maintenance of the site and the distance between trees and planned construction. Pruning will be reevaluated during initial site inspection when TPZ is established.
3. **Lightning Protection** - At this time, conserved trees are not a candidate for lightning protection given the current size, site conditions and surroundings.
4. **Supplemental Watering for Existing Landscape Trees** - During construction, water existing trees as needed, based on the following schedule:

November 15 - March 14 - during any four week (28 day) period without at least 1" of precipitation

March 15 - November 14 - during any two week (14 day) period without at least 1" of precipitation

Watering can be completed by hand if irrigation is not operational, but should be applied at low pressure so that water can infiltrate soil and thoroughly saturate through the depth of the root zone

5. **Supplemental Watering for Unestablished and Proposed Landscape Trees** - Once new Landscape Trees arrive on site, trees should be staged upright to avoid sun scald damage to the trunk. Supplemental watering must begin when trees are delivered and continue through full establishment. Watering can be provided through drip irrigation per landscape plans and provide the equivalent of:

November 15 - March 14 - 1/2" of water per week

March 15 - November 14 - 1" of water per week

Prior to fully operational irrigation trees may be watered by hand, but should be applied at low pressure so that water can infiltrate soil.

Soil can vary across the site and moisture in root balls and surrounding soil should be monitored at least once per week until trees are established. Adjustments to watering schedule and volume may be required to prevent over- or under-watering trees. Owner and owner's representative should be notified of any changes.

6. **Mulch New Landscape Trees** - Spread 2-4" layer of mulch around new Landscape Trees as specified once trees are planted. Taper mulch depth around trees to avoid placing mulch against the trunk. Refresh mulch 1-2 times per year following these specifications. Remove excess aging mulch as needed during the dormant season to avoid accumulation that exceeds 4" of total depth.
7. **Prune New Landscape Trees** - Prune new Landscape Trees at the time of planting to remove branches that are dead, damaged, or crossing and rubbing. Evaluate and prune trees adjacent to sidewalks, drives, and parking annually to achieve proper clearance for pedestrians and/or vehicles. Pruning should be completed per ISA Best Management Practices and utilizing proper pruning equipment such as bypass pruners or pruning saws.
8. **Fertilize New Landscape Trees** - In the spring of the second growing season and prior to two years after installation, new Landscape Trees should be fertilized utilizing 10-10-10 (or similar) slow release granule fertilizer spread evenly throughout the area

encompassing the original root ball and 12" beyond in all directions. Documentation of the products to be used will be provided to the City of Alpharetta prior to application date.

- 9. Injury Reporting** - If conserved trees are damaged at any time during construction process, damage should be reported to owner and owner's arborist immediately so supplemental treatments can be performed in a timely manner to preserve overall tree health, if possible.
- 10. Project Arborist Monitoring** - Brookwood Tree Consulting shall conduct site visits to assess tree protection and care, inspect Existing and New Landscape trees for evidence of wood boring and other insect infestations, disease and pathogen infestations and/or mechanical damage based on the following schedule:
 - 1.** Every other month during construction and beginning when TPZs are established. Frequency is less than typical and is based on distance between existing trees and the limits of disturbance - 9 visits
 - 2.** Quarterly beginning at occupancy and continuing for two years - 8 visits

Soil moisture monitoring should occur at least once per week by landscape maintenance contractor based on specifics in #5 above.

A written report (email) of this inspection and detailing changes to the condition of these trees shall be provided to the Developer and City of Alpharetta. Access to these trees shall be provided by current or new property owner for these inspections.

Additional Tree Care and Maintenance Notes

- 1.** This tree care plan shall be pre-paid prior to approval of tree save fencing by the City Arborist.
- 2.** In the event there are any changes to the health and or condition of the trees that warrant additional tree care a new plan will be provided to the City.
- 3.** The City Arborist must be notified within one week of completion of any tree care item in the plan as well as periodic updates. Proof of completed must be submitted to City Arborist in order for a CO to be issued.

Ben Wills Pentecost, P.E.
2445 Southwood Rd
Jackson, MS 39211
Tel: (662) 719-3765

TRIP GENERATION MEMORANDUM

TO: Mr. Clinton G. Herring
CEO & President
Kerioth Corporation
361 Township Ave, Ridgeland, MS 39157

FROM: Will Pentecost, P.E.

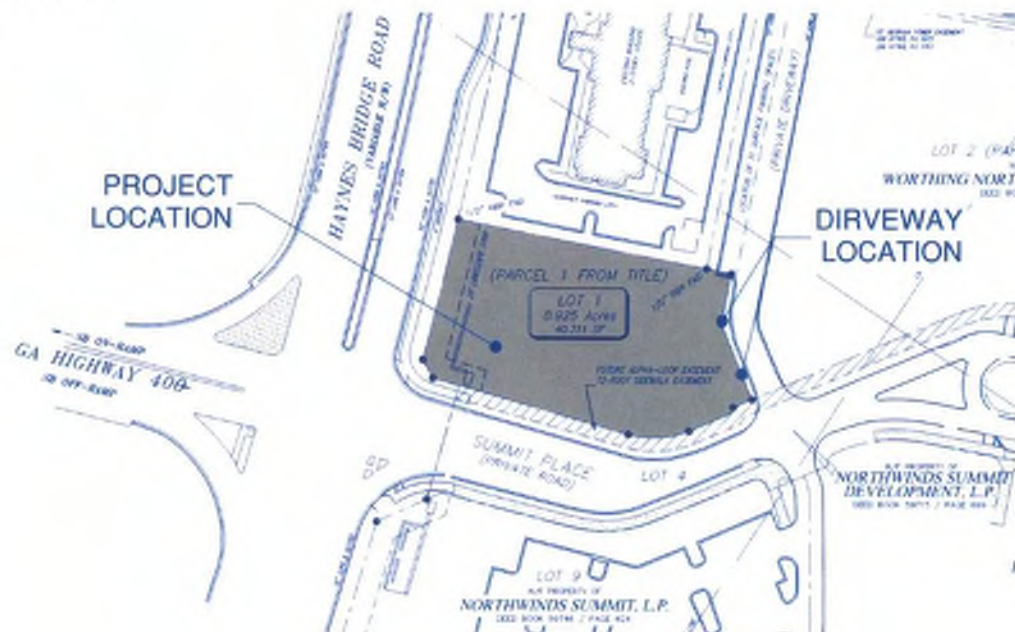
DATE: 10/31/2025

RE: AC Marriott Hotel – Change of Conditions



Introduction: This memorandum is to estimate the incremental vehicular trip generation impact of the proposed addition of 25 hotel rooms to the AC Marriott Hotel development at 2000 Summit Place in the Northwinds Summit development in Alpharetta, GA. The increase in hotel rooms will be offset by a 20,000-sf reduction in office space within the development.

Project Location:



1 of 2

Ben Wills Pentecost, P.E.

2445 Southwood Rd

Jackson, MS 39211

Tel: (662) 719-3765

Conditions:

- Additional number of guest rooms: 25
- Office space reduction: 20,000 sf
- Trip rates based on ITE Trip Generation Manual, 10th Edition
- ITE Location Type: General Urban/Suburban
- ITE Land Use: Hotel 310 – A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.
- ITE Land Use: General Office 710 - A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Trip Generation Estimates (ITE Data):

Land Use	Variable	Value	AM Peak Hour			PM Peak Hour			Weekday, 24-Hour		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Hotel 310	Rooms	25	7	6	12	8	6	14	94	94	188
General Office 710	1,000 GSF	-20	-26	-4	-29	-5	-23	-28	-97	-97	-195
NET TRIP GENERATION			-19	2	-17	3	-18	-15	-3	-3	-7

Conclusion: Based on ITE standards, an additional 25 hotel rooms will generate an increase of 188 total trips per day to Northwinds Summit, and a reduction of 20,000 sf of office space will reduce total trips to Northwinds Summit by 195 trips per day. Therefore, the net trips generated by an exchange of 20,000 sf of office space for an increase of 25 hotel rooms would be a reduction of 7 trips per day.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: 25-05/MP
PH #: ET
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

X
X

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Frances Land Klee Telephone: 770 980 6808

Address: 3330 Cumberland Blvd SE Suite: 300

City: Atlanta State: GA Zip: 30339 Fax: _____

Mobile Tel: 404 694 9492 Email: fland@popeandland.com

Subject Property Information:

Address: 1000 Summit Place Current Zoning: MU

District: 1 Section: 2 Land Lot: 0753 and 0798 Parcel ID: 12 285007530761

Proposed Zoning: MU Current Use: Parking Lot

This Application For (Check All That Apply):

- | | | |
|---|---|---|
| ☒ Conditional Use | ☒ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use for the property is a mixed use development with the additional use of a Vertiport.

As defined in GA House Bill 156, 'Vertiport' means a designated area specifically designed for the landing, takeoff, and servicing of aircraft capable of vertical takeoff and landing. However, the use on this property will be limited to a 'Vertistop' which would only allow for the landing and takeoff for aircraft capable of vertical takeoff and landing making it more akin to a helipad, which is allowed within a Mixed Use zoning district with a conditional use permit.

Applicant's Request (Please itemize the proposal):

The applicant is requesting to add the use of a 'Vertistop' as defined above to the list of allowed uses within Pod A of the "Northwinds Summit" Master Plan as well as a conditional use to allow a vertistop/helipad within a Mixed Use zoning district.

Applicant's Intent *(Please describe what the proposal would facilitate):*

This master plan amendment and conditional use is requested in order to allow for the construction of a vertistop at 1000 Summit Place / 12 285007530761.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Lawrence P. Kelly Telephone: 770 980 0808
Address: 3330 Cumberland Blvd SE Suite: 300
City: Atlanta State: GA Zip: 30339

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☒ Conditional Use |
| ☐ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____ Telephone: _____

Address: _____ Suite: _____

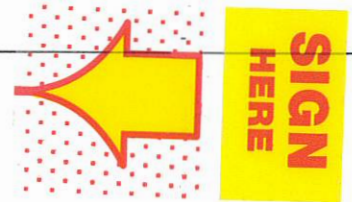
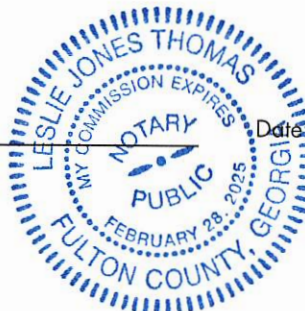
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 2/25/2025

Notary:

Notary Signature: [Signature] Date: 2.25.25



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Date: 2-25-2025



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This area is currently served by a MARTA bus line 141 and is shown to have continued service even with the new draft MARTA bus network. This property is directly adjacent to GA 400 a major travel route in this region. The surrounding properties are zoned MU and O-I. There is a direct link to the Alpha Loop trail providing alternative transportation options to other areas in the City. By adding more transportation options with a Vertistop, this will help increase the accessibility to this location and the surrounding properties. All surrounding properties are zoned O-I or MU and which would be consistent with the development and use of this property.

How will this proposal affect the use and value of the surrounding properties?

By adding a transportation node to an area that is quickly growing in activity and population, it will provide increased access to the area. The surrounding uses and values would not be affected by this additional use. Any potential noise created from the (electric) aircraft capable of vertical take off would not be any greater than the noise generated by GA 400 or Marta bus routes.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Currently the Master Plan as written does not allow for a 'Vertistop'. However, given its similarity to a helipad, the property would not be able to developed in a similar way due to a lack of updated terminology within the Master Plan. By adding 'Vertistop' along side helipad as an allowed use with a conditional use permit, it would allow for the property to be developed in a way that aligns with the existing Master Plans and conditions.

What would be the increase to population and traffic if the proposal were approved?

No increase to population or traffic is expected as a result of the proposal to have an additional use of a Vertistop.

What would be the impact to schools and utilities if the proposal were approved?

The additional use of a vertiport would not have an impact on schools or utilities in the area.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

This property has a Mixed Use designation in the Future Land Use Map which supports this request. Further, several Alpharetta Comprehensive Plan LU Policies like 8 and 10 call for the creation of activity nodes within mixed use developments in appropriate areas. This request is in line with the goals of those policies.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The advancement of flight technology that allow for aircraft to have vertical takeoffs and landings is becoming more available to the commercial market and therefore they should be included with similar uses like that of helipads in terms of locations meant to support simple pick-up and drop-offs of members of the public.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Narhwind Summit Vertipart

Contact Name: Frances Land Klee Telephone: 404-694-9492

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letters will be sent out to each of the impacted property owners to give them the opportunity to comment on the proposal. Correspondence can occur via phone, email or personal meeting, if necessary.

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC
255 ALHAMBRA CIR STE 760
MIAMI FL 33134

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION
600 W PEACHTREE NW
ATLANTA GA 30308

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

NORTHWIND SUMMIT DEVELOPMENT L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

NORTHWINDS LAND LLC
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

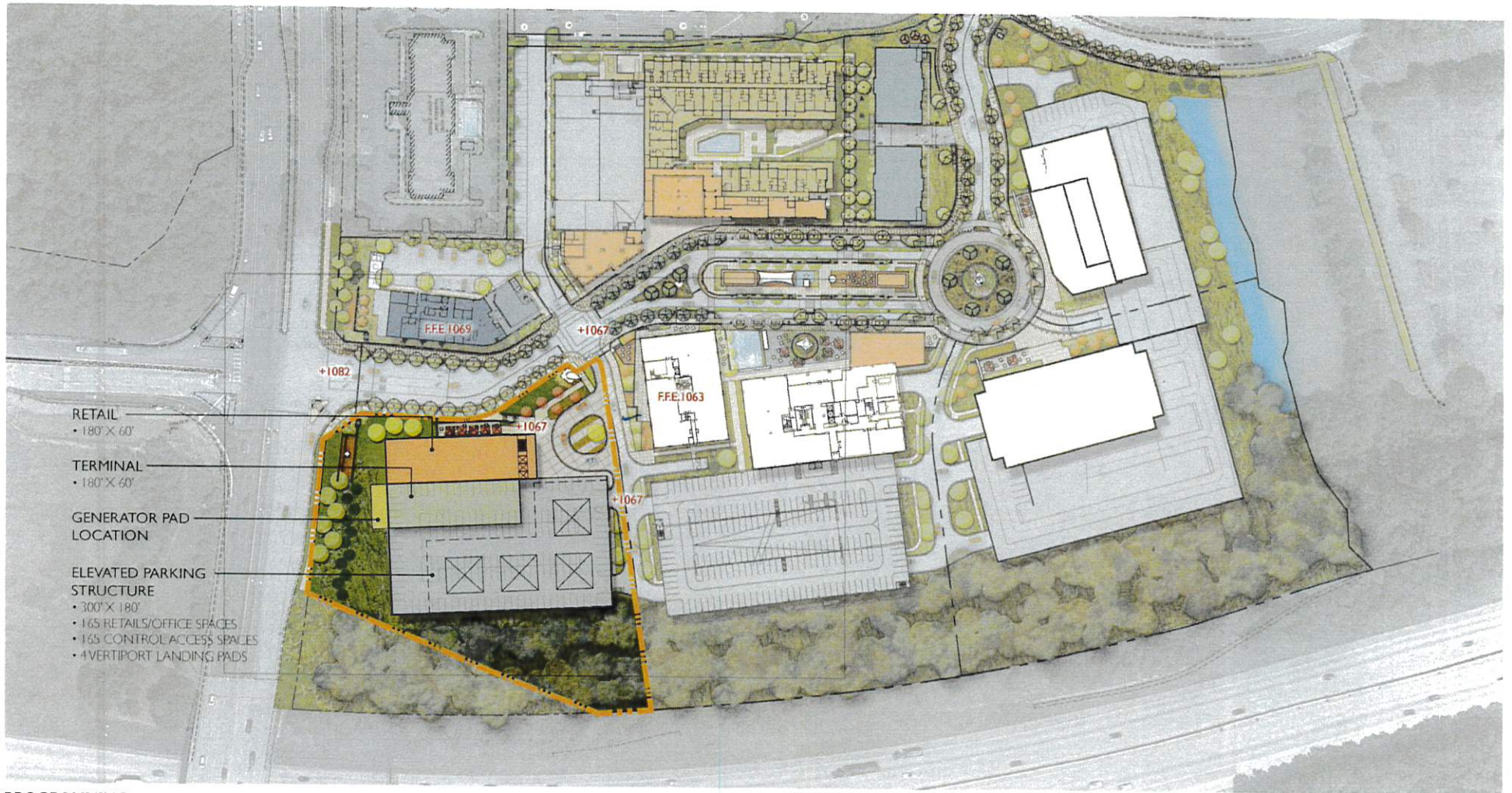
NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

P & L SUMMIT BCI L P
10 GLENLAKE RD NE SUITE 300
ATLANTA GA 30328

P&L SUMMIT BCI LP
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

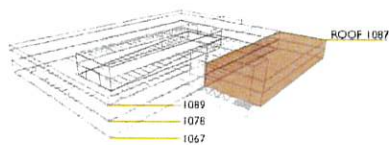
PLMH NORTHWINDS LP
3330 CUMBERLAND BLVD SE STE 30
ATLANTA GA 30339

CURRENT OCCUPANT
1000 SUMMIT PLACE
ALPHARETTA GA 30009

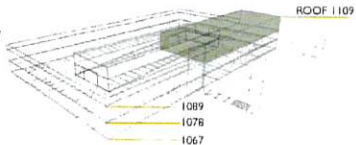


- RETAIL
• 180' X 60'
- TERMINAL
• 180' X 60'
- GENERATOR PAD LOCATION
- ELEVATED PARKING STRUCTURE
• 300' X 180'
• 165 RETAIL/OFFICE SPACES
• 165 CONTROL ACCESS SPACES
• 4 VERTIPORT LANDING PADS

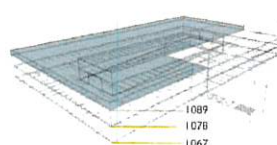
PROGRAMMING



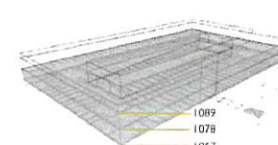
RETAIL
10,000 SF
F.F.E. 1067



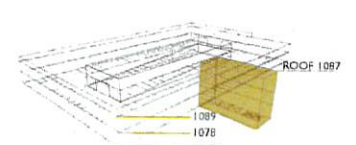
TERMINAL
10,000 SF
F.F.E. 1089



VERTIPORT LANDING
LANDING ELEVATION +1089
PARKING ELEVATION +1078
165 SPACES - CONTROL ACCESS



OFFICE/RETAIL PARKING
PARKING ELEVATION +1067
94 OFFICE SPACES | 71 RETAIL SPACES

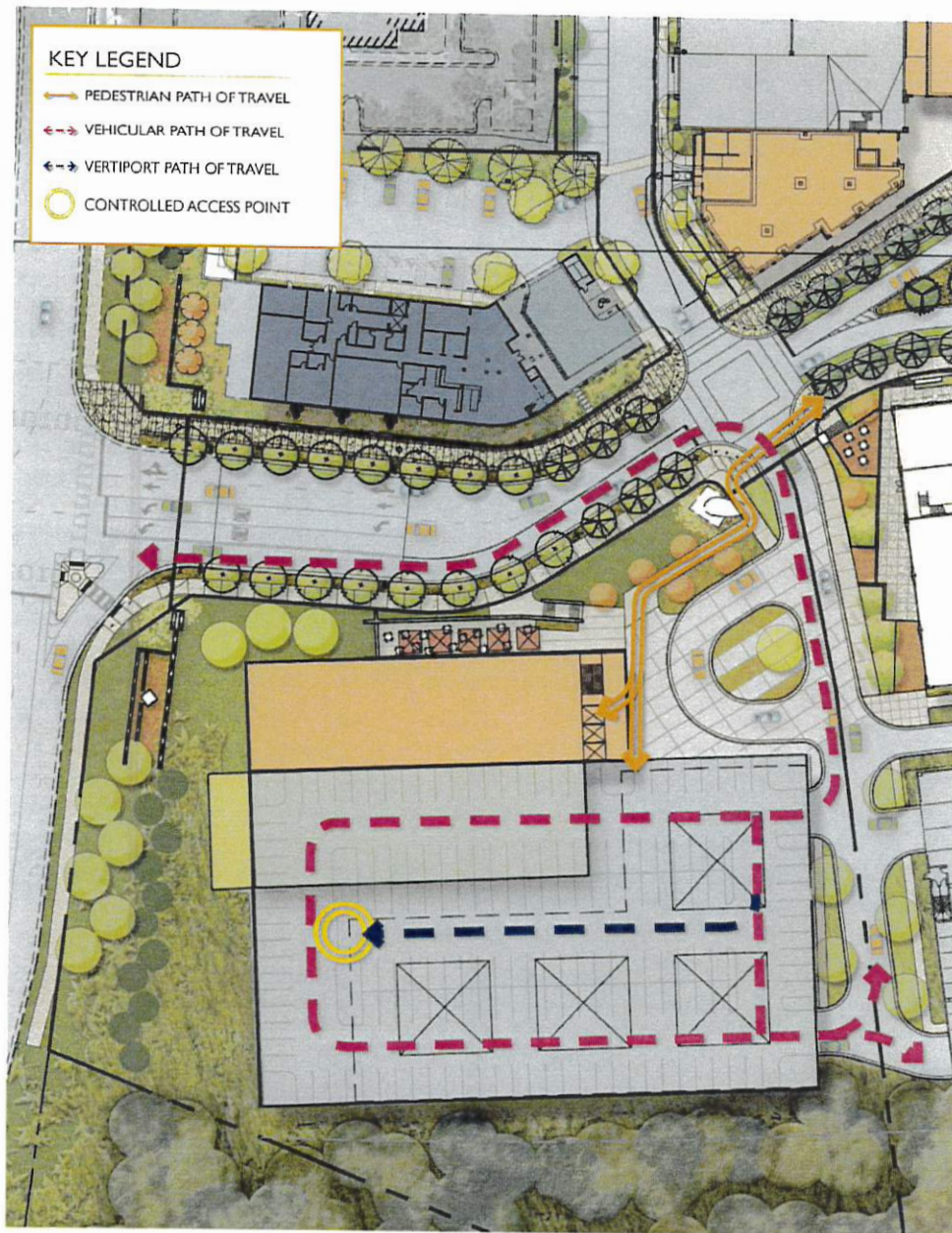


VERTICAL CIRCULATION
ELEVATOR CAB F.F.E. +1067
2 TERMINAL ELEVATORS | 2 FREIGHT ELEVATORS



Alpharetta, GA
March 19, 2024

VERTIPORT LANDING & PARKING DECK STUDY



GROUND FLOOR OFFICE / RETAIL PARKING

VEHICULAR PATH OF TRAVEL

RETAIL PARKING
• 71 SPACES

OFFICE PARKING
• 94 SPACES

ELEVATED CONTROL ACCESS PARKING

VERTIPORT PATH OF TRAVEL

CONTROL ACCESS
POINT

VERTICAL CIRCULATION

PEDESTRIAN PATH OF TRAVEL FROM GROUND
LEVEL TO ELEVATED TERMINAL

VERTIPORT TERMINAL
• +/- 10,800 SF

CIRCULATION CORE
• STAIR CORRIDOR
• PASSENGER ELEVATOR
• FREIGHT ELEVATOR

